

SHINE

SUNSHINE COVE

August 2014

Catching up
at Coolum Beach.



SUNSHINE COVE
MAROOCHYDORE



Join us on Facebook

SUNSHINECOVE.COM.AU



NORTH PARK

This playing around is serious stuff.

There has been one design on our drawing board that we have all been very keen to see come to life. Sunshine Cove's North Park, our community's own adventure playground. Destined to become a signature feature within our community, it occupies one of the most prized pieces of real estate on the north facing shoreline of our lake linking the Trinity and Brighton Precinct walkways and boardwalks.

Under the watchful gaze of our landscape architects, Place Design Group, North Park's one hectare site has unfolded with all sorts of leisure features that include a natural, grassed amphitheater and direct access to the lake via a boat ramp and wharf for those wishing to take advantage of our lake. Currently water quality of the lake has been excellent with such exceptional clarity our keen fishermen have been able to see the size of the passing schools of

fish they have been seeking.

The centre piece of course is the Adventure Playground for our younger community members. As you can see there from the above design, lots of physical activity hubs have been planned to keep the kids amused whilst they soak up a little vitamin D.

"We have always spoken of our desire to build a community rather than develop land, North Park is yet another layer in the foundations established at the design stage. Having such a large green space available will encourage the sense of community we seek. Our team is over the moon with the result and can't wait for its opening in time for Christmas." Said Development Manager, Evan Dickson.



DEVELOPMENT UPDATE

A great run of good weather has seen our development programme achieve significant advances in the works within our latest residential precinct of Trinity.

Taking advantage of our clear skies has also enabled work to begin on Mackenzie, our first residential precinct to be located on the southern side of the lake. Besides completion of the bulk earthworks, Mackenzie calls for some significant infrastructure development such as the construction of our first vehicular bridge across the lake. Once complete this link will enable development of the first 70 residential allotment release with Mackenzie.

Civil works have also commenced within the mixed use, residential and commercial precinct of Flinders. Completion of the Flinders Lane service road will enable the first of the Flinders allotments to be released fronting Maroochy Boulevard.

As you can see from the image above, our landscaping work continues as a priority as we progress development along the parklands adjacent to Sunshine Cove Way.

If you have seen what we have achieved recently, you really should take a stroll out along the lake front. It's beautiful.

WE'D LOVE TO SHOW YOU
AROUND SUNSHINE COVE.
CALL US ON 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 Maroochydoore 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.



A spring festival... like you've never seen before.

And it's on this weekend on the 9th! The annual Fruehlingsfest is an event that has been hosted by Immanuel Lutheran College on the Sunshine Coast since 1981, over the years its success and fun has seen it evolve from a traditional school fete into an annual event not to be missed.

Of course, there's all the usual excitement and fun of the rides, however this year there's a lot more instore. The aroma of international food stalls, exclusive fashion parades, fascinating market stalls and some massive on-stage entertainment.

You'll need to keep the whole day free, because there will be plenty to do. Work your muscles or indulge in an adrenalin surge in activities like the obstacle course, tug-of-war or some of the

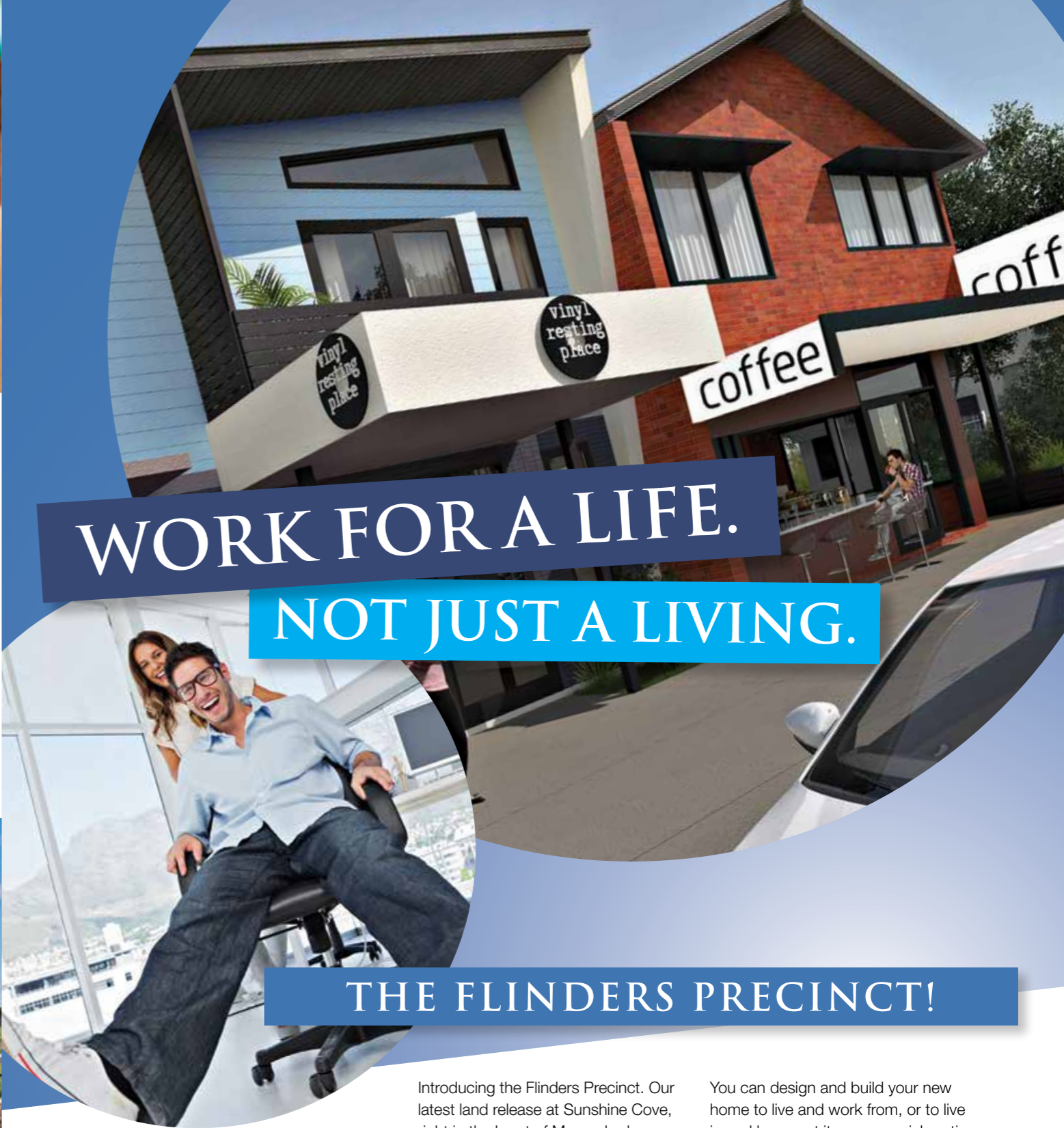
exciting rides on offer. Prefer to chill out? Then take a stroll through the market stalls, have a laugh in sideshow-alley or grab a cuppa and chunk of fresh pavlova and simply watch the fun. You can grab a bargain at the auction, update your wardrobe style at the fashion parade, or view the best of the Sunshine Coast's up-and-coming talent at FruehlingsQuest. No matter if you are young or old, adventurous or relaxed, Fruehlingsfest has something for you.

Here's where to be: Immanuel Lutheran College, Wises Road, Buderim, Queensland. Here's where you can check out all the info: fruehlingsfest.com.au



Love to live by the water?

Who wouldn't love to live with a view of the water? It's just so relaxing to gaze out over the lake, to watch the endless colour changes throughout the day and into the evening. Yet, possibly the most enticing aspect of waterfront living at Sunshine Cove is the price. You can secure you very own waterfront allotment from just \$265,000. How lovely is that?



WORK FOR A LIFE.
NOT JUST A LIVING.

THE FLINDERS PRECINCT!

We've all thought about creating a better work lifestyle balance for ourselves. Whether it's working more from home or looking for a better return on our investments.

The stumbling block has always been that there's very little out there that can help us to create a better balance. Until Now.

Introducing the Flinders Precinct. Our latest land release at Sunshine Cove, right in the heart of Maroochydore. Flinders offers a unique opportunity to design and build your own home/business or home/investment property that can help you realise the dream of achieving a better work lifestyle balance. Here's how.

Each freehold allotment within Flinders can accommodate a full sized home with the option to add an additional commercial property on its Flinders Lane frontage.

You can design and build your new home to live and work from, or to live in and lease out its commercial portion. Or indeed lease both! You owe it to your lifestyle to come see how our Flinders Precinct could allow you to work toward a better lifestyle rather than just making a living.



HOUSE & LAND FOR SALE



Our best mate. Our builder Rick.

18 Undara Street
Savannah Precinct
\$579,000

4 2 2

11 St Helena Street
Moreton Precinct
\$535,000

3 2 2.5



Built by Pacific Blue Developments, this striking family home offers the unique lifestyle proposition of two living areas.

- Large living, dining and kitchen and patio upstairs to capture the views and breeze
- North facing main bedroom upstairs with large WIR & ensuite
- Three more bedrooms downstairs, each with generous robe space & fans
- Chefs kitchen with stone bench-tops, 900mm gas cooker, electric oven and dishwasher
- Split system air conditioning throughout for comfortable year round living
- External side access to fully landscaped gardens
- Carefree freehold ownership. Complete illustrations and plans available to view.

This home is nearing completion so an inspection of this prestigious home is a must, call us today.

A great open floor plan, extends directly onto an outdoor patio. Perfect for entertaining family and friends.

- Main bedroom at rear comes complete with large walk in robe, en-suite and balcony
- Two more bedrooms upstairs each with fans and robes
- Smart, well designed bathroom configuration so every-one has their own space and privacy
- Centrally located kitchen complete with pantry, stone bench tops, 600mm gas cook top and under bench oven and stainless steel dishwasher. Plenty of cupboard and bench space
- Spacious open plan living downstairs combines wonderfully with additional lounge upstairs
- Impressive entry with void captures both light and breezes
- Maintenance free outdoor area, fully fenced with water tank
- Carefree freehold ownership.

To arrange a private inspection call us today.

When I last wrote of our building adventures, all we had was a design. Today we have a home in the making.

Right from the beginning Janet and I weren't in a rush to build. The most important aspect of this home was getting the design and atmosphere right. Our long suffering architect, come builder, come counsellor Rick Herden, displayed the patience of a saint as we went back and forth tweaking certain aspects of the design to suit our overall desire to build a warehouse inside a house. For us it was all about creating voluminous space.

After taking so much time getting the design right, it's been amazing to see things come out of the ground so quickly. One minute we had the concrete carcass of the pool installed, the next it was a slab then suddenly our block walls began to emerge. Over the weekends that venture out to see the progress our excitement grew and grew. Admittedly, there was also a great sense of relief upon being able to stand within the living area to see that what we had imagine and seen in the drawings actually delivery in real life.

At this point we must make special mention of some very accommodating people, our next door neighbors. For as you can see in the image to the right, to build our eastern boundary wall, our builders had to erect scaffolding along the full length of their home. There was no hesitation in their agreement to have their own newly built home turned into a construction site for a number of weeks. We cannot thank them enough, and it shows the great sense of community within Sunshine Cove.



Whilst we saw Sunshine Cove as much a move in lifestyle terms, it was also a lifestyle solution. With our children grown up and neither of us having that much interest in gardens and maintenance, we wanted a maintenance free home life. The building allotment though smaller than what we have been used to has given us the opportunity to design a home with the room and space of a family home without having to have a huge backyard to take care of. Yet if we feel the urge to roll in the grass we have acres of it just a short walk along the boardwalk. Brilliant really.

Within a couple of weeks we will have the roof on and I believe a reason to buy a carton of beer for Rick and his boys. The timber framing, the skeleton of our home, will provide us with an even greater appreciation of how the interior layout flows across the three levels.

Our next ' progress ' trip will no doubt reveal more of the our dream home in the making, and both Janet and I can't wait for it.

For further information contact:


Scott: 0402 079 271
scott@sunshinecoverealty.com

Penny: 0434 006 144
penny@sunshinecoverealty.com

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



Coolum. Still as beautiful as ever.



In just an easy 20 minutes drive from Sunshine Cove you can be taking in the sights of one of Queensland's most cherished family holiday destinations. The very relaxed, and very seaside town of Coolum. With a landscape dominated by Mount Coolum, this town derived its name from the from the Aboriginal word 'gulum' or 'kulum' meaning 'blunt' or 'headless'. This is assumed to refer to the shape of Mount Coolum, which has no peak. If you are feeling a little more energetic there's also a half hour bush walk that winds its way up Mount Coolum to reveal wondrous views.

Generations of Australian families have made the annual holiday trek here because quite simply, it is one of the most picturesque stretches along the Sunshine Coast. A mix of white sandy beaches

and high craggy cliff faces, the Coolum environs offers something for everyone, but mostly one of the most relaxed places to spend a few hours, a few days or indeed a lifetime.

Surfers too revere Coolum for its breaks. A walk along its meandering coastline boardwalk soon reveals swarms of surfers waiting to take advantage of a set within the many coves and inlets along the Coolum coastline.

There's such a big reward for such a short drive, and be sure for enjoy a tasty lunch or dinner at the Coolum Surf Club which commands spectacular view of the Coolum foreshore from its beach side position. So where are you off to this weekend?