

Kenilworth A Town Rich In History And Cafes.



Sometime in the near future do yourself a favour and head out over the mountains and into Kenilworth. Quite apart from the beautiful scenery you will discover along the way, the delights of Kenilworth's cafes and restaurants will be reward enough in itself. A small town with a big heart, Kenilworth has a population of less than 300. Situated in the stunning upper Mary Valley Country, behind the Blackall Range it will only take 50 minutes to drive there from the coast.

Even today you can still tell the town revels in 1920's heritage. Each building along its main street reflects a bygone era of colonial style and charm. For a more in depth interest you can drop into Kenilworth's historical museum. Or for a more casual view, you'll find an eclectic range of shops, art galleries and of course the sumptuous cheese, yoghurt and ice-cream at Kenilworth Cheese factory.

Builders. Who needs them?

Well actually, we did.

Having decided it was time to find a place where we could start to live a little more and maybe even work a little less, it was down to where. After many long discussions centering around our favourite places, my wife Janet and I decided upon Maroochydore. Its connectivity to Brisbane meant commuting was possible, yet it still offered a near perfect portal to the best of the coastal lifestyle.

Janet had always longed to live with a view over water, however not being graced with untold wealth, we needed to find a place that delivered the dream without gouging a black hole in our dream home budget.

Having assisted in the promotion of Sunshine Cove for many years, I was well aware of what the development had to offer and the plans for its future. So investment wise I felt secure. Janet however had not had the same exposure, so we took some time to look over the development before extending our survey to Maroochydore, the beaches (of course) and the hinterland. I had Janet at 'water view'. Our trek around the local area confirmed that location wise, it had all we had come to expect of our lifestyle in Brisbane, but at a much more relaxed pace.

Now we had settled on a block overlooking the lake, it was time to talk to builders.

With some fairly set ideas on the type of home we wanted, I knew that we needed to seek out a builder who not only had their head around Sunshine Cove's urban styling, but one who would also be accepting of our ideas for our home. I had seen the results that Wright Signature Homes had achieved in their design and building of the Sunshine Cove display home, so Rick Herden was our first port of call.

Surprisingly Rick has been our only point of call and here's why. He has the patience of a saint. You see this is to be our first 'new' home. Every one we have owned to date has been something of a stepping stone. And if you've ever renovated an old Queenslander you'd appreciate the fact that Queenslanders are great, and even better when left as they were meant to be. However, here we would have the opportunity to start from scratch, finally our creative freedom was within sight.

Our desired styling was converted warehouse. High ceilings, lots of space, as few walls as possible, lots of glass and concrete finishes. Sounded simple to us. Obviously space isn't expensive. I have now learnt that the reality of building costs comes down to floor space. And in what we wanted we had earmarked several football fields of floor space.

Rick on the other hand, had experience and design talent on his side and over a few delightful sketches, slowly carved away the unnecessary, to reveal a home that both Janet and I are not only happy with, but excited about. Warehouse yes. Football field no.

HOUSE & LAND FOR SALE



15 Amity Avenue
Moreton Precinct
\$590,000
4 2 3



Built by highly awarded, Wright Signature Homes, on a large allotment it comes with many high quality extras.

- Four bedrooms upstairs, main with balcony, generous ensuite and great sized WIR
- Separate office or guest room downstairs with ensuite
- Ducted air-conditioning throughout and ceiling fans
- 2700mm ceilings downstairs, 2550mm upstairs
- Separate living and dining downstairs with living upstairs
- Quality stone bench tops, SMEG gas cooktop, oven, range-hood & dishwasher with Oliveri sink
- Great north facing outdoor entertaining area
- Feature fish pond in landscaped garden
- Freehold ownership
- Call today to inspect



15 Serenity Circuit
Sarina Precinct
\$550,000
3 2 2.5



Designed with exacting detail to be an entertainer's dream. Make the most of your indoor outdoor coastal lifestyle.

- Main bedroom with WIR, ensuite and private balcony
- All bedrooms upstairs with generous robe space
- Large living, dining and kitchen with well designed undercover patio and great sized sitting room upstairs
- Galley kitchen complete with stone bench-tops, 900mm stand alone gas cooker and electric oven and dishwasher
- Split system air conditioning up and down stairs for comfortable year round living
- Beautiful salt water pool with timber deck, glass pool fence and landscaped gardens
- External access to rear + garden shed
- Carefree freehold ownership

SHINE

SUNSHINE COVE

Sept 2013

Get ready for perfect Spring weather



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Savannah jumps off the drawing board and bursts into life.

After months and months of rain, work on our latest precinct Savannah reveals the true magnificence of Sunshine Cove's lakeside plan.

Looking at the Savannah Precinct 'on the plan' has impressed many visitors to Sunshine Cove since its launch. In fact so much so that over 50% of all available allotments have already been placed under contract. However, it has only been over the last few weeks, as the heavy earth moving equipment worked their magic to uncover its streetscapes and parklands, that Savannah has truly burst into life. Even our urban planners have been surprised at how beautiful an environment Savannah is becoming.

With its prime location overlooking the Sunshine Cove lake, many Savannah allotments will enjoy views to the lake, and up to Buderim.

Of course, our prized direct waterfront allotments present magnificent opportunities for some homes however, they have been limited to just 12 blocks within Savannah to make room for the Esplanade. We envisage some fabulous homes being built along Savannah's Esplanade, taking full advantage of their waterview outlook.

The inclusion of the large Savannah parks have seen rise to some new and exciting parkside allotments within the Sunshine Cove community. There will also be several spectacular, parkside 'waterview' homesites, offering the best of both worlds. The position and aspect of these blocks will make for stunning homes, as even after completion, these homes will maintain their water views.

There are now just a handful of our waterview terraces left, offering a stunning position and aspect over looking the water. And with pricing of these lots commences from just \$285,000, its easy to see why so many people have taken the time out to visit our Display Centre.

If by chance waterfront isn't your cup of tea, out of the 40 lots available within the Savannah Precinct, we have three different freehold land types with pricing beginning at just \$185,000.

At present we are selling off the plan, titles for these blocks are expected before the end of the year allowing you plenty of time to engage the perfect builder, to design and construct the Sunshine Cove home of your dreams.



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 Maroochydore Qld 4558

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Real life learning environment created when Sunshine Coast Uni drop in.



Stuart Marsay, Course lecturer

Our university was living up to its motto 'The best of both worlds', when undergraduate students from the Property Economics and Development degree program, paid a visit to Sunshine Cove in Maroochydore.

Stuart Marsay, Course Coordinator and lecturer explained; "It was the philosophy of the university to create a learning environment which allowed our students to experience in a real life environment what is taught in lectures. Allowing the students a greater understanding of their course subject matter, by first hand experience and access to the professional disciplines to which they aspire." Marsay went on to say, "There is no better place to get an understanding of the procurement/construction methods of a developer, than to visit the development and interact with site staff". The students are given assignments, as individuals and in

groups, based around the developers activities, this creates an environment where the students have to investigate and evaluate activities on site against what is taught. Sunshine Cove is an ideal urban destination for the students to visit, as the project staff are both helpful and knowledgeable. The students appreciate access to projects of such complexity, it is considered essential in the learning process.

Glen Cassidy, Development Manager Sunshine Cove added; "Sunshine Cove was delighted to partner with the University to provide a current and active example of property economics and the development business within the Sunshine Coast. The students were provided with an overview of the residential and commercial development of Sunshine Cove. It was great to answer their questions concerning the operations of the site, interaction with house builders and surviving modern financial challenges. The success of Sunshine Cove and the emergence of a new community are some of the aspects we are very proud of and eager to share."



What a difference 'community' brings.

Walking along the lakeside boardwalks and streets of Sunshine Cove every day, it sometimes takes a moment of reflection to see what has emerged. Whilst recently photographing a newly completed home within the Sarina Precinct, we had time to stand back and look at how things have blossomed. With the recent burst of good weather pushing the growth of the landscaping along with our residents now settled into their new homes, transforming the look of Sarina. It really is as pretty as a postcard!

Ryan Homes gains recognition for luxury north facing, waterfront homes.

Ryan Designer Homes have been recognised with a major award for the best low-rise multi-residential home at the 2013 Master Builders Awards. The highly coveted award is for the design and construction of two houses at 34 & 36 Sunrise Drive, Sunshine Cove.

Engaged by Living Choice Australia, Pat and Patrina Ryan drew from a rich palate of minimalist and resort style architecture for their creation of these two brilliant homes, incorporating a cache of unique materials and ideas.

Designed by renowned architect Frank Raadshelders both homes reflect the coastal lifestyle by capturing the flow of cross breezes and the northerly sun and light.

Boasting all the luxuries and finishes usually reserved for high end penthouse living, both homes hold one firm advantage, they are freehold properties and as such there are no Body Corporate or fees.

Designed specifically for a relaxed urban lifestyle, each home features four bedrooms plus a study, dual living areas along with wonderful, north facing waterfront entertaining areas and individual swimming pools right in the heart of Maroochydore.

Both homes are now available for sale by private negotiation along with 13 other stunning north facing waterfront Brighton Precinct allotments.

A private viewing can be arranged by contact...
Scott: 0402 079 271 or Penny: 0434 006 144



Major award for ADCO's landmark project.

The Master Builders Association's Sunshine Coast, Project of the Year was awarded to ADCO Constructions for its development of the Maroochydore Homemaker Centre. Award judges recognised the very high standard in the completion and indeed in the complexity of the project achieved by ADCO when awarding the Maroochydore Homemaker Centre, the winner of the 2013 Master Builders Sunshine Coast Project of the Year. The Maroochydore Homemaker Centre also won the award for Retail Facilities over \$5 million category.

Unlike traditional large format retail centres, the Maroochydore Homemaker Centre is completely enclosed and integrated, providing shoppers with upmarket mall style experience. A workforce consisting of many local Sunshine Coast contractors exhibited superb attention to detail and this is reflected in the obvious quality of finish achieved throughout. In particular the coffered ceilings, continuous frameless shop front glazing and terrazzo flooring give the centre a high-class market feel.

Centre Managers, McKenzie Hall recently earmarked the impending first year birthday of the centre as even more reason to celebrate. Retailers and Centre Management alike, will be coming together to celebrate a fantastic first twelve months, later in the year, with a big party along with some very enticing specials and great competitions on the card for shoppers.

