

SHINE

SUNSHINE COVE

Spring 2015



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Awarded Qld's Best Small Lot Design, this Undara home showcases some very smart thinking.



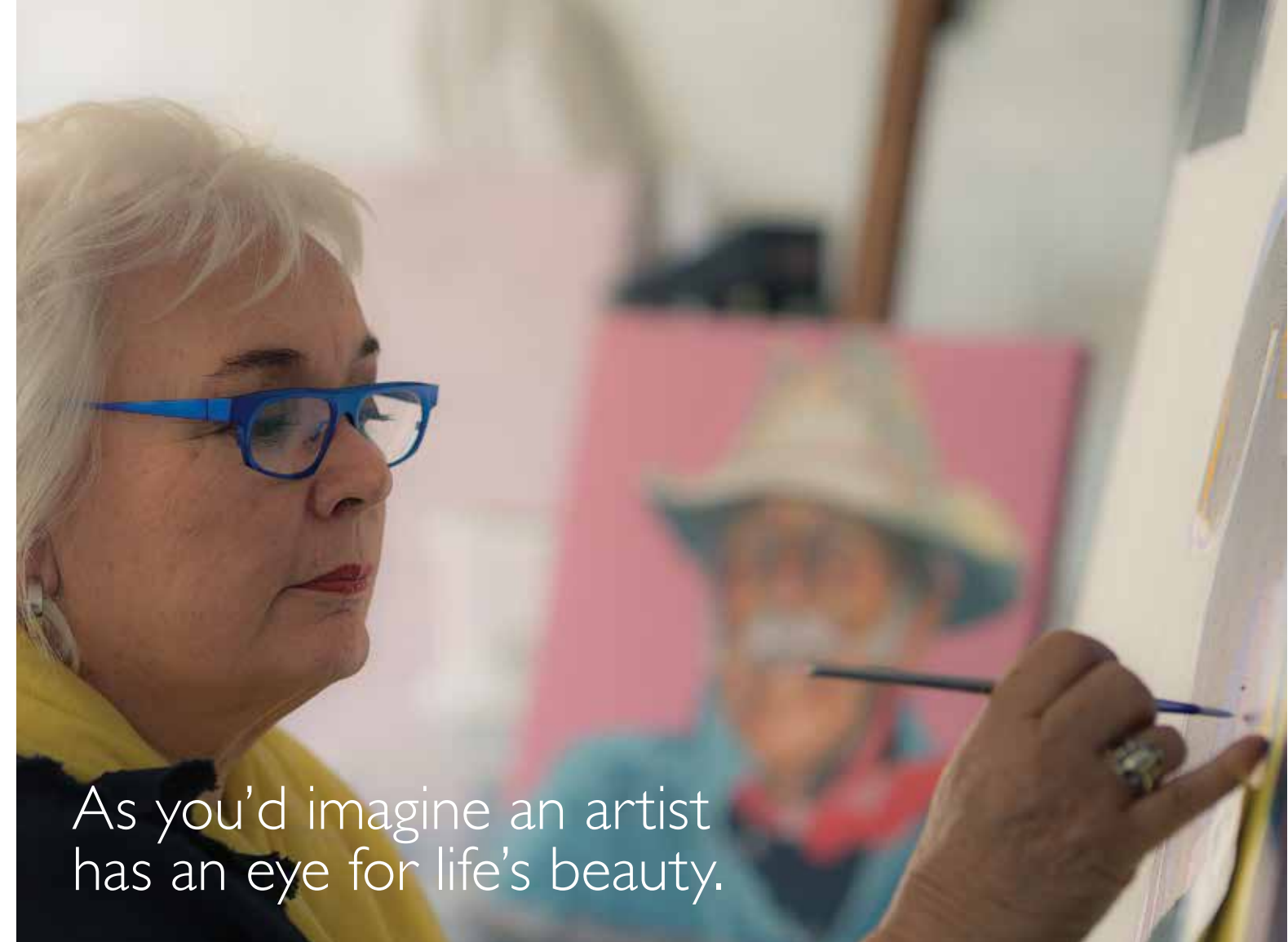
People are constantly amazed at just how much usable living area can be achieved within a small lot home. Henriette Werner of Principal Plans proved this point again when she was awarded the Sunshine Coast Regional Design Award for "Best Small Lot Design" by the Building Design Association of Queensland.

Henriette's innovative design then went on to achieve similar recognition at the state awards by winning the same design category. Quite an achievement.

The owners were keen to ensure that the home reached its optimum living space, designing it from the inside out to fulfil the full potential of its double zero lot boundary size of 210 square metres. Careful consideration of the plan layout and building form ensured that natural light permeated throughout the dual level design.

This design went even further in its thoughtfulness to create a strong interior exterior relationship that afforded even more natural light and flow through ventilation. Allocation was also made for an office or fourth bedroom on the ground floor that boasts a separate guest bathroom.

We congratulate the owners, Monooka Homes and Henriette and Principal Plans on their win and look forward to see lots more of their innovative thinking and design come to life within Sunshine Cove.



As you'd imagine an artist has an eye for life's beauty.



So when asked what had attracted artist Ida Montague to make her home at Sunshine Cove her answer was as simple and clear as the imagery she portrays on canvas. The environment. The lake and bush views and of course the bird life, it's so very tranquil here yet you still have all the practical things literally 'just around the corner'.

Ida Montague's life reads like a good novel. Born in Denmark, Ida travelled to Australia to become an opal and gem merchant in Sydney. Later the story line twists to see Ida as a cattle exporter's wife and business partner in Far North Queensland. It is this rich tapestry that enables her to draw on a number of perspectives to bring a refreshing Scandinavian perspective to her paintings of Australian life.

As an artist Ida's Danish heritage is reflected in the clear lines, attention to detail and fascinating mix of robust colour that produces vibrant pieces in which we recognise revitalised but still iconic Australian subject matter. The human face, a game of polo or the cattlemen of the north.

After securing the sale of her Buderim home last year, Ida looked at various options, with her main aim being to downsize. Toowoomba was considered as was inner Brisbane however it was a fortuitous click of a mouse on realestate.com.au that captured Ida's gaze. A terrace home at Sunshine Cove, the first property she saw and the one Ida bought.

The home's spacious setting between the beach and the hinterland was the initial attraction, looking further however, Ida recognised it was a very practical location as it also provided easy access to life's day to day requirements. Leading a very busy life the homes

low maintenance aspects held an attraction and the fact that it was freehold made it perfect.

Ida Montague BVA (Hons) is currently represented at La Verandah, The Design Centre, Douglas Street, Milton, Brisbane, Queensland Art on Cairncross Gallery, Maleny. Or you can visit Ida's website at www.idamontague.com



This home is now available for sale to arrange a viewing contact:

Scott: 0402 079 271
scott@sunshinecoverealty.com





Garry Crick makes way for 'Das Auto'

Maroochy Boulevard wins over another European dealership

Since founded in 1995, the name Garry Crick has become synonymous with new car dealerships along the Sunshine Coast and indeed right throughout Queensland.

Today the Garry Crick Auto Group comprises 12 dealerships, employing over 540 people from within local communities to represent some 27 new car brands. Though one brand in particular, Volkswagen is about to get a brand new dealership presence right here on the Sunshine Coast.

Situated diagonally opposite that other great German marque Mercedes Benz along Maroochy Boulevard Gary Crick's new 4472 m2 VW dealership will offer VW aficionados the very latest in models, service facilities and technology right in the heart of Maroochydhore at Sunshine Cove.

Having such great access to the Sunshine Motorway will mean that the Crick Auto Group go on to ensure everyone "drives away happy in their VW". Visit cricks.com.au for further detail.



AUSMAR Homes builds itself a new home at Sunshine Cove



AUSMAR is building a 'state of the art' new home buyer's experience centre along Maroochydhore Boulevard the likes of which is usually only ever experienced by those purchasing a luxury car.

When complete, customers will be able to view, touch and feel virtually every component that could be included within their new AUSMAR home. There has never been anything quite like this experience outside of a capital city.

"We are looking to provide prospective home owners with an experience like no other. Understanding that most people are time poor, we will make everything available within one, easy to walk through environment where they can view functioning product displays and select what they desire in a totally relaxed, pressure free atmosphere."

As you would expect from one of Australia's leading builders the complex itself has been developed to achieve maximum efficiency and minimal energy usage. The interior space has been thoughtfully designed and decorated by one of Brisbane's most awarded interior designers. And for those who enjoy a moment of tranquillity the complex will also include its own Cafe.

The centre's ground floor will host a full product display and selection centre with a separate home design and sales customer lounge. Up on level one, you'll find AUSMAR's new HQ.

Accessibility was also a key consideration, ensuring that everyone, including those with a disability could access all areas of the building

via lift access. A large proportion of the area at the rear ensures ample off street parking for both staff and clients.

AUSMAR chose the Sunshine Cove's Commercial precinct because of its close proximity to Maroochydhore's existing facilities and the fact that this business hub will soon become part of the Maroochydhore's new CBD. The Boulevard's excellent traffic exposure likewise added to this being the perfect AUSMAR base.

Construction starts mid-October with a view to being operational in March 2016 which will see it open to the public 7 days a week.

For further information visit their website at ausmarhomes.com.au or call them on 1800 AUSMAR.



HOUSE & LAND PACKAGES AND LAND FOR SALE



A great value home with style
5 Serenity Circuit
Sarina Precinct

\$569,000

3 2 2.5

Award winning home
8 Undara Street
Savannah Precinct

\$635,000

4 2 3

Loads of lifestyle living here
3 Serenity Circuit
Sarina Precinct

\$565,000

3 2 2.5

Larger family home
20 Forsayth Lane
Savannah Precinct

\$595,000

4 2 2.5



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

- Great sized main bedroom with large walk in robe, ensuite and balcony overlooking the park.
- Two other bedrooms upstairs, each with fans and robes.
- Well designed kitchen with plenty of cupboard space and walk in pantry. Caesarstone bench tops, 900mm stand alone, gas cook top and stainless steel dishwasher.
- Open plan living downstairs with timber floors throughout, plus second lounge upstairs.
- Large undercover alfresco area out back, north facing fully landscaped backyard.
- Split system air conditioning, and ceiling fans on both levels for year round comfort.
- Carefree freehold ownership

Twice awarded Queensland's Best Small Lot Design, this spectacular home creates the perfect interior exterior living balance.

- Thoughtful design showers both levels of this home with loads of natural light and airy ventilation throughout.
- Second level has master & ensuite plus two more bedrooms, each with built in robes. A fourth bedroom, or office is situated on the ground floor with separate guest bathroom.
- Stone features throughout the kitchen, bathrooms and ensuite, plus LED lighting point to the high quality finishes used.
- Appliances by Hafele include oven, induction cooktop, fully integrated dishwasher and dual zone wine fridge. Perfect for the entertainer.
- Fully ducted, Samsung zoned air conditioning with dual control provides year round living comfort.
- Carefree, freehold ownership.

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

- Large, upper level main bedroom features large walk in robe and private ensuite. Two more bedrooms upstairs each with fans and robes.
- Walk in pantry, stone bench tops, 600mm under bench oven and gas cook top with stainless steel dishwasher. Plenty of cupboard and bench space.
- Spacious open plan living area downstairs. Second lounge or media room upstairs. Large north facing alfresco area at rear designed for entertaining and year round living.
- Split system air conditioning to both levels & fans for year round comfort.
- 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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**SUNSHINE COVE
REALTY**



FALL IN LOVE THIS WEEKEND.

From the beginning of the planning stage, we knew the release of our latest Mackenzie Precinct would be special. It offered the largest variety of waterfront, parkfront and laneway terrace allotments we've ever had to offer.

And it seems that many people agreed with us. So much so, that if you come out to view what's for sale now we'll also be showing you lots, and lots of SOLD stickers right across the Mackenzie Precinct sales plan.

It's been great seeing so many people buy into our dream of building an urban, lifestyle community. And with north facing freehold water

allotment from \$342k or dry blocks priced from just \$240k it's little wonder the homesites have literally been walking out the door. Thankfully for the moment, you still have some great opportunities to make the best of our brilliant coastal lifestyle.

Living on waterfront isn't a dream, it's well within your reach at Sunshine Cove and you can live it... right in the heart of Maroochydore.

If you'd like to understand how it feels to love where you live, come take a look at Sunshine Cove's Mackenzie Precinct.

However, best not wait too long.

SUNSHINE COVE DEVELOPMENT UPDATE

Whilst not yet open to the public, our first vehicular bridge across to our western precincts is finally complete. And with the bulk earth works of Mackenzie likewise now finalised, civil construction within Mackenzie is in full flight and we are seeing services being rolled out throughout the precinct and due for completion prior to Christmas.

Landscaping is scheduled to begin late November which is when Mackenzie will really begin to blossom. Its network of pathways and

parklands will meander throughout the precinct bringing it and the lakeside together as one stunning green space.

If all goes to plan we will be in a position to see titles being issued around late December, which will signify the commencement of a hive of new home building activity in the new year.

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.