

LOOK WHAT'S ON OUR DOORSTEP... CHARMING COTTON TREE.



For years it's been the not-so-secret hideaway of families and holiday makers, a place where the words 'tension' and 'strain' only ever referred to fishing lines.

Cotton Tree, just a twelve-minute stroll from Sunshine Cove (depending on how often you stop to watch the Sea Eagles soar, and shoot the breeze with your neighbours) still retains its natural charm.

It's still a popular spot for a spot of fishing, surfing, swimming, beachcombing, boating or picnicking.

With its golden beaches and serene, pristine parklands, adventure playground and great coffee, Cotton Tree is a great place to sit back and just take it easy for an hour or two.

Places such as Ba Vigo with its amazing modern Spanish cuisine; Silva Spoon, a delightful tea and coffee emporium; Yabbies fine dining restaurant; and of course the legendary Boat Shed where you can lounge in a comfy cane chair and dine in relaxed style under the shade of a 100-year old Cotton Tree.

And then there's cosmopolitan Rovera Plaza – a hive of activity with its friendly atmosphere and friendly places to eat and shop.

Cotton Tree – yet another reason why you can't beat the lifestyle at Sunshine Cove.

BRIGHTON PRECINCT TAKING SHAPE.

Work continues at a blistering pace on our Brighton Precinct with the civil works now well and truly underway; driveway crossovers and services have been completed and boardwalk entrance gates are now installed.

Before too long this highly sought after north facing waterfront land will be ready for you to build your dream home on!

This land is expected to have titles late 2012, so speak with us today to secure your preferred block and start speaking with your local builder!

Speaking of local builders, multi award winning builders Ryan Designer Homes have been working at a blistering pace, with their crew focusing on the construction of two beautiful north-facing properties on Lots 7 & 8.

Renowned for their professionalism, cutting edge design and superior quality, Ryan Designer Homes expect that these two new waterfront homes with their breathtaking views will be finished early next year when they will proudly be open for inspection.

Both properties feature architecturally designed floor plans with modern and sustainable building principles guiding the large format home.

Boasting two stunning floor plans (one that features main bed downstairs) these exquisite four bedrooms plus study homes come complete with plunge pools, beautifully appointed kitchens and flowing living and open spaces right out onto the striking timber decking.

No doubt both homes will be well received upon their completion – unless they are sold in the meantime, which seems highly likely.

Interested parties are encouraged to contact Penny Service for further information and details.



FOR SALE

HOUSE & LAND FOR SALE



4 Saint Clair Street
Sunshine Cove
\$575,000

4 2 2.5



This beautiful laneway home is finished perfectly to offer the astute buyer a large 252m2 home with many lifestyle extras.

- Four bedrooms upstairs, main with balcony, ensuite and WIR
- Separate office downstairs
- Large open plan living and dining downstairs plus media room upstairs
- Ducted air-conditioning throughout
- 2550mm ceiling height throughout
- Galley style kitchen with stone bench tops Stainless steel, stand alone 900mm gas stove, electric oven combo with matching range-hood
- Great covered deck entertaining areas on both levels
- Completed with landscaping, water tank and fencing
- Freehold ownership



5 Serenity Circuit
Sunshine Cove
\$499,000

3 2 2.5



Built by award winning Indigo Homes, this design showcases the livability on offer within Sunshine Cove.

- Three bedrooms upstairs, main at the front of the house with large WIR, ensuite and balcony
- Open plan living with well designed undercover patio and separate MPR upstairs
- 2550mm ceiling height throughout with elegant square set cornice throughout
- Galley style kitchen with walk in pantry, granite benches, 900mm stand alone gas cook top and dishwasher
- Large undercover alfresco area, north facing fully landscaped backyard
- Split system air conditioning throughout makes for comfortable year round living
- Freehold ownership



7 Lytton Lane
Sunshine Cove
\$525,000

3 2 2.5



Fabulous north facing terrace with views to our park! Designed for our coastal lifestyle, this beautiful home has it all!

- Three bedrooms upstairs, master with north facing balcony, large en-suite and mirrored robes
- Family media room upstairs
- Downstairs open plan living and dining areas overlook a great, and very private, outdoor entertaining area
- Large and well equipped kitchen features stone benches, electric oven, ceramic cook top and range-hood
- 2550mm ceilings throughout provide lots of natural light and captures lots of summer breezes
- House area 227sqm
- Freehold so no body corporate fees

SHINE

SUNSHINE COVE

November 2012



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MAROOCHYDORE

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SUNSHINE COVE
REALTY

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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 Sales and Display Centre on Sunshine Cove Way, is open 6 days a week from 9 am.

Email: Info@sunshinecove.com.au Web: sunshinecove.com.au 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.

MAROOCHYDORE HOMEMAKER CENTRE MASSIVE GRAND OPENING!

November 17 is the big event!



LIKE A \$500 HARVEY NORMAN VOUCHER?

JUST LIKE US ON FACEBOOK.



Here's a competition we know you'll like.
Simply like us on Facebook and you'll go into the draw to win a voucher for \$500 you can redeem at the new Harvey Norman Superstore at Maroochydore Homemaker Centre.

It's that easy.
And don't forget to tell your family, friends and workmates... the more friends the merrier!

Competition closes 15th December 2012. Winner contacted via Facebook!

If you have plans for 17 November, we strongly suggest you change them.
That's the day the fabulous Maroochydore Homemaker Centre has its official Grand Opening and like everything to do with this long-awaited new 'super centre', it's going to be massive!
More like a large, state-of-the-art shopping centre than a conventional homemaker centre, this super centre will boast a Harvey Norman Superstore along with a host of other household names such as Domayne, Sleepy's, Global Furniture, Nick Scall, Joyce Mayne and Rugs a Million.
All up, there will be over one kilometre – that's right, an entire kilometre – of homemaker brands all under one air-conditioned roof

and on one convenient level...making it the largest retail project of its kind on the Sunshine Coast.
There will also be a fully equipped in-house Good Life Health Club & Gymnasium (you'll need your strength to tackle all that shopping!) and, coming soon, your choice of two relaxing cafés.
Complete with travelators, lift access and enough dedicated undercover car parks for up to 900 vehicles, it will be destination shopping at its finest.
The project fronts directly onto Maroochy Boulevard, the gateway to the Maroochydore CBD from Sunshine Motorway, which is already home to Garry Crick Auto Group's showpiece Mercedes Benz dealership, the Lexus dealership, Mazda

dealership and is in close proximity to the exciting new Emporio mixed use development.
It represents another important progression in the ongoing maturing of the Sunshine Cove and Maroochy Boulevard precinct as the Sunshine Coast's premier residential, lifestyle, retail and corporate location.
And the best part is, the Maroochydore Homemaker Centre is right on Sunshine Cove's doorstep.
Together with the nearby Officeworks, Woolworths, the soon to be built Bunnings Warehouse and of course Sunshine Plaza, will ensure that when it comes to shopping for anything and everything, Sunshine Cove residents will be quite literally spoil for choice.

SUNSHINE COVE CELEBRATES GRAND OPENING!

**\$10,000
Shopping
Spree.**



How would you like ten grand to spend on whatever takes your fancy in the new Maroochydore Homemaker Centre? Plus there's no competition to enter!

To celebrate the Grand Opening of Maroochydore's biggest homemaker centre, we are making you this incredible offer: simply buy any block of land or house and land package at Sunshine Cove before December 31st, 2012 and we will reward you with a voucher for \$10,000 redeemable at either Domayne, or Harvey Norman stores within the new Maroochydore Homemaker Centre.

Just imagine being able to furnish your brand new home with new furniture or the best in entertainment packages.

This is especially fantastic news for first home buyers! With a \$10K shopping spree and your \$15k First Home Buyers Grant ... you'll really be able to set the family up in your new home. You'll really be living the dream.

For more information, enquire at our Sunshine Cove Sales & Display Centre or log onto our website for the Terms and Conditions.



BRAND NEW SALES & DISPLAY CENTRE.

Not only are we moving into our brand spanking new Sales & Display Centre, it's also means we have another ideal investment opportunity.

Our stunning home, overlooking the lake is situated within the prestigious Sarina Precinct, will give prospective buyers a clear insight into the calibre of homes that are springing up throughout Sunshine Cove, as well as a glimpse into our wonderful Sunshine Coast lifestyle options.

Both our new and old sales offices are currently available for sale, with our latest office representing an excellent mid to long term investment opportunity with an excellent lease back offer.

You can buy it and lease it back to the developer providing a solid income and great tenants.

For complete details regarding both sales opportunities, feel free to call us on 1800 619 194.

Best hurry, interest is sure to be keen.



MAKING TIME. MADE EASY.

When was the last time you had time on your hands? Whilst we can't promise you more time off, we can show you how living in the heart of Maroochydore makes it a whole lot easier to make the most of the time you do have. Because when you're close to everything, like shopping, schools and work, you don't waste half your life getting to the

places you have to be. You get to spend more time with your family, being a family. Doing stuff you would rather be doing.
Let us show you around Sunshine Cove, it's really the only way to truly appreciate how much more fun life can be when you have a bit more time to enjoy what you've been working so hard to achieve.



CALL NOW 1800 619 194
SUNSHINECOVE.COM.AU

Land with water views from \$243,500 Land from \$199,200 House and Land from \$499,000

Average waterfront \$324,833; Average dry land price Sarina \$205,683; Average House and Land \$553,600. Prices are subject to availability and are subject to change without notice.