

ON YOUR DOORSTEP.
THE COLONIAL CHARM OF BUDERIM

Brighton
Precinct breaks
ground with
two magnificent
displays

FOR SALE

HOUSE & LAND FOR SALE

SHINE

SUNSHINE COVE

May 2013



The lovely thing about being close to everything is you have the opportunity to take in some of the great reasons why we love living on the Sunshine Coast. Within 10 minutes of your Sunshine Cove doorstep you can be driving into the village of Buderim. Anybody fancy a piece of Australia's best chocolate coated ginger?

There are some quaint cafes and sumptuous restaurants to enjoy along the main street, but if you want to get a real taste for Buderim make sure you wander off the main street. You'll be well rewarded.

Craft and art also take pride of place within the area with many a gallery to catch your eye or while away an hour or so. Or if you'd rather find a shading tree to take a nap under Buderim has some spectacular parks and reserves to explore. Take a wander through Buderim Forest Park with its beautiful waterfalls and boardwalk and you'll know what we mean.

Each year around September, Buderim has its own Garden Festival and Spring Flower Show. Quite apart from the formal goings on, many of Buderim's beautiful gardens become open to the public. If you think the town is pretty wait till you see the backyards! Make sure it's in your diary.

With a drive for perfection, and an eye for exacting detail Ryan Designer Homes are nearing the completion of two stunning north to water homes on the water on the Sunshine Coast. Best of all they are in Sunshine Cove. Position wise, their perfect north facing aspect grants both homes breathtaking lakes views over the Sunshine Cove boardwalk out across to the apartments of Emporio. A bustling enclave that offers the delights of shopping and restaurants just far enough away to be an enjoyable walk.

The architect's vision was to create a truly urban retreat right in the heart of Maroochydore and we think they achieved so much more. Absolutely created for carefree living, each home generously features 4 bedrooms, a media room, plus a study, 2 bathrooms plus walk-in closet. Another great aspect of these homes is their large covered outdoor living and entertainment areas completed of course with luxury splash pool.

Open by appointment only, these homes will become a must see for those seeking the home that has it all.



3 St Helena Street
Moreton Precinct
\$565,000

3 2 4



3 Serenity Circuit
Sarina Precinct
\$495,000

3 2 2.5



15 Serenity Circuit
Sarina Precinct
\$550,000

3 2 2.5 1



A family home set on a larger villa lot will delight its new owners with loads of living and entertaining area.

- Three bedrooms upstairs; main two with ensuites, WIR's and dual balcony access
- Kitchen and large family room with a study alcove
- Media rooms on both levels
- Large galley style kitchen with spacious, stone benches and island work area.
- Large walk in pantry, gas cook top and dishwasher
- Hills 'Home Hub' installed with front and rear video camera & security system
- Ducted air-conditioning and vacuum system
- Large covered patio, makes for an entertainer's dream
- Completed with landscaping, water tank and fencing
- Freehold ownership

This well designed home provides space, light and a sense of style. With all features reflective of our busy lifestyle.

- Three bedrooms and separate family room upstairs
- Living, dining and kitchen are open plan with a great sized undercover patio
- North facing master bedroom with large WIR & ensuite
- 2740 mm ceiling height downstairs, with elegant square set cornice
- Galley style kitchen with walk in pantry, stone benches, dishwasher and ceramic cook top
- Split system air conditioning throughout makes for comfortable year round living
- Fully landscaped with water tank
- Freehold ownership

Designed with exacting detail to be an entertainer's dream. Make the most of your indoor outdoor coastal lifestyle.

- Main bedroom with WIR, ensuite and private balcony
- Three bedrooms upstairs with generous robe space
- Large living, dining and kitchen with well designed undercover patio and great sized sitting room upstairs
- Galley kitchen complete with stone bench-tops, 900mm stand alone gas cooker and electric oven and dishwasher
- Split system air conditioning up and down stairs for comfortable year round living
- Beautiful salt water pool with timber deck, glass pool fence and landscaped gardens
- External access to rear + garden shed
- Carefree freehold ownership



SUNSHINE COVE
MAROOCHYDORE

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Images are for illustrative purposes only. Sustainability Declaration available by contacting agent.

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

Our new Sales and Display Centre is at 4 Serenity Circuit, Sunshine Cove and 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.



Savannah Development Commences

Rarely are we offered much in the way of choice when it comes to buying land today.

The general rule of thumb for land development is obviously to return the highest number of blocks per parcel of land possible. Conversely, our release of the Savannah Precinct at the western end of the peninsula, shows once again that there is more to developing a master planned community than maximising the number of building blocks.

In fulfilling our vision to offer a broad range of building and lifestyle options, we are maintaining our desire to create a truly coastal, urban community. The perfect fit for our coastal lifestyle.

Of course, being on the edge of the Sunshine Cove lake means that our latest precinct Savannah, will see more direct waterfront allotments become available. However, these much sort after

allotments will be limited to just 12 magnificent opportunities.

The good news is that Savannah will also include a large, lakeside park environment. A very people friendly quarter that will add yet another lifestyle dimension to the community as a whole.

Some very clever planning has us even more excited, as it has enabled the inclusion of a new and exciting park side product. The spectacular parkside 'waterview' homesites. The position and aspect of these blocks will make for beautiful home sites. Yet even after the precinct reaches full completion these homes will maintain their lake views. The pricing of these lots commences from just \$285,000, so its easy to see why so many interested people have taken the time out to

visit our sales office to see what opportunities still exist. The addition of this lakeside park will add yet another dimension to life within Sunshine Cove.

Our leading builders at Sunshine Cove have become very adapt in their designs and building efficiencies to provide a dream home package for even less in our dream location! You should really take a look at some of the latest designs and built homes.

If by chance waterfront isn't your cup of tea, out of the 82 lots available in the Savannah Precinct, the developer has brought to the market six different freehold land types with pricing ranging between \$158,000 to \$375,000.



At present we are selling off the plan, titles for these blocks are expected to be approximately 8 to 9 months away allowing you plenty of time to find a perfect builder, to design and construct a home to suit your needs.

Isn't it time you visited Sunshine Cove to see just what living here is all about, it really is the only way to truly appreciate the lifestyle choices you now have.



We get on board for the anniversary of Immanuel College's Arts Festival.



2013 marks the 32nd anniversary of the Immanuel Arts Festival.

During this time, the event has grown from a small gathering with a limited number of artworks to today's event which attracts over 400 artists and 1000 pieces of artwork across a number of different genres including painting, photography, sculpture, wearable art, film and creative.

The festival is recognised as the largest community arts event on the Sunshine Coast and is proudly hosted by the Parents & Friends Association (P&F) of Immanuel Lutheran College. The College itself is a keen collector of fine art and will purchase a number of pieces each year to add to its growing collection.

This year, a new category of film has been added to the student categories, along with wearable art which was added last year. Since its commencement in 1981, the ILC Arts Festival now showcases over 1000 pieces of artwork and supports numerous emerging artists along with Immanuel students is a board category range including ceramics, photography, wearable art, dance and music.

This year the event will be held between Friday 17 and Sunday 19 May 2013. For more information www.immanuelartsfestival.com.au.



Construction update

With the release of the Savannah Precinct comes ... trucks!

The next few months are set to be busy in terms of civil construction at Sunshine Cove with the developers about to embark on numerous construction stages and areas. First to commence will be the removal of a staggering 45,000 cubic metres of pre-load, top soil and fill from the end of the peninsula which will take approximately 6 to 8 weeks. Concurrently with those works will be the civil construction and development of the first stage of the Savannah Precinct to deliver 28 new lots to the community. These works will also require the road, drainage, electrical installation, service installation and streetscape for the continuation of Sunshine Cove Way to the Savannah Precinct. Finally the team will be landscaping and finalising our newest parklands to the land between Sunshine Cove and the lake at the end of Amity Avenue, complete with an observation deck providing yet another great location to sit and contemplate life from!



An Investment home with a guaranteed return for 3 years plus. Interested?

Having now moved into our brand new Sales & Display Centre, a home built exclusively to show off the lifestyle delights of waterfront living, we can certainly tell you that it's a wonderfully appointed home. Our working day begins overlooking one of the most beautiful lakefront vistas within Sunshine Cove. We are feeling very special indeed.

As well as being quite a lifestyle showcase it is also presents some lucky investor with an ideal investment opportunity.

Situated on a larger allotment within the prestigious Sarina Precinct, number 4 Serenity Circuit offers the prospective investor a secure insight into the calibre of investment on offer within Sunshine Cove. Our desire is to use this home as our Sunshine Cove showcase for the next three years, at least you know that your investment will be lovingly taken care of.

With our previous Sales & Display Centre firmly in the hands of its new owner, our new Sales & Display Centre is now available for immediate sale. It represents an ideal mid to long term investment opportunity as we will be your tenants under a generous lease back offer providing a solid income and the best tenants in the world.

For complete details regarding this opportunity, please contact us on 1800 619 194.



Vale Geoff Shadforth. A truly great bloke.

We received some very sad news during April, Geoff Shadforth passed away. Geoff was of course helping others at the time. He was that kind of an Australian.

The family behind The Shadforth Group have all been involved with Sunshine Cove for a very long time, indeed Geoff and Peter are responsible for the construction of our beautiful lakes, the peninsula and the construction of Maroochy Boulevard – Geoff even dug us out after getting the 4WD bogged at the bottom of our lake!

Geoff leaves us with not only a beautiful lake but he leaves us with many very happy and kind memories. We talk fondly of Geoff and remember him as a man of his word, funny, knowledgeable, well experienced, honest and extremely giving. Such a generous man he would want us to celebrate his life, so whenever you see a fish jump across our lake, or hear a swan call, or the sunset... think of how fortunate we are, think of Geoff, hug someone you love and smile.

