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NOOSA PROPERTY

SUMMER 2010
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Welcome to our Summer edition of **inside Noosa Property**

What a great time to be considering purchasing one of our beautiful Noosa properties, many now offering better value than ever before.

We have experienced an increase in turnover during the latter half of the year as confidence in our economy returned, we expect steady growth over the coming year as the market slowly builds momentum. It's a great time to secure your slice of Noosa and enjoy the improving market conditions. While there are other investments options, you can't holiday in a share portfolio. The memories people have of their Noosa family holidays are priceless. It's no wonder Noosa property is so closely held. We have assembled some of Noosa's most desirable properties in this edition.

Enjoy reading through our summer collection, we look forward to assisting you with your real estate and accommodation needs.

To all of our clients and friends have a safe Christmas and a prosperous New Year, we really value your support.

Kind regards,
Dan Neylan

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

Issue 10

Summer 2010

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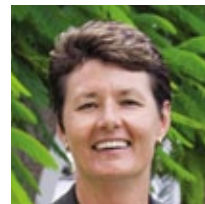
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Sunshine Beach | 1 Seamist Court

DYNAMIC ARCHITECTURAL BEACH HOUSE

1 Seamist Court reaches new heights of intelligent design and luxurious simplicity
 | Enjoy aspect, views, comfort and an invigorating coastal lifestyle
 | Nestled in the natural bushland environment of The Noosa National Park
 | 5 minute stroll down the boardwalk to the sand & surf North Sunshine Beach
 This stunning home offers paramount comfort and eye catching individuality!

| State of the art materials and finishes
 | Designed by Gabriel Poole design
 | Spectacular curved wet edge pool



Price
 | \$3.5 Million

Contact
 | Dan Neylan 0412 764 370
 | Heather Marshall 0439 969 800



Noosa Riverside | 27 James Street

A NEW GENERATION OF SUSTAINABLE NOOSA HOMES

3 2.5 2

The first of the new low carbon footprint, energy efficient homes in the heart of Noosa. Walking distance to everything

- | Quality finishes, supported by latest technology
- | Low energy lighting throughout, C-Bus system
- | Private water supply and solar power feeding the grid
- | Low maintenance with self care automation systems in gardens
- | Optimising the aspects and cross flow ventilation
- | Located in Noosaville, walking distance to the river

If you appreciate your impact on the environment but don't wish to forgo luxury & quality, this home achieves the ultimate good conscious lifestyle

Price
| \$2.1 Million

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



Noosa Sound | 33 Dolphin Cres

BRAND NEW RESIDENCE

Nature lovers paradise on Noosa Sound overlooking the natural waterways of the picturesque Noosa River

- | Brand new luxury home in this highly sought after location
- | Media room plus generous home office
- | Internal lift, C-Bus lighting, ducted air conditioning
- | Rarely seen value for a quality home in this prestigious location
- | Separate guest living with complete 2nd kitchen on lower level
- | Private pool adjacent to wide covered outdoor entertaining area
- | Short level walk to Gympie Tce & or easy stroll to Hastings St



Price

| \$2.295 Million

Contact

| Dan Neylan 0412 764 370
 | Luke Chen 0417 600 840



Little Cove | 2/80 Upper Hastings Street
SPACIOUS RETREAT WITH SPECTACULAR VIEWS

3 2 2

This executive duplex apartment is one of the largest and most luxurious in Little Cove & is suitable for either full time living or holiday rental

Price
 | \$2.79 Million

- | Stroll to Little Cove Beach, Hastings Street & Noosa National Park
- | Private lift access from double secure parking & storage area
- | High quality finishes throughout including C-Bus lighting
- | Spacious living spills onto generous deck & stunning views
- | Fabulous roof terrace, private pool and fully air-conditioned
- | Nothing to do but move in and enjoy

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

With spectacular views over Noosa's waterways, this is a rare opportunity to secure a substantial property in this sought after area



Hastings Street | Unit 10 Fairshore

VERY RARE TWO BEDROOM BEACHFRONT POSITION

There are only 39 two bedroom beachfront units facing over Main Beach

- | Panning views from 1st Point to the North Shore
- | Surrounded by the best restaurants and shopping
- | National Park walks 10 minutes away

Unrivalled position in the very finite Noosa market place

- | Newly renovated apartment
- | Step straight onto Main Beach for your morning swim
- | No car needed here – but security car parking is provided



Price
| \$2.2 Million

Contact
| Luke Chen 0417 600 840



Noosa Waters | 18 The Anchorage

ONE OF NOOSA WATERS FINEST LOCATIONS

Situated on a superb north facing position in one of Noosa's most highly regarded streets this alluring Mediterranean style home will provide you with a very unique opportunity to enter this esteemed precinct

- | High quality finishes compliment this unique design
- | Impressive views from spacious living and master bedroom
- | Generous bedrooms plus office & reading room or 4th bedroom
- | Kitchen has stone bench tops and European appliances
- | Private central pool area and meticulously manicured grounds
- | Covered alfresco dining and outdoor entertaining

This exceptional waterfront home encapsulates style & elegance and is just a level walk or short boat trip to the picturesque foreshore of the stunning Noosa River

4 3 2

Price
| \$3.3 Million

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



Noosa Waters | 9 The Promontory

UNCOMPROMISING QUALITY OFFERING RELAXED YET SOPHISTICATED LIVING

An outstanding property from award winning designer Paul Clout. This sensational and ultimately unique home boasts an exceptional waterfront position making this simply one of Noosa's best residences

- | Prime Northern aspect and highly sought after location
- | Exceptional finishes throughout the generous open plan
- | Owners retreat with private living and extensive decks
- | Features a 20m wet edge lap pool
- | Wine cellar, scullery, hydrotherapy spa & steam room
- | Seamless indoor/outdoor living with easy care grounds

If you are in search of absolute luxury and the latest, most sophisticated architectural design you will surely appreciate this magnificent home. Inspections are by appointment



Price

| \$3.95 Million

Contact

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



Little Cove | Unit 1 & 2, 11 Mitti St
LUXURY DUPLEX RESIDENCES

3 2.5 2

- Tucked between the national park and the beach. Genuine house alternative, seconds from the surf
- | Leafy & quiet park side street
- | Private plunge pools
- | 6 minute walk to Hastings Streets' restaurants & cafes
- 1 minute walk to National Park & 3 minute walk to Little Cove Beach
- | Stacking doors extend living spaces out into the sunshine
- | Unique multiple car accommodation and storage for surf boards
- | Private sunny roof terrace with bay views

Price
 | \$2.495 Million Each

Contact
 | Luke Chen 0417 600 840



Little Cove | Unit 1/3 Mitti St

A 2 MINUTE WALK TO THE BEACH

Very affordable entry to Noosa's best address

- | 2 minute walk to the National Park gates
- | Small complex of only 5 apartments
- | Ground floor position
- | Sunny north facing patio
- | 8 minute walk to Hastings Streets restaurants
- | Lock up garage

Whisper quiet street surrounded by the National Park



Auction

| 23.1.10 on site 2pm

Contact

| Luke Chen 0417 600 840



Little Cove | Unit 6 Little Cove Court

THE VERY BEST POSITION ON LITTLE COVE

Unimpeded views straight on to the sand and surf of Little Cove beach

- | Step straight across Park Rd and on to the beach
- | Beautifully renovated apartment over 2 levels
- | Exclusive building of 12 luxury residences
- | Cavernous open plan living space
- | Private roof terrace with personal plunge pool
- | 5 minute walk to Hastings Streets' restaurants

Positioned perfectly between Hastings Street and National Park



Price

| \$2.7 Million

Contact

| Luke Chen 0417 600 840



Noosa Heads | 6 Allambi Terrace

VIBRANT BY DAY, MAGICAL BY NIGHT

Character and luxury combine in this alluring two level family home

- | Contemporary designed with Blackbutt polished timber floors
- | Spacious living flows effortlessly to enclosed outdoor entertaining
- | Air conditioning throughout with high ceilings
- | Stone benches – gourmet kitchen with euro-tapware
- | Luxurious lap pool with timber decking
- | Generous master suite with elevated views to Lake Weyba

With views to the sea, this immaculately presented home is the epitome of elegance, whilst combining practicality and lasting style



Price

| \$1.47 Million

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosa Heads | 27 Weyba Esplanade

NOOSA RIVER HOUSE

Nestled in tranquil bush setting adjacent the river in a sought-after pocket of homes, this 2 level home has so much to offer

- | Stunning brush box timber flooring, high ceilings & air conditioned
- | Spacious open plan design with relaxed living options
- | Exceptional peace and privacy with lush tropical surrounds
- | Indoor entertaining / sunroom with classic bi fold shutters
- | Generous master suite with private balcony and leafy outlook
- | Industrial size cool room and large gourmet chefs kitchen

Just minutes to the open waterways and the Noosa River



Price

| \$998,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosa Waters | 4 Waterside Crt

THIS IS THE ONE

Level stroll to shops and to Noosa River, this immaculate home of generous proportions is ideally suited to family living

- | Spacious, light and open plan
- | Fully ducted air conditioning
- | Double security garaging
- | Quality fixtures and finishes
- | Covered outdoor entertaining area overlooking the pool
- | Generous master suite

With absolutely nothing to do but move the furniture in, this sparkling family home is ready and waiting



Price

| \$749,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosa Waters | 27 Seamount Quay

PREMIER WATERFRONT POSITION

Enjoying the ambience of a desirable Northern waterfront aspect with a 20m water frontage and long water views

- | Architecturally designed and all on one level
- | Quality fixtures – contemporary finish
- | Diamond shaped saltwater pool
- | Living areas flowing out and overlook the pool and canal
- | Air conditioned with high ceilings allowing light to flood the home
- | Generous 900sqm block

Set in a peaceful cul de sac and in excellent condition, this home offers a lifestyle of peace and luxury in an exclusive enclave so close to riverside and village shops, restaurants and cafes



Auction

| Onsite Sat 16 January 12 noon

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosa Waters | 83 Shorehaven Drive

ENTRY LEVEL INVESTMENT - NORTHERN ASPECT

Large open plan living leads onto a covered outdoor entertaining area and takes full advantage of the impressive waterfront vista

- | Situated on a large 800m² block with 20m water frontage
- | Ready for cosmetic updating to unlock its full potential
- | Spacious open plan living with high ceilings
- | Side access for your boat or trailer
- | Large entertaining deck with private jetty
- | Filled with natural light and perfectly proportioned

A short walk to Noosaville's vibrant riverside boardwalk lined with cafes, restaurants and classy boutiques



Price

| \$1.395 Million

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Noosaville | 3/26 Sunseeker Close

EXTREMELY RARE WATERFRONT TOWNHOUSE

Jetty available to moor your boat out front – minutes to the open water of the stunning Noosa River

- | Absolute waterfront – 3 minutes to the restaurant promenade
- | Ideal property to lock-up and leave
- | Large master suite with private balcony overlooking the water
- | Small secure complex of only 6
- | Convenient ground floor bedroom with ensuite
- | Shared pool in complex - air conditioned

Cul-de-sac location just minutes to Noosaville shopping and the Gympie Tce precinct



Price

| \$998,000

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Doonan | 41 Valley Drive

QUALITY HINTERLAND LOCATION – IMPRESSIVE HOME

Sitting perfectly on an easy care 1.5 acres with a stunning rainforest outlook, this spacious home has much to offer

- | Exceptionally private with a northern aspect
- | Well thought out and very flexible floor plan
- | Large mezzanine perfect for work from home office
- | Stunning brush box timber floors – high ceilings
- | Open plan living flowing to covered poolside entertaining
- | Lagoon style pool with rainforest backdrop

Noosa valley is a coveted address and this beautiful home offers style, peace and privacy - Just 15 minutes to the heart of Noosa

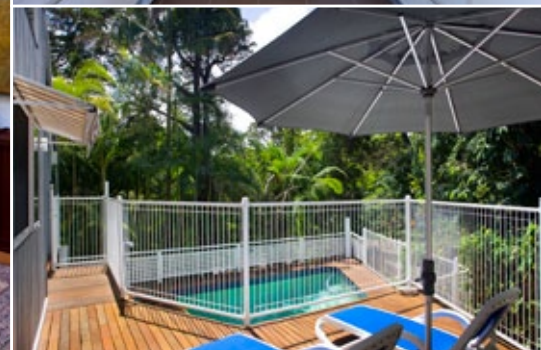


Price

| \$998,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosa Heads | 12 Moonare Crescent

YOUR NOOSA BEACH HOUSE

Nestled in tranquil bush setting in a sought-after pocket of homes, this is a fabulous opportunity to acquire a property that will become a treasured holiday retreat for the family

- | Spacious timber home oozing character and charm
- | High angled ceilings – beautifully polished timber floors
- | Full length covered outdoor decks
- | Quality fixtures - contemporary finishes
- | Private tropical pool
- | Work from home option / separate studio with ensuite

This stunning home is just minutes to Hasting Street and Main Beach and only a short stroll to the Sunday farmers' markets



Price

| \$850,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosa Waters | 205 Shorehaven Drive

OPTIMUM WATERFRONT LIFESTYLE

Overlooking one of the finest views in Noosa Waters with spectacular sunsets this architectural work of art will satisfy the senses and leave you spellbound

- | Consisting of four spacious bedrooms plus a home office
- | Walls of glass allowing natural light to flood the home
- | First class gourmet kitchen with top range Miele appliances
- | Lavish master suite leading onto private deck & water vista
- | Resort pool meanders around open plan living & entertaining
- | The very best finishes and features from top to bottom

Architectural sophistication combined with a classic elegance, this stunning waterfront residence is sure to satisfy anyone who is seeking absolute luxury



Price
| \$3.395 Million

Contact
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