

# SHINE

Winter 2016

SUNSHINECOVE.COM.AU



Join us on Facebook



# Sunshine Cove brings home the UDIA National Award too!

Only Australia's best urban development projects that are shown to excel in innovation, sustainability and affordability are eligible to be judged at the prestigious Urban Development Institute of Australia (UDIA) Excellence Awards. And so it was that again, just months after taking out the state award, The Chardan Development Group brought home the UDIA Excellence Award for Residential Development for Sunshine Cove.

"Every year the competition gets tougher for the nation's most exclusive awards, and this year's outstanding finalists were no exception," said UDIA National President, Michael Corcoran.

The National awards consist of nine categories, and the 2016 National Judges, Stephen Holmes and Alan Zammit, said judging this year was extremely difficult due to the high calibre of the projects.

The design criterion for Sunshine Cove was to create a coastal, urban lifestyle community where individuality and the freedom of space remained paramount. A medium density 'parkland city' environment offering easy access to all the usual

amenities of a major centre like schools and transport without losing the lifestyle benefits of its laid back Sunshine Coast location.

Through innovative design and planning, Sunshine Cove's residential neighbourhoods have brought to the market a new perspective on housing, one that moves away from the traditional models.

By focussing on 2 and 3 storey freehold terrace housing, our owners have been given the freedom to design and construct homes to suit their own individual and diverse lifestyle needs.

This concept of individual freedom has allowed a greater diversity of architecture that has in turn created unique streetscapes and neighbourhoods. Each precinct offers intimate communal parks with easy walk and bike way access to the lake, larger community recreational facilities all combining to produce the rich and diverse community that we enjoy here at Sunshine Cove.



What a great response we have had with only a handful of our waterfront blocks left remaining since they were first released. And really, who wouldn't want to secure a waterfront block in the heart of Maroochydore. North facing with direct and private access to the waters edge, beautiful sweeping blue vistas surround and great parks to the front. Magic indeed!

Our next waterfront release will not be until later this year once the next stage has been designed and approved, so we can only encourage you to visit our sales office today to secure your preferred waterfront block before you miss out. These great

waterfront blocks range in size from 400m<sup>2</sup> to 453m<sup>2</sup> and offer flexible building envelopes, freehold ownership and the choice of builder is yours!

We'd also like to take this opportunity to welcome everyone who is currently constructing their new homes within our Mackenzie Precinct. It's great to see the builders toiling away to bringing the new homes and dreams to life. Take a drive through the Mackenzie Precinct and see for yourself this new part of our community quickly emerge.



## A big welcome to our new Mackenzie neighbors.





# Our exciting Hervey Precinct launches

Adjacent to our very popular Mackenzie Precinct, the Hervey Precinct encompasses a diverse product range including parkfront terraces, urban and laneway allotments that will see some 70 new homes built, adding to our community at Sunshine Cove.

Hervey brings more of our popular urban homesites, when you are surrounded by open space and parkland right in the heart of Maroochdyore, these easy care allotments work so well. And from \$155,000.00 you can see why they would be so popular.

And green is definitely the colour in Hervey with over a hectare of parklands, which will also become home to Sunshine Cove's second community park and children's playground. Creating an intimate village atmosphere with pedestrian access to our existing Sunshine Cove open space corridors, walk and bicycle paths.

With all this, Sunshine Cove's existing facilities and being so close to Maroochdyore itself you can create a better balance between what we have to do everyday, and your true lifestyle desires.



# Australia's biggest regional redevelopment.

News from our neighbours is also really exciting for our community and also the Sunshine Coast. Plans for SunCentral certainly herald the start of the future revitalisation of Maroochdyore being the place to live and work on the Sunshine Coast.

The commitment of both the Sunshine Coast Regional Council and indeed the Queensland Government was made public recently when Queensland Premier Annastacia Palaszczuk turned the first sod of soil on the 50 hectare SunCentral site to commemorate the

beginning of the first stage of civil works. Over the next 20 years the site which was formally home to the Horton Golf Course will emerge as the new and vibrant Maroochdyore CBD.

Proposals, plans and illustrated views of what the SunCentral site will look like can be viewed at the SunCentral Maroochdyore website - [suncentralmaroochdyore.com.au](http://suncentralmaroochdyore.com.au).

Once open to the public it's facilities will be just a short walk away for our Sunshine Cove residents.



Our Boulevard is looking more impressive by the day

## Maroochy Boulevard welcomes Crick VW.

The first week of May saw the staff of Crick's VW putting one last massive effort in to prepare their impressive new showroom for its public launch the next day. And what an opening it was if sales of VW's are anything to go by.

Right next door the new AUSMAR Homes Centre too is getting ever closer to being completed. Their new display and experience centre will bring another great service to central Maroochdyore allowing new home buyers to not only see interior fixtures and

settings but to actually experience them in situational displays.

The twin towers of the Kon Tiki development at the junction of Maroochy Boulevard and Plaza Parade seems to be growing a floor by the week with construction now reaching toward the fourth level.

Interestingly, with all entrances to these new developments being off the Boulevard, it retains its leafy park like atmosphere with our native tree planting along the streetscape really maturing nicely.





# SUNSHINE COVE HOMES AND LAND FOR SALE



**Large home, great living spaces**  
96 Sunshine Cove Way  
Mackenzie Precinct **\$669,000**

4 | 2.5 | 2 | 2



**Stylish parkside family home**  
9 Vernon Lane  
Mackenzie Precinct **\$575,000**

3 | 2.5 | 2 | 2



**Beautiful waterfront lifestyle**  
15 Hidden Place  
Mackenzie Precinct **\$900,000**

3 | 3.5 | 2 | 2 |



**Stunning waterfront views**  
14 Sarina Place  
Serenity Precinct **\$765,000**

3 | 2.5 | 2 | 2 |



Situated in Mackenzie, this family home offers a sensational layout, space and north facing outdoor entertaining area.

- With four bedrooms, everybody gets their own space. Plus the master suite features walk in robe and private ensuite.
- Galley style kitchen with stone bench tops provides great working areas with plenty of cupboards for storage and topped off with quality cooking appliances (gas cooktop), dishwasher and walk-in pantry.
- Kitchen overlooks covered entertaining area and garden, ideal for outdoor entertaining or just keeping an eye on the kids.
- Separate living and dining areas flow onto the covered entertaining area to bring the outdoors in.
- Plenty of space for the kids upstairs with second living rumpus area. Mum and dad will love the peace and quiet downstairs.
- Great corner allotment offers north facing entertaining area and a garden to enjoy.



With construction underway, a site inspection offers a great insight into the space, layout and homey feel it offers.

- Clever ground floor layout offers outdoor entertaining overlooking parkland with a second private courtyard in the middle of the home. Producing a light filled, airy living space.
- Centrally located kitchen has stacker doors opening out to the front entertaining area plus sliding doors to access the private courtyard, bring the outside in.
- Upstairs the main bedroom offers a WIR and ensuite retreat for parents along with a screened balcony and views over the park.
- Second living or family area upstairs
- Split system air conditioning and ceiling fans for year round comfort.
- Yours to enjoy and own Freehold!



A beautiful city home on a stunning northerly facing waterfront allotment. The stuff dreams are made of.

- Clever thinking has resulted in an amazingly spacious interior that flows outside and onto a private, entertaining area looking over the lake.
- The swimming pool and patio flows out to provide private access to the lake's shoreline.
- Upstairs the main bedroom likewise has north facing lake views, and is complimented with an additional retreat area and separate study.
- The kitchen and scullery is complimented by quality Meile appliances.
- Air conditioned ducted throughout with ceiling fans for year round comfort.
- Polished concrete floors to both levels



Built by award winning Costa Homes and lovingly cared for, this spacious waterfront home is a must to inspect.

- Large master bedroom with deck overlooking one of great Sunshine Cove waterviews. Large walk in robe and large ensuite with luxury bath. Two more bedrooms both with robes, fans and balcony.
- Central kitchen ensures stunning waterviews while entertaining. Stone benchtops on the centre island, great Omega appliances (induction cooktop), dishwasher, walk in pantry and space.
- Polished concrete floors, rosewood timber staircase and large open plan living opening on to the covered outdoor living area.
- Garden paradise, lovingly tendered provides an oasis getaway – complete with fruit trees, flowers and watertank.
- Comfort ensured with blinds installed inside and out and remote controlled blinds upstairs and downstairs, AC and fans.

Images are for illustrative purposes only.

For further information contact:

Scott: 0402 079 271  
scott@sunshinecoverealty.com

Penny: 0434 006 144  
penny@sunshinecoverealty.com







## Sunshine Cove becomes home for new Terrace Design by Metricon.

Australia's leading home builder Metricon, is currently constructing their first homes within our Mackenzie Precinct.

Metricon has established an exciting new specialist division, MetroLiving by Metricon that offers cutting edge designer homes, in the increasingly popular terraces home market.

MetroLiving Terrace Homes have been perfectly designed for today's urban lifestyle with modern interior design and beautiful finishes. With a host of benefits including low maintenance, easy secure living, no body corporate fees, all available in fabulous location and

combined with Metricon's leading edge designs and superior buying power MetroLiving by Metricon offers a new standard in contemporary design and lifestyle flexibility.

120 Sunshine Cove Way is a stunning two level terrace house & land package now for sale priced from \$575,000. By securing it now you can work with Metricon to add your own personal finishing touches to make it truly your home.

Can contact Scott Service of Sunshine Cove Realty, for further information and a site inspection.

**metroliving** | **m**  
metricon

## SUNSHINE COVE DEVELOPMENT UPDATE

With the recent good weather, new home construction has been in full flight within our Mackenzie Precinct. Some builds completing early allowing residents to move into their homes in the stage one release.

The Development Plan has been approved for our recently released Hervey Precinct allowing our civil works team to commence work on its roadways and parks.

The site of our second, major community park offering one hectare of open space and facilities is currently being finalised with plans to include the surrounding landscaping and acoustic fence and prepared for the construction of acoustic fencing and landscaping.

Our next residential precinct release will be on land west of Mackenzie and will hopefully be released to public towards the end of the year.

As you may have noticed, the Flinders Lane thoroughfare within our mixed commercial residential precinct is nearing completion. It is expected to be open to public traffic in coming weeks.

In other news, Council has announced the building of a jetty upstream and downstream of the weir at the northern end of the lake providing Kayak access through to Cornmeal Creek. Providing watercraft access right along the waterway to Cotton Tree.

**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](mailto:Info@sunshinecove.com.au)

**Web:** [sunshinecove.com.au](http://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.