

SHINE

SUNSHINE COVE

May 2015



SUNSHINE COVE
MAROOCHYDORE



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MACKENZIE PRECINCT LAND NOW SELLING



The Mackenzie Precinct is our fifth residential land release and the first across the lake within Sunshine Cove.

Looking directly across the lake to the Savannah Precinct, Mackenzie will feature impressive direct north facing water blocks, an array of park front terrace and laneway allotments. This precinct will also see the introduction of our new, and innovative urban allotments. Offering a diverse product range Mackenzie will see more than 140 new homes being built, adding even greater depth to our evolving community at Sunshine Cove.

The recent success of the Savannah and Trinity Precinct (98% sold off the plan) we expect this release will arouse even more attention due to its position and wide variety of home sites. Plus with prices starting from \$199,000.00 it's easy to understand why so many have already moved to secure their preferred block.

Buyers from around the coast, Brisbane and even far north Queensland are already working with our team and local builders to meet their lifestyle needs. From what we are seeing there are some amazing concepts emerging for the homes of Mackenzie.

Civil construction is due to commence any day and the newest residents to Sunshine Cove will commence construction of their new homes towards the latter part of this year.

However, with interest so high you should not delay viewing as this release will not last with over 60% of the available land is already under contract. The good news we still have some wonderful water blocks priced from \$342,000, tranquil park front allotments as well as some great opportunities for those with limited budgets.



DEVELOPMENT UPDATE

With the development and earthworks underway for our forthcoming fifth residential precinct Mackenzie, our all important vehicle and pedestrian bridge across the lake is slowly but surely inching its way across the lake.

The largest structural build for our development, this vehicular bridge will provide access from the existing Sunshine Cove Way to the western precincts. Quite an engineering feat in itself its construction is no less interesting as we watch its progress. For instance, the second set of pylons required a temporary, earth based platform to be built out into the lake so that the highly specialised cranes and machinery could move into position to drive its pylon foundations deep into the lake bed. Quite a sight.

Great care is being taken right throughout its construction to protect the lake's environment, minimising any disruptions to its excellent water quality has also required two floating barriers to be deployed onto the lake to contain any earth work spillage.

Upon completion the bridge will consist two vehicle lanes with a pedestrian walkway that will link the western precincts many pedestrian thoroughfares to the established boardwalk and pathway networks of Sunshine Cove. Once interconnected it will provide residents with another 2 kilometres of cycle and pathways.



**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.

Noosa. Naturally.



Our park is now in full swing, and becoming a fun filled playground for the whole community.

And it's not just the weekends that see families taking advantage of the great facilities it has to offer.

Quite often, a weekday afternoon in Wise Park will ring to the sounds of children at play whilst their parents prepare a bar-b-que feast under the shade of a picnic shelter. It's a heart warming sight to see our largest lifestyle facility being so well embraced by the community.

Cyclists too seem to make it a regular rest stop as they complete their circuits around the boardwalk and pathway network. The lake side pontoons too seem have become one of the more frequented fishing spots around the lake. Though we think the fish are almost certainly winning the challenge there.

With the completion of our Trinity and Savannah Precincts, Sunshine Cove's green space network is complete within the eastern portion of the development. The more active of us can now do a complete circuit via the walkways and pathways, which also provides a great opportunity to see the many new homes either nearing completion, or receiving their families final touches after moving in.

You can see the sense of pride building within the new precincts as landscaping and outdoor entertainment area ideas take hold.

It is great to see our vision come to fruition. Take a walk around one afternoon... and see if you're not impressed too.



Thirty minutes by car along the Sunshine Motorway has you arriving at the doorstep of arguably, the most well known seaside town along the Sunshine coastline. We are of course talking about Noosa.

However, we often forget that along with the glitterati, multi million dollar ocean side apartments and its uber posh shopping strip, Noosa is home to one of Australia's most pristine national parks.

The park itself encompasses an area of some 4,000 hectares, that extends to Lake Weyba, Peregian and Coolum. Extremely important, the park is a conservation haven for several rare and endangered species. Yet, the park is also one of the easiest to

access by foot. For this reason and its spectacular natural beauty Noosa's much loved park is adored by locals and tourists alike.

Even the walk in from Noosa Village is packed full of picture postcard views as you make your way along the coastline on timber boardwalk. The native flora stimulating your senses as you move from coastal bush land to rain forest, from Alexandria Bay to Devil's Kitchen, Granite Bay and Hells Gates. Panoramic vistas greeting you at every turn with iconic Pandanus and Banksia trees framing the scene.

Having all this just up the road, is just another reason why we love living at Sunshine Cove.



The 2015 Immanuel Arts Festival. It's on and it's out there!

The Immanuel Arts Festival is the largest of its kind on the Sunshine Coast and has been showcasing the artistic talents within our region for some 35 years. Promoting visual, creative and performance art within the greater Sunshine Coast community and is to be held from 21-24 May at Immanuel Lutheran College.

The festival is proudly hosted by the hard working Parents & Friends Association of Immanuel Lutheran College although the College itself is a keen collector of fine art purchasing numerous pieces each year to add to its growing collection.

The place to be to make the most of the wonderful event is the Gala Opening Night held on Thursday May 21st. It's the perfect opportunity to meet the artists and mingle with collectors, friends and family whilst enjoying a preview of the works and maybe acquiring some of it for yourself. Tickets for the Gala Opening, are just \$30.00 per person and available for purchase online or by contacting Immanuel Lutheran College on 07 5477 3435.

Like to know more? Log onto www.immanuelartsfestival.com.au.

Once again Sunshine Cove is a principal sponsor of the festival.

Only 5 opportunities remain in Brighton



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 5 allotments left for sale and with prices beginning at \$380,000 it's easy to see why. Their northern waterfront vistas really are something special to see.

Award winning design produces two exceptional Ryan Homes within Brighton

Architecturally designed to claim full advantage of their commanding north facing position these homes underline the exacting style and quality that we have come to expect from one of Queensland's most awarded builders, Ryan Homes.

With unhindered views over timber boardwalks and out across the lake, both offer a truly enviable location within the very heart of Maroochydore at Sunshine Cove. Within easy walking distance of Sunshine Plaza and a few minutes more to Maroochydore's beaches, this address offers the perfect base for the ultimate carefree Sunshine Coast lifestyle. And with the motorway merely 3 minutes away you have the whole of the coast to enjoy.

One walk through will tell you that these homes truly want for nothing. Exceptional interior layouts provide spacious living for those looking to entertain or to accommodate guests. Quality materials and fixtures add to the chic urban style and a level of livability rarely found today in amongst the more massed produced homes.



Luxury with a north facing view across the lake. Just perfect.



For Sale. Call today to arrange an inspection

And the list of luxurious living goes on...

- Large Master Bedrooms with large north facing balcony, chic and well appointed ensuites and terrific sized walk in robes
- Four bedrooms with one bedroom and ensuite downstairs and a further three bedrooms upstairs. Plenty of room and privacy for guests.
- Impressive, well designed and fully appointed gourmet kitchen, makes entertaining a breeze. Complete with gas cook tops, wall ovens and dishwasher
- Overlooking the water - both with north facing balconies
- Two large and separate living areas
- Beautiful salt water pool with timber deck, glass pool fence and fully landscaped gardens
- Ducted air conditioning throughout
- Direct access to timber boardwalk
- Carefree freehold ownership

To arrange an inspection call Scott on 0402 079 271 or Penny on 0434 006 144 of Sunshine Cove Realty today.

HOUSE & LAND FOR SALE



Perfect entertainer on the park

22 Cobbold Lane
Savannah Precinct

\$685,000



20 Forsayth Lane

Savannah Precinct

\$595,000



Designed to inspire a quality lifestyle, this home will surprise you with its space, style and finish.

- Combines indoor and outdoor living with pool, patio and lush landscaping
- Large galley kitchen with adjoining vertical outdoor garden, enjoys stone benches, stainless steel 900mm stand alone gas stove oven, range hood and dishwasher. And lots of cupboard and storage space.
- Main bedroom with large walk through robe, superb ensuite and private balcony overlooking the park.
- Three bedrooms upstairs each with fans and wardrobes. Plus another downstairs bedroom with ensuite.
- Separate media room or kids rumpus upstairs with downstairs study.
- Split system air conditioning throughout with stainless steel fans.
- Carefree freehold ownership

A striking family home that enjoys plenty of space, with open plan living upstairs and a large balcony to take in the views.

Built by Pacific Blue Developments, this well thought out home boasts four bedrooms, two living areas and plenty of room.

- Main bedroom upstairs with large WIR and ensuite
- Three more bedrooms downstairs, each with generous robe space and fans
- Large living, dining and kitchen with well-designed undercover patio all upstairs to capture the views and breeze
- Chefs kitchen complete with stone bench-tops, 900mm gas cooker and under bench electric oven and dishwasher
- Split system air conditioning for comfortable year round living
- External access with side access to landscaped gardens
- Carefree freehold ownership

For further information contact:

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