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inside

NOOSA PROPERTY

DOWLING & NEYLAN
SINCE 1976
REAL ESTATE



Welcome to our Spring edition of 'inside Noosa Property'

Spring is in the air and with it comes a lift in buyer sentiment.

There has been a real increase in buyer enquiry since May & sales are occurring right across the greater Noosa area. Savvy investors are recognizing the incredible value on offer in some of Noosa's best locations and they are taking action.

There was a time when many people found themselves priced out of Noosa's most sought after locations & now they are feeling they have a second chance. For those that understand the real value of the Noosa environment, it's unique lifestyle and true rarity amongst the world's favourite destinations, now is their chance to secure their preferred lifestyle property or retirement haven.

Our Spring Auctions offer excellent opportunities for buyers and we expect a vigorous response from a large number of people who have been waiting to act.

Kind regards,

Dan Neylan
Principal
0412 764 370

To receive regular copies of Inside Noosa Property please email info@dowlingneylan.com.au to subscribe

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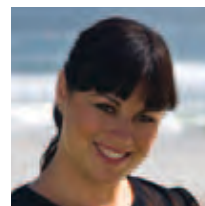
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Sales Administrator



Noosa Waters | 18 The Anchorage

PRICED TO SELL QUICKLY - NORTH FACING WITH GREAT VIEWS

In one of Noosa's most highly regarded streets & boasting an ideal north facing position this appealing Mediterranean style home will provide you with a very unique opportunity to enter this esteemed precinct

- | Superbly finished throughout in the very highest quality
- | 3 generous bedrooms, a home office & library or Media room
- | Central pool area and meticulously manicured grounds
- | Impressive views from spacious living & opulent master bedroom
- | Gourmet kitchen has stone bench tops & European appliances
- | DLUG with storage, ducted air, vacuum maid & established jetty

Style & elegance best describes this exquisite home located just a level walk or short boat trip to the picturesque foreshore of the stunning Noosa River. A must see property

3/4 3 2

Price

| \$2.45 Million

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosa Springs | 747 The Palms

LUXURIOUS HOME IN GOLFING PARADISE – FIRB APPLICABLE

This exceptional home is designed by Stephen Kidd & built by 'Cobb Constructions' to maximize light, space and privacy in one of Noosa's most exclusive enclaves

- | Brand new home would suit foreign investors
- | Downstairs living area & media room flow outdoors
- | Sundrenched resort style pool on northern side

- | Generous master bedroom on ground level
- | Stunning kitchen with top grade finishes
- | Reserve to lake front with filtered water views

One of Noosa Springs most exclusive homes; this is a truly enviable lifestyle for any golfing enthusiast with the added benefit of 24 hour gated security

4 4 2

Price

| Auction

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosa Heads | Unit 7 'Noosa Harbour' 6 Quamby Place

DECEASED ESTATE AUCTION

Step out of your apartment & on to your own pristine beach

- | Views northward across widest part of the river
- | Ground floor position
- | Easy 15 flat minute walk to Hastings St
- Absolute river front position
- | Refurbished 5 star resort complex
- | 1 minute walk to restaurants
- | Security under cover parking



Price

| Auction

Contact

| Luke Chen

0417 600 840



Noosa Waters | 16 The Peninsula

LARGE HOME, OUTSTANDING POSITION & SUPERB VIEWS

This spacious home boasts magnificent long water views in one of Noosa Waters' most sought after streets

- | Large master suite has water views and private deck
- | Bright and spacious with formal and casual living
- | Generous home office or extra bedroom
- | Covered entertainer's deck overlooks the water
- | Sundrenched lap pool runs down north boundary
- | Large double garage with extra storage

With easy boating access from your established jetty you can enjoy the relaxed lifestyle of this prestigious residential enclave

4 2 2

Price

| Auction

Contact

| Scott Cowley 0414 544 420

| Dan Neylan 0412 764 370



Noosa Waters | 5 Seahorse Place

LUXURY WATERFRONT HOME DESIGNED FOR EASY LIVING

Very private, very spacious & very high quality are the best ways to describe this masterpiece on Noosa Waters

- | Master suite opens seamlessly to spectacular water views
- | Spacious floor plan extends across large block
- | Travertine tiled living spills onto generous covered deck by the water
- | C-bus controlled lighting, blinds, windows & ducted air
- | Central & private pool surrounded by lush established gardens
- | Huge three bay garage for storage for the extra toys

Quality is evident throughout with a granite paved driveway, travertine floors, temperature controlled wine cellar, suspended concrete slab and so much more

3/4 2 3

Price

| \$2.1 Million

Contact

| Scott Cowley 0414 544 420

| Dan Neylan 0412 764 370



Noosa Waters | 62 Saltwater Avenue

IMMACULATE WATERFRONT HOME

Superb home situated on a wide section of water with outstand views down a long arm of the canal

- | Large 4 bedroom home with 2 ½ bathrooms
- | Fully equipped wet bar with dishwasher & wine fridge
- | Large covered entertaining area overlooks pool & canal front
- | Formal & casual living areas plus a loft retreat & study
- | Kitchen has granite bench's, two-pac cabinets & Miele appliances
- | Master suite incl. parent's retreat, ensuite & private deck

So close to the shops & restaurants of Noosaville this stylish abode is beautifully finished & ready for you to enjoy its relaxed lifestyle

4 2.5 3

Price

| \$1.995 Million

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Riverside Noosaville | 27 James Street

NEW GENERATION ENERGY EFFICIENT HOME

Located a short stroll to Noosa river and designed for easy care living, this divine home will impress on many different levels

- | Solar power feeding the grid and attracting power rebates
- | Low allergenic flooring and good cross ventilation
- | Generous bedrooms, large study and ample storage
- | Low energy lighting and solar hot water
- | C-Bus control throughout including Sonos music system
- | Practical open plan with multiple living areas

Now offered at exceptional value, this energy efficient home is intelligently designed and situated in Noosaville's most sought after street

3 2.5 2

Price

| \$1.95 Million

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosaville | 110 Hilton Tce

RIVERSIDE QUEENSLANDER ON 1,093M² ALLOTMENT

Overlooking parkland that fronts the Noosa River this original Queenslander is situated on a large parcel land & has unit development potential

- Ideal north aspect overlooking Chaplin Park
- 4 bedroom Queenslander provides an income
- Would also make a fantastic site for a new luxury home
- Attractive views across to the river
- Huge 1,093m² site can take large duplex apartments
- Central location; walk to everything Noosaville has to offer

With multiple development options this is undoubtedly a unique proposition for those looking for a unique property in this area



Price

I \$1.25 Million

Contact

I Scott Cowley 0414 544 420
I Dan Neylan 0412 764 370



Noosaville | 13 Laburnum Crescent

RIVERSIDE COTTAGE - QUIET LOCATION

This original cottage is ideal to leave permanently rented or spruce it up as your Noosa weekender

- Consistent re-development around the area
- Ideal to secure and enjoy, build your retirement property in the coming years
- Walk to Noosa River and Noosaville shopping
- 531m² block, chance of some water views
- Located in one of Noosa's hottest growth areas
- Well priced in line with recent sales

Now is the time to secure these prime locations at an exceptional price



Price

I Auction

Contact

I Scott Cowley 0414 544 420
I Dan Neylan 0412 764 370



Little Cove | Unit 9 Little Cove Townhouses, 14 Pandanus St

PEACEFUL STREET JUST BEHIND THE BEACH

2 2 1

Only 12 townhouses on a unique 1 acre site beside the National Park

- | Smartly renovated townhouse
- | Sunny North aspect across the grounds
- | 2 minute walk to the beach
- | Walking track through National Park across the road
- | Rare private lock-up garage
- | Very quiet, restful location

Sought after complex – rarely available for sale

Price

| Auction

Contact

| Luke Chen 0417 600 840



Noosa Sound | Unit 17 Noosa Shores, 86 Noosa Pde

NO BUILDINGS IN YOUR VIEW

2 1 1

Gorgeous outlook along the canal and towards Noosa Hill

- | Views across wide expanse of Noosa River
- | Adjacent to 'Ricky's' and 'Wasabi' restaurants
- | Convenience store across the adjacent park
- | 2 pontoon jetties on site
- | Sparkling river side pool and BBQ area
- | Significant refurbishments over recent years have created a 'new' resort

Where can we see a North facing waterfront unit for sale at this price?

Price

| \$695,000

Contact

| Luke Chen 0417 600 840



Noosa Sound | Unit 13 'Noosa Pacific' 24 Munna Crescent

SUNNY NORTH-FACING APARTMENT

2 2 1

Absolute waterfront with sweeping river views

- | Beautifully renovated and stylishly furnished
- | Very rare security lift access to your door
- | Easy flat walk to restaurants
- | Stunning riverside swimming pool
- | Security car parking
- | Decks open from lounge and both bedrooms

For the moment, market conditions are dangling these prestige properties within your reach

Price

| \$1.090 Million

Contact

| Luke Chen 0417 600 840



Noosa Heads | Unit 4 'Noosa Crest' 2 Noosa Drive

VIEWS OVER LAGUNA BAY AND HASTINGS STREET LIGHTS

3 2 1

"Buyers Market" conditions create exceptional buying

- | Perched just behind Hastings Streets' restaurants and shopping
- | Expansive living space open to sunny deck
- | Perfect north aspect
- | Swimming pools and tennis court on site
- | 5 minute walk Main Beach on private boardwalk
- | Fully furnished and ready for holidays

Compare this value with any 3 bedroom apartment this close to Hastings Street

Price

| \$770,000

Contact

| Luke Chen 0417 600 840



Noosa Heads | Penthouse 21 'Riverlight' Settlers Cove

LUXURY AND OPULENCE....LIVE THE DREAM!

This prestigious penthouse is located in the multi award winning Settlers Cove development offering exceptional quality, facilities and privacy

- | Spacious 292m² internal living with high feature ceilings
- | North facing, 68m² covered balcony plus a 32m² roof top terrace
- | All bedrooms ensuited, white water ocean views
- | Gourmet indoor/outdoor kitchens, scullery, & walk in pantry
- | 'Flow through' floor plan, dedicated media room, home office
- | Pet friendly complex, lift access, secure gated entry

This penthouse offers a premium lifestyle experience in a pet friendly environment, plus the security and privacy owners value so highly. This is the property that most people simply dream about

3 3.5 3

Price

| \$3.15 Million

Contact

| Marcus Bengtsson 0408 230 011

| Julie Bengtsson 0418 980 247



Noosa Heads | Unit 5 'Noosa Apartments' 43 Noosa Parade

THREE BEDROOM APARTMENT NEAR HASTINGS STREET

Relax in this charming unit. Beautifully presented and superbly positioned for easy access to Noosa's beach, cafes, restaurants and lifestyle

- | Fully equipped and furnished for long, comfortable visits
- | High ceilings, spacious living, large balcony
- | Light, bright, open plan
- | Water views, opposite Ravenwood Park & the Noosa River
- | Pool and spa
- | Excellent on site management

This lifestyle unit offers the winning combination of a great location, professional on-site management and it is situated in a small complex. The owners have bought another Noosa property and need to sell this fabulous unit

3 2 1

Price

| Auction

Contact

| Marcus Bengtsson 0408 230 011

| Julie Bengtsson 0418 980 247



Noosa Waters | 184 Shorehaven Drive

PRESTIGIOUS FAMILY LIVING & WORK FROM HOME OPTION

Luxury living with room for all the family and only minutes to Noosa River!

- | Private 1169m² block with electronic security gates
- | Large office with private entry
- | 2 x 2 car garage & side access for boat / caravan
- | Modern, contemporary & in excellent condition
- | Large pool & covered outdoor living
- | Walking distance to Noosa River

This centrally positioned property is perfect for buyers looking for quality and space, separate living, room for all the toys and work from home opportunities

5 2.5 4

Price

| \$850,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Tewantin | 3 Murdock Court

SOPHISTICATED LIVING FOR YOU & THE KIDS

Luxurious home in family friendly neighbourhood - only 5 minutes to Noosa Civic shopping precinct

- | As new 4 year old home - split level design
- | Large 824m² elevated block
- | Sumptuous parents retreat with luxury finishes
- | Several living areas – room for everyone
- | Modern kitchen with state of art appliances
- | Contemporary, open plan design

This functional home offers large living areas and a fantastic games/rumpus room for the kids

4 2 2

Price

| \$650,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosaville | Unit 12 'Sonoma' 161 Gympie Tce

STUNNING SONOMA ON NOOSA RIVER

Modern waterfront living is easy in this fully detached riverfront residence - Great lock up & leave

- | Situated opposite the magnificent Noosa River
- | Modern fixtures and finishes throughout
- | Private and secure gated complex
- | Luxury master suite with private outdoor spa
- | Stroll to fabulous restaurants and cafes
- | Travertine floors and stone benches

Enjoy the shared pool and BBQ area with friends and family – reflecting the best in riverfront living

3 2.5 2

Price

| \$995,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosaville | Unit 5 'Riverhaven', 7 Russell Street

VENDOR COMMITTED ELSEWHERE - NEEDS SALE

Perfect weekender or place to call home with generous living areas just a cricket pitch from Noosa river

- | Extra spacious living with separate family room
- | Situated only 30 steps from Noosa river with scenic views
- | Northern aspect in tranquil setting with stately gums
- | Two generous bedrooms each with own bathroom
- | Lofted lock up garage with room for winged up dinghy
- | Complete with sandy swimming beach and a private northern aspect

This apartment is in a small award winning complex of just seven apartments with a private pool oasis at the rear

2 2 1

Price

| Auction

Contact

| Rod Baker 0418 708 545



Noosa Heads | 49 Allambi Terrace

PERFECT DOWNSIZER FULL OF CHARACTER!

This beautifully finished home with polished timber floors is located just footsteps from Noosa Junction & Hastings Street

- | Walk to everything Noosa has to offer
- | High level of privacy inside and out
- | Resort style swimming pool
- | Ultra motivated vendors committed elsewhere
- | Highly regarded street
- | Perfect design for all seasons

The house has an extremely welcoming feel throughout with French bi-fold doors/windows.

3 2 2

Price

| \$665,000

Contact

| Robbie Neller 0417 381 462



Peregian Beach | 1/4 Stint Street

PRIME POSITION WITH SEA VIEWS

Go for a beach walk or fall asleep to the sound of the waves

- | 100m to the sand!
- | Ten minute walk to Peregian Village
- | Fifteen minutes drive to Hastings Street
- | Motivated vendors seeking your offers
- | A true one-of-a-kind beach house
- | Resort style pool in complex

Perfect weekend retreat without the maintenance

4 3 2

Price

| \$745,000

Contact

| Robbie Neller 0417 381 462



Sunshine Beach | 1 Seamist Court

ARCHITECTURAL MASTERPIECE WITH OCEAN VIEWS

This exceptional quality home could not be replaced today at this greatly reduced priced

- | Premium quality - state of the art fixtures & fittings throughout
- | Alfresco entertaining - seamless indoor outdoor living
- | Dual living capabilities - gourmet kitchens - European appliances
- | Gym, wine cellar, workshop & storage room
- | Located in the exclusive Northern pocket of Sunshine Beach
- | Stunning infinity edge pool

Nestled into a natural bushland environment - Neighbouring the renowned Noosa National Park

4 4.5 2

Price

| \$2.45 Million

Contact

| Heather Marshall 0439 969 800



You can have the best of both worlds!



Dowling and Neylan Accommodation manage over 150 properties throughout the Noosa area. Through us, our owners enjoy consistent income from holiday letting, with the ability to have an escape and enjoy their property for themselves

If you're not a current property owner and you regularly enjoy your visits to Noosa, there's never been a better time to secure yourself a fantastic lifestyle investment property at a great price

Our experienced sales agents will guide you through the best options available today, our holiday managers can advise you on how to get the most out of holiday letting

Visit us at 20 Hastings Street, just down from the Sheraton, phone us on [07 5447 3566](tel:0754473566) or discover us online at www.dowlingneylan.com.au

DOWLING & NEYLAN
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REAL ESTATE