

SHINE

SUNSHINE COVE

December 2014

Wishing you
and your family
all the very best
for Christmas.



SUNSHINE COVE
MAROOCHYDORE



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FAMILY FUN TIMES AHEAD!

Over the last few months, a small army of carpenters, builders and landscapers have been toiling over a one hectare parcel of lake front land to create our largest lifestyle reserve, Wisers Park. Their joint aim, to have it all finished in time for this Christmas school holidays.

Designed to make the most of its picturesque, lake front location it features picnic shelters overlooking the water and jetties for access for fishing and the launching canoes and kayaks. Over 170 large trees have been planted which, in the seasons to come will grow to provide more natural shade areas.

Expansive grassed areas has been set aside for the usual fun stuff, like running around madly kicking footballs, however our park also includes a large sloping amphitheater which is intended for future Sunshine Cove community events.

We are also very excited to announce that the playground will feature the first Hans Christian Andersen Fairytale smart play structures on the Sunshine Coast. Story lines of the Ugly Duckling

and Little Mermaid, portrayed in caricature on the playground structures, can be magically brought to life for the young by using a free, smartphone or tablet app. Children are then able to interact with the physical playground art in a fairy tale virtual world. How amazing is that!

Wisers Park's facilities will make it an integral part of the Sunshine Cove lifestyle and community. It will be a fantastic children's play area offering a large climbing net, a bird nest swing, musical tables and chairs, rubber animals and much more.

- 3 Picnic Shelters with Tables and Seating
- 2 Electric BBQ's
- Toilet Amenities
- Off Street Car Park

It's all the more reason to love where we live... at Sunshine Cove.



DEVELOPMENT UPDATE

Development within Sunshine Cove has pushed ahead in leaps and bounds since our last issue of Shine. For those of you who haven't seen the action, here's a quick catch up.

Consisting of 72 freehold allotments, our latest residential precinct to be released, Trinity is now complete with the final touches being given to it's green spaces and landscaping. Trinity offers a new style of waterfront allotment with each sitting above the water but having private access to the public green space along the lakes edge.

Our construction crew have been working hard to finalise our 1ha community park (see Park article for more detail), the completion of the loop road which links Sunshine Cove Way and Sunrise Drive is due to open to vehicle traffic any day.

West of the lake, initial bulk earthworks for our expansive 7.4ha Mackenzie Precinct have been completed. Our largest precinct to date, Mackenzie will include 140 residential allotments, parklands, open green spaces and walking paths. It's anticipated that allotment and road work will commence early 2015.

Our first vehicular bridge spanning across the lake from Sunshine Cove Way to Mackenzie is well under way with installation of its pylons and initial structures. Upon completion the bridge will consist two vehicle lanes with interconnecting pedestrian link, connecting the east and western precincts.

WE'D LOVE TO SHOW YOU AROUND. CALL US ON 1800 619 194

Our Sales and Display Centre is at 4 Serenity Circuit, Sunshine Cove and we're open 6 days a week.

Email: Info@sunshinecove.com.au

Web: sunshinecove.com.au

Mail: PO Box 1408 Maroochydore Qld 4558

Felix Hill Pty Ltd as Trustee for The Sunshine Unit Trust Trading as Chardan Development Group. All images and illustrations are subject to change pending final approval.

Point Cartwright. Absolutely stunning.

By the time you read this, we will have unpacked the truck and moved into our new home. So did we achieve what we set out to achieve?

Whilst it hasn't been without its hiccups and frustrations, the construction of our 'warehouse within a house' has largely been an enjoyable experience. Mainly due to the patience of our builders Wright Signature Homes. It's been amazing to see our ideas and the plans come together. Even more so, when you consider our wish list included things like a 'barn door' entry into the garage and a void that soared eleven metres to the ceiling.

As mentioned previously, this was the first time my wife and I had the chance to design and build a home, and definitely the first opportunity we've had to do the style of home we'd always dreamt of living in. A modern warehouse. To now have it spring to life in a location as picturesque as overlooking the boardwalk and lake at Sunshine Cove is really the icing on the cake. Our water views are absolutely stunning and with the interior being so open and spacious, our views to the lake are many and varied.

Where else along the east coast of Australia could you even contemplate building a waterfront home without having to fund a million plus budget.

There's been a lot of interest in our build from our neighbours as the house has taken shape, even I've got to admit that the front facade was looking a little bland until the 9 by 3 metre 'louvered' architectural feature was hoisted into its final resting place.



This feature was designed to cover the entire second floor frontage of the house and provide air flow through to our laundry drying deck. It's also added a modern, industrial aspect.

Of course there have been compromises and a few design changes along the way, however nothing that has reduced our overall design intent of having a huge open space to live and work in. We had our dream and now with a lot of help, we've realised our home and we could not be happier with the result. Just can't wait for the day when we will be able to sit out on the back deck with a beer taking in that awesome view across the boardwalk and lake.

Of course we have the landscaping to complete, which whilst also minimalistic, comes with its own challenges as our grand design has left us no access to the backyard from the front of the house.

How hard could that be?



Just fifteen minutes drive from Sunshine Cove, across the Mooloolah River, lies an often forgotten gem where you can take in some of the best views of our coastline. Yes everyone knows Port Cartwright, but it would seem not all of us keeps it on our radar, making it a great and quiet place to chill with a picnic or just a good book. Plus for the dog lovers, there's a generous off-lead area for you and your best mate to run free on.

The views to Mooloolaba, Mount Coolum, Alexandra Headland and Maroochydore Beach are some of the best you'll find, so it's a fabulous spots to show off to visitors. From the southern side you get the full stretch of the Kawana beach.

There's a stunning nature reserve, the lighthouse of course, but the Point has much more to offer. Did you know about the endangered Richmond Birdwing Butterfly and the local attempts to help bring it back from the brink? As a result you might even be lucky enough to see one of these beautiful rarities whilst you are there.

With easy access to the crystal clear waters of the Mooloolah River on one side, and beach on the other you're spoilt for choice. Feeling a little energetic, take a jog around the headland there's plenty of fresh sea air to revive you. Why not try your luck and wet a line or just let your mind be set adrift off to the sound of the waves. It's just another million reasons why we love living here.



A newer, bigger and brighter Bunnings

With the Sunshine Coast Council's blessing, construction of the new \$48 million Bunnings Warehouse Centre has begun just around the corner from Sunshine Cove on Dalton Drive. Replacing an existing Bunnings Warehouse, this project is expected to create many new jobs during its construction and all staff at the existing Maroochydore store will transfer to the new store upon its opening late in 2015.

In a Sunshine Coast Daily report Mayor Mark Jamieson said. "It's wonderful to see a strong show of confidence in the Sunshine Coast and an investment by Bunnings which will create jobs during the construction phase and deliver full-time employment into the future."

Also in the report, Bunnings chief operating officer Peter Davis said Bunnings was committed to supporting its local communities. "Bunnings' investment in the Maroochydore area will provide great job opportunities for the local community, representing strong employment opportunities for local residents and school leavers." "In addition, the project is estimated to create approximately 380 jobs during the construction phase, representing a direct investment in the local area."

The new store will include a main warehouse, indoor timber and building material trade sales along with the ever popular landscape supplies and outdoor nursery. The warehouse also will also have an indoor playground and cafe, and parking for around 530 cars.

Another piece of the Sunshine Cove masterplan falls into place.

The Pratt Property Group recently launched a marketing campaign to lease tenancies within one of the Sunshine Coast's newest, large scale commercial developments. The Kon-Tiki Towers.

An innovative development due for completion in mid 2016, the project comprises two towers which front 55-59 Plaza Parade on the corner of Maroochy Boulevard. This development is poised to become 'the destination to work and play on the Sunshine Coast' within the greater Sunshine Cove masterplanned community.

Tower One is focused on becoming the new medical, health and fitness hub for Maroochydore's CBD, catering to 'individual wellbeing'. Targeted tenancies will include medical and dental specialists, a day surgery, plus health and nutrition professionals. In addition, a gym incorporating personal fitness training, massage therapy and day spa facilities will also feature.

Tower Two offers a more business focus with four levels devoted to



cutting edge commercial office space. Its other two levels will offer retail spaces, restaurant and licensed entertainment areas bringing a vast array of options within walking distance of Sunshine Cove.

Designed to integrate business and lifestyle, the building will feature complimentary Wi-Fi within its restaurant precinct, as well as direct access to the fitness and lifestyle facilities of Tower One.

The Pratt Property Group was the driving force behind arguably the most sought after business address on the Sunshine Coast, 'La Balsa' located within the streetscape of The Mooloolaba Esplanade.

With such a heritage for excellence, the twin Kon-Tiki Towers are sure to become a star addition within the overall Sunshine Cove community, stimulating the economy whilst also adding a healthy dose of wellness to our Sunshine Coast lifestyle.

See kon-tiki.com.au for more details.



With all the excitement and activity focused on the more recent releases of our Savannah and Trinity Precincts, our first north facing waterfront precinct Brighton, has been quietly selling away. In fact it's been so successful there are now just six allotments left for sale and with prices beginning at \$380,000 it's easy to see why. Their northern waterfront vistas really are something to see.



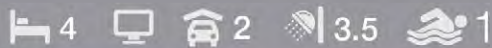
HOUSE & LAND FOR SALE



Luxury Lakeside Home

Brighton Precinct

\$1.2MIL



16 Undara Street

Savannah Precinct

\$560,000



Superbly built to take full advantage of its commanding north facing location by acclaimed builders Ryan Homes.

- Four bedrooms, with one bedroom and ensuite downstairs and a further three bedrooms upstairs. Plenty of room and privacy for your guests
- Impressive, well designed and fully appointed gourmet kitchen commanding unhindered, north facing lake views across boardwalk
- Two large and separate lavishly appointed living areas
- Beautiful salt water pool with timber deck, glass pool fence and fully landscaped gardens
- Year round comfort with ducted air conditioning throughout
- Direct access to timber boardwalk
- Carefree freehold ownership

OPEN BY APPOINTMENT



Another brilliant, Wright Signature designed home making the most of our indoor, outdoor coastal lifestyle.

- This well thought out design provides multiple indoor and outdoor living zones and is fully air conditioned for year round comfort and enjoyment
- Main bedroom with large and well-appointed WIR, good sized ensuite and private balcony enjoying park views
- Three bedrooms upstairs, each with generous robe spaces
- Large living, dining and kitchen with versatile patio with family sized sitting room upstairs
- Galley styled kitchen complete with stone bench-tops, 900mm gas cooktop, electric oven and dishwasher
- Handy, additional external access to rear and great park to front
- Carefree freehold ownership

For further information contact:

Scott: 0402 079 271
scott@sunshinecoverealty.com

Penny: 0434 006 144
penny@sunshinecoverealty.com

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