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inside

NOOSA PROPERTY

DOWLING & NEYLAN

SINCE 1976

REAL ESTATE



Welcome to our Autumn edition of 'inside Noosa Property'

Summer proved to be a testing time for the local real estate market. A true 'wet season' combined with press reports of devastating floods and cyclones saw Noosa's visitation levels 50% lower than normal during the holiday period. Subsequently, all retailers were adversely affected and there was less property sales enquiry.

Many of the property transactions that did take place were described as 'absolute bargains' mainly due to the fact that the selling price was well under the listing price –however, in many cases these listing prices were actually too optimistic (funny how the media choose to ignore this in reports).

Noosa has experienced similar conditions before; during both the early 1980's and 90's where the market fell by up to 30%. In both cases the market then recovered fully and posted significant gains in the following years. This means that 2011 could be a year of tremendous opportunity.

Our internal research indicates that we're at the bottom of the property cycle now and the growth cycle will return! Buyers are now commenting again that they believe Noosa represents value. Remember, the fundamentals of Noosa have not changed and if anything the unique qualities of this area are reinforced as each day goes by.

We hope that you enjoy our latest collection of quality properties available for sale in this truly special part of the world.

Kind regards,

Dan Neylan
0412 764 370

To receive regular copies of Inside Noosa Property please email info@dowlingneylan.com.au to subscribe

Issue 13

Autumn 2011

| Dowling & Neylan Real Estate
| 20 Hastings Street
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Professional Assistant
to Sam & Karen



Abella Murray
Sales Administrator



Noosa Heads | 'The Penthouse' No 1 In Hastings Street

ONE OF NOOSA'S RARE JEWELS

Noosa's most prestigious Penthouse towers over Noosa. The breathtaking panoramic views from all three levels offer a visual feast. Its position is the most elevated from any property that you enter from ground level in Hastings Street

- | 380m² of incomparable charm and grandeur
- | Unparalleled, jaw-dropping views over Noosa
- | 4 bedroom Penthouse with dual-key option
- | All bedrooms are ensuited
- | Choice of formal and informal living
- | Supreme position: the most elevated property off Hastings Street

This magnificent property has been retained by the developer of the complex, the original owner for 22 years and is now offered for purchase for the very first time. The occupancy rate for The Penthouse is very high, so inspection by appointment is essential

4 4.5 2

Price

| \$5 Million

Contact

| Marcus Bengtsson 0408 230 011
| Julie Bengtsson 0418 980 247



Little Cove | 2/80 Upper Hastings Street

MODERN DUPLEX VILLA WITH EXPANSIVE VIEWS

3 2.5 2

One of the largest and most luxurious apartments in Little Cove is now available & is suitable for either permanent or part time living

- | Stroll to Little Cove Beach, Hastings Street & Noosa National Park
- | Private lift access from double secure parking & storage area
- | High quality finishes with Miele appliances and stone bench tops
- | Brilliant views over the Noosa waterways; secure this substantial property in one of the coasts most exclusive enclaves
- | Spacious living area flows on to covered decks & stunning views
- | Fully air-conditioned, private lap pool and fabulous roof terrace
- | Move in and enjoy with attractive furniture package included

Price

| Auction

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosaville | 110 Hilton Terrace

RIVERSIDE QUEENSLANDER ON 1,093M² ALLOTMENT

Overlooking parkland that fronts the Noosa River, this original Queenslander is situated on a large parcel of land & has unit development potential

- | Ideal north aspect overlooking Chaplin Park
 - | Four bedroom Queenslander provides an income
 - | Huge 1,093m² site can take large duplex apartments
 - | Attractive views across a picturesque park to the river
 - | Would also make a fantastic site for a new luxury home
 - | Central location; walk to everything Noosaville has to offer
- With multiple development options this is undoubtedly a quality proposition for those looking for a unique property in this area



Price
| \$1.4 Million

Contact
| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosaville | 11 Robert Street

EXISTING BLOCK OF 6 APARTMENTS WITH NEW D.A IN PLACE

Situated in close proximity to Noosaville's riverside shopping & restaurant precinct, this rare block of 6 units offers position, potential and income

- | Six permanently let units provide a strong income
- | Good holding investment showing over 4% net return
- | Other high quality residences throughout surrounding area
- | A very rare opportunity indeed to secure a fantastic site so close to the river with excellent holding income until the time is right
- | 1,295m² site with current Development Approval in place
- | Develop at a time to suit the market with approvals until 2014
- | Sought after location, easy stroll to shops & restaurants along the river

Price
| Auction

Contact
| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosaville | 5/20 James Street

QUALITY PENTHOUSE - BELOW REPLACEMENT COST

An opportunity exists to secure this exquisite penthouse apartment with a private roof terrace and pool at a very attractive price

- | State of the art living intuitively designed by Paul Clout
- | An exclusive enclave of only five premium residences
- | Flawlessly finished with the finest appointments
- | Private pool on roof terrace & outdoor entertaining
- | Close to Noosaville's river, restaurants & boutique shops
- | Setting new standards in contemporary coastal living

Offering great value, this is one of the finest developed properties in such close proximity to the beautiful Noosa River

2/3 2.5 2

Price
| \$1.695 Million

Contact
| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosa Heads | 8 Habitat Place

PRIVATE RAINFOREST RETREAT

Architecturally designed and backing onto a peaceful tropical rainforest, this home offers peace and tranquility

- | Set on a half acre allotment in a prestigious enclave
- | 2 minutes to Hastings Street, Main Beach and Noosa National Park
- | 5 Kilowatt solar system plus separate solar for hot water
- | Luxurious swimming pool and cascading water feature
- | Separate studio flat with private ensuite and sunny deck
- | Outdoor entertaining area with wet bar and built-in BBQ

Beautifully landscaped grounds surround this majestic home which will make you feel like you're living in your own 5 star resort



Price

| Auction

Contact

- | Sam Plummer 0412 585 494
- | Karen Bester 0411 166 680
- | Graham Smith 0408 874 888



Noosa Banks | 9 Cooroibah Crescent

CONTEMPORARY FAMILY HOME OFFERING THE ULTIMATE LIFESTYLE

A peaceful getaway with open space bush reserve surrounds. Offering multiple living and entertaining areas on a 3155m² parcel of land. Only minutes to Noosa Marina, shops and schools

- | Contemporary high set home, constructed in 2010
- | Home office with separate entry
- | Multiple indoor/outdoor living areas

- | Chefs kitchen, scullery, Anis Stone bench tops
- | North facing elevated pool and BBQ deck
- | 20,000 litre water tank, 60m² under house storage

Suit family seeking a green lifestyle in one of the most sought after large lot locations, so close to all Noosa has to offer



Price

| \$1.35 Million

Contact

- | Sam Plummer 0412 585 494
- | Karen Bester 0411 166 680
- | Graham Smith 0408 874 888

| dowlingneylan.com.au



Riverside Noosaville | 27 James Street

NEW GENERATION ENERGY EFFICIENT HOME

Located a short stroll to Noosa river and designed for easy care living, this divine home will impress on many different levels

- | Solar power feeding the grid and attracting power rebates
- | Low energy lighting and solar hot water
- | Low allergenic flooring and good cross ventilation
- | C-Bus control throughout including Sonos music system
- | Generous bedrooms, large study and ample storage
- | Practical open plan with multiple living areas

Now offered at exceptional value, this energy efficient home is intelligently designed and situated in Noosaville's most sought after street



Price

| \$1.95 Million

Contact

| Scott Cowley 0414 544 420

| Dan Neylan 0412 764 370



Noosa Waters | 4 Seahorse Place

BRILLIANT NORTH FACING WATERFRONT HOME

Completely unique in style and character, this amazing home by renowned designer Paul Clout will please those looking for luxurious living with extra space for family and friends

- | Expansive home, exceptional living spaces and divine views
- | Separate guest house with bath, bed, WIR, kitchenette and living
- | Formal and casual living areas lead on to pool and canal front
- | Quality kitchen has granite bench tops and Miele appliances
- | Stunning resort pool with water fall and infinity edge
- | Large established jetty includes jet dock boat lift

Sprawling across 1100m² of waterfront land bordering parkland reserve and with an ideal northern aspect this is undoubtedly one of Noosa Water's most desirable homes



Price

| \$3.1 Million

Contact

| Scott Cowley 0414 544 420

| Dan Neylan 0412 764 370



Noosa Waters | 5 Seahorse Place

LUXURY WATERFRONT HOME DESIGNED FOR EASY LIVING

Very private, very spacious and very high quality best describes this masterpiece by leading local builder Bruce Windrim

- | Master suite opens seamlessly to spectacular water views
- | Spacious floor plan extends across large block
- | Travertine tiled living spills onto generous covered deck by the water
- | Huge three bay garage provides storage for the extra toys
- | Central and private pool surrounded by lush established gardens
- | C-bus controlled lighting, blinds, windows and ducted air

Quality is evident throughout with a granite paved driveway, travertine floors, temperature controlled wine cellar, suspended concrete slab and so much more



Price
| \$2.395 Million

Contact
| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosa Waters | 123 Shorehaven Drive

CHEAPEST NORTH FACING BLOCK AVAILABLE

Gorgeous outlook along the canal and towards Noosa Hill

- | Short distance walk to Noosa River
- | 838m² block
- | Gorgeous north facing aspect
- | 20 metres of water frontage
- | Only five minutes drive to Hastings Street
- | Surrounded by luxury homes

This is a rare opportunity to build your future home in a prime location at an unbeatable price

Price
| \$945,000

Contact
| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Sunrise Beach | 11 Courageous Place

ELEVATED AND ELEGANT WITH OCEAN VIEWS

Commanding a magnificent street presence, this elevated four year old home boasts sensational views

- | Located in a quiet cul-de-sac on top of the hill
- | Open plan design with polished floorboards
- | Gourmet kitchen with state of the art appliances
- | Separate living on both levels
- | Natural light in abundance - North facing
- | Luxurious master suite with own balcony and ocean views

Offering a stylish yet functional floorplan, this beautiful home is only five minutes to the beach



Price

| \$1.295 Million

Contact

- | Sam Plummer 0412 585 494
- | Karen Bester 0411 166 680
- | Graham Smith 0408 874 888



Noosa Heads | 37 The Quarterdeck

HILLTOP HOLIDAY HOME WITH CHARACTER

This irresistible home is located at the top of Noosa Hill, backing onto the Noosa National Park

- | Boasting spacious open plan living overlooking pool
- | Floor to ceiling windows – loads of natural light
- | Furniture package is available
- | Full of character, high raked timber ceilings
- | Inviting north facing outdoor entertaining area
- | Short walk to Noosa Junction, Hastings St & Main Beach

A charming holiday home for the whole family with all of Noosa's attractions at your doorstep



Price

| \$1.075 Million

Contact

- | Sam Plummer 0412 585 494
- | Karen Bester 0411 166 680
- | Graham Smith 0408 874 888



Sunshine Beach | 1 Seamist Court

DYNAMIC ARCHITECTURAL BEACH HOUSE

Contemporary architectural masterpiece designed for coastal living

- | State of the art materials and finishes
- | Spectacular curved wet edge pool
- | Gym, wine cellar, workshop and storage room
- | Protected North-East aspect
- | Spacious open plan - Dual living capability
- | Boardwalk access to the sand and surf of North Sunshine Beach

Nestled into natural bushland environment and neighbouring the renowned Noosa National Park

4+ 4.5 2

Price

| Auction

Contact

| Heather Marshall 0439 969 800



Sunshine Beach | 'LINEA' 1/63 Elanda Street

YOUR PERFECT COASTAL HOLIDAY – PANORAMIC OCEAN VIEWS

'Linea' is the ultimate beachside holiday apartment, close to all that Sunshine Beach has to offer creating a relaxed holiday lifestyle

- | Contemporary, low maintenance living
- | Alfresco entertaining – roof terrace
- | North-Easterly aspect
- | Seamless indoor outdoor living
- | Exclusive use pool - 4 x 5.5m
- | Private lift – access direct to apartment

Minutes walk to the vibe of 'The Duke Street Village' cafes, bars and restaurants

3 2 2

Price

| Auction

Contact

| Heather Marshall 0439 969 800



Noosa Sound | 24 Wesley Court

OWNER MUST FIND MARKET AND IS READY TO LISTEN

Three minute walk to the beach and restaurants

- | Enjoy your own private beach
- | Direct access to all of Noosa's waterways
- | Plans available to build quality four bedroom home for \$750K
- | House sales in \$5M range on Wesley Court in 2010-2011
- | Flat 649m² site
- | Unique market conditions create genuine opportunity
- | Prestige address

Price

| Auction 30th April 3pm on site

Contact

| Luke Chen 0417 600 840



Noosaville | Unit 5 'Riverhaven', 7 Russell Street

WOW, WHAT A TRANQUIL RIVERSIDE SETTING

Perfect weekender or place to call home with generous living areas just a cricket pitch from Noosa river

- | Extra spacious living with separate family room
- | Northern aspect in tranquil setting with stately gums
- | Lofted lock up garage with room for winged up dinghy
- | Situated only 30 steps from Noosa river with scenic views
- | Two generous bedrooms each with own bathroom
- | Complete with sandy swimming beach and a private northern aspect

This apartment is in a small award winning complex of just seven apartments with a private pool oasis at the rear



Price

| Auction

Contact

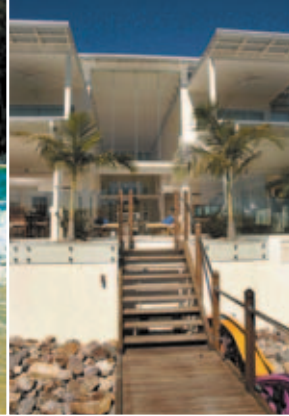
| Rod Baker 0418 708 545

Relax, our permanent management division is here to ensure you're returns are maximised, your property maintained and your interests protected

Whether it is a place to retire, an investment for the future or an income to fund a perfect lifestyle; Dowling and Neylan will manage your property leaving you free to enjoy the long term benefits of investing in this slice of paradise



Call to discuss how we can assist you with the future management of your property
Dowling & Neylan 07 5447 3566



You can have the best of both worlds!



Dowling and Neylan Accommodation manage over 150 properties throughout the Noosa area. Through us, our owners enjoy consistent income from holiday letting, with the ability to have an escape and enjoy their property for themselves

If you're not a current property owner and you regularly enjoy your visits to Noosa, there's never been a better time to secure yourself a fantastic lifestyle investment property at a great price

Our experienced sales agents will guide you through the best options available today, our holiday managers can advise you on how to get the most out of holiday letting

Visit us at 20 Hastings Street, just down from the Sheraton, phone us on [07 5447 3566](tel:0754473566) or discover us online at www.dowlingneylan.com.au

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