

DEVELOPMENT

Residents begin to move into newly completed estate

CONSTRUCTION of the first houses in Eumundi's newest boutique land development, Eumundi 110 is now complete, and excited residents have moved into their gorgeous new homes.

And construction of homes on the estate is set to increase significantly over coming weeks, with the first stage of Eumundi 110 already sold out and the purchasers of those lots already beginning the building process.

It is expected that a wide variety of building styles and materials will be used in the construction of homes at Eumundi 110, with the estates carefully considered design guidelines written to ensure all home plans will 'tread lightly on the land' and maintain a link to the cultural look and feel of Eumundi's existing Township, without restricting a purchaser's ability to build a contemporary home.

Eumundi 110 Sales Representative, Sadie Covati, says the estate's first residents adore their new living environment.

"Our residents are so excited to be part of Eumundi 110 and the charming lifestyle it presents. They all comment on how safe they feel and how clean the community is.

"Every morning you can wake up to views of Mount Cooroy which are quite beautiful and for families moving to Eumundi 110, the local primary school has been a big draw card. They really do love it here," she said.

The surrounding environment will complement many of the homes in Eumundi 110 with a focus of the estate being the lush, green corridor running through its centre.

Over three hectares of the Eumundi 110 site has been dedicated to parkland or drainage reserves, with a wide pallet of endemic trees and wetland planting being undertaken to embellish the natural environment, including establishing new pockets of rainforest.

The Kurrajong Land Release (Stage 2) at Eumundi 110 is now selling, with a range of land options starting from town size home-sites of 700sq m.

For further details on Eumundi 110, contact the Information and Sales Centre on 07 5442 8600 or visit Sadie there on Eumundi Memorial Drive between 10am and 4pm, Saturday to Thursday.

Emporio buyers invest in lifestyle

The residential-commercial village should make time much more productive

By ERLE LEVEY

IT'S an investment in lifestyle, not just an investment in real estate. That's the way Raymond Laird describes his decision to buy an apartment at Emporio.

The first stage of Maroochydore's Sunshine Cove precinct, Emporio is Reed Property Group's 2.3ha mixed-use development site of more than 200 apartments.

Mr Laird, owner of Ginger Browns Hair Salon on Sixth Avenue at Cotton Tree, has been in business 20 years and sees his investment as a means of making the best use of time.

"Most of my time is used up running from one place to another and trying to maintain my lifestyle.

"I love this. You can work from home. Anything you want to do, just go downstairs. There's the gymnasium, shopping, restaurants. Everything is within a five-minute walk, not a 15-minute drive."

Emporio is designed to introduce a mix of quality apartment living with commerce facilities, dining, shops and a fresh food marketplace.

The Maroochy Boulevard site is part of a \$1billion investment by Reed Property group into the 106ha Sunshine Cove precinct.

What appeals about the development to Mr Laird is that it gives an option to spending a day at the beach.

"I want to access it and physically enjoy my life. It's a place to be with friends. An area where they can accomplish everything at one time," Mr Laird said.

"It will have a village feel, a level of familiarity. It's an investment in everything, making time and energy more productive."

Mr Laird said that with the Sunshine Coast becoming busier he was investing long term in a lifestyle while building structure in other parts of his life.

"We are all so busy," he said. "It brings back the thought of what do I want out of life.

"I love the whole thing about looking for the pleasures of life instead of waiting for life to find me. You cannot put a price on that."

Mr Laird said it was important the Sunshine Coast did not lose its identity in suburban sprawl.

"Here, I can get on my bike, use my feet to get where I want. The Sunshine Coast is smart enough as a group and as individuals to recognise this."

He said Emporio offered apartments that



IMPRESSED: Discussing the benefits of the new Emporio development at Maroochydore's Sunshine Cove are barber Raymond Laird (left) and Reed Property Group's Bill Darby

were cheap enough for someone young to get in, but also for older people to live spectacularly.

Reed Property Group's marketing coordinator residential sales, Bill Darby, has been through booms and busts in his 20 years on the Sunshine Coast.

Yet the underlying theme he has noticed is that people want to be here.

"It's a relaxed lifestyle. They want to encourage good relationships, communities.

They do not want to be isolated any more.

Mr Darby said if the intention was to buy into Emporio simply as a capital investment, buyers would have a solid guarantee of a reliable tenant.

"What is planned is changing the economic demographic of the area. A new wave will go through there.

"It's not just about getting in early but visualising where you want to be as a person, not wanting to miss the boat."

Bellflower delivering on affordable land

HOUSING affordability remains a top priority at Investa's Bellflower community at Sippy Downs with a starting price of just \$163,000 for a limited number of lots currently for sale.

Investa's development manager Ashley Nankervis said these blocks remained from the previous Creekside land release and buyers

would need to act quickly to secure what is currently some of the most affordable home-sites on the Sunshine Coast.

"It is clear from a number of the recent land releases which have taken place over the past few months that this is the most affordable land on the Sunshine Coast. It's a great oppor-

tunity for first and second home buyers to purchase at prices which are unlikely to be repeated on the Sunshine Coast," he said.

Mr Nankervis said the Bellflower neighbourhood boasts parks, playgrounds, walkways and the rehabilitated Sippy Creek.

"Bellflower residents also have the added

benefit close proximity to five public and private schools, the University of the Sunshine Coast as well as major employment, shopping and entertainment precincts.

"When you consider the rising cost of living, particularly fuel costs then it is clear that Bellflower has a lot of offer on a number of levels," he said.

Current stock at Bellflower is limited and interested buyers should contact Rhonda Sutton on 1800 550 240 for more information.

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