

NEWS

Emporio brings new life to Coast

THE launch of Reed Property Group's Emporio precinct on Wednesday represents another milestone for the thriving heart of Maroochydore, with the unique development set to redefine the way the Sunshine Coast views community living.

Emporio, the first stage of Maroochydore's Sunshine Cove precinct, will introduce a sophisticated concept that meshes quality apartment living with commerce facilities, dining, shops and a fresh food marketplace – a first for the Sunshine Coast.

Reed Property Group's mixed-use development of more than 200 apartments offers a lifestyle never before seen on the Coast.

The 2.3-hectare site is part of a \$1billion investment by Reed Property Group into the Chardan Development Group's 106-hectare Sunshine Cove community.

Over the next 10 years, Sunshine Cove is destined to become one of the largest community developments in Queensland, creating a new style of urban living. When complete, some 6000 people will live and work within the Sunshine Cove community.

Reed Property Group managing director Ken Reed said this week's launch of Emporio wasn't simply the launch of another new development on the Sunshine Coast.

"The launch represents a significant step in the growth of Maroochydore, the Sunshine Coast's only principal activity centre, with the suburb now the key focus for employment, government services and civic and entertainment facilities for the region."

Emporio is located right in the heart



of what is quickly becoming part of the newly extended CBD of Maroochydore, an area that already boasts significant infrastructure which will only be strengthened by the development of Sunshine Cove and its supporting services and facilities.

Mr Reed is confident Emporio will provide a low maintenance yet high quality lifestyle for residents.

"Emporio is very well positioned in the thick of the action, right on the doorstep of both new services and facilities and substantial existing infrastructure," he said.

"When combined with our quality apartments, dining precinct, undercover car park, fresh food marketplace, water views, open green space and our many resident-only facilities and services, we're confident Emporio

will offer a lifestyle never before experienced on the Sunshine Coast."

The Sunshine Cove vision is already turning into a reality, with Garry Crick Automotive Group's Mercedes Benz dealership under construction and a Harvey Norman Superstore secured for the precinct. In the vicinity, Sunshine Plaza is set to undergo a major expansion in coming years as is the Big Top Shopping Centre, a short walk from the site. The Horton Park Golf Course site is also earmarked for redevelopment.

Residents at Emporio will want for nothing, with a rooftop entertainment area, residents' lounge and theatre, pools, access to high speed fibre-optic broadband, security systems and of course, proximity to cafes, dining, speciality shops, the fresh

food marketplace and the commerce precinct conveniently located in the development.

Reed Property Group marketing coordinator – residential sales Bill Darby said Emporio represents a new way of thinking for property developers such as Reed.

"With entry level one bedroom apartments starting at \$329,900, now there's a credible and affordable option for first home buyers and investors alike looking for a low maintenance yet high quality lifestyle," he said.

"Most importantly, not only will those who purchase at Emporio be investing in their financial future but they will also be investing in their lifestyle."

"This is a competitive marketplace,

with buyers now looking for something better, something different and of course, something affordable, and Emporio delivers on every front."

In addition to the lifestyle and dining elements associated with apartment living at Emporio, Reed will be adding 12,200 square metres of prime commercial space to the Sunshine Coast business scene, to be located in Emporio Place.

With smart design and sustainability in mind, number 8 Emporio Place will house the key commerce building designed to achieve a five-star Green Rating, which is national best practice.

Emporio will be released over three stages and will take three years to complete, with construction set to start in early 2009.



Buderim 18 Nirvana Crescent

Only bidders below \$400k need enquire about this Buderim bargain. The interstate seller is so keen to sell that he has already signed off on the reserve price below \$400,000. If you want to stop the auction and buy now, ring to discuss an offer.

Auction On site Saturday, October 11 at 10am
View Saturday 10-10.30am
Judy Wild 0419 798 905
www.raywhite.com/105193916

Buderim



Cooran 14 Arthys Road

Will Be Sold, Don't Be Disappointed. Don't miss out. If you're looking to get your foot on the property ladder this is the ideal first home. Located at the end of a quiet street on 600m² block of land this timber highset 3 bedroom, 1 bathroom home is for you. Be there!

Auction On site today at 11am
View From 10am prior to auction
Jo Harvey 0404 877 906
www.raywhitenoosaheads.com

Tewantin



Kawana Forest Lot 189 Kurrajong Crescent

- Ideal first home or investment property
- 3 bedrooms main with ensuite - DLUG
- Gourmet kitchen with stainless steel appliances
- Your own plunge pool at rear
- Vendor NEEDS to move so don't miss this one

Sale \$424,000
View Saturday 3-3.45pm
Jackie Marker 0406 995 055
www.raywhitecurrundi.com/105155412

Currundi



Little Mountain 11 Greensboro Place

Strict Instructions - Bring All Offers ... Don't miss this fantastic opportunity to purchase this immaculate 4 bedroom home tucked away in Little Mountain's most desirable neighbourhood, quiet cul-de-sac overlooking parkland, solar heating, a/c and media room.

Auction On site Sat, Oct. 11 at 10am if not sold prior
View Saturday & Sunday 10.30am-12.30pm
Jane Costanza 0432 080 152
jane.costanza@raywhite.com

Kawana Waters



Maroochydore 19 Buna Street

Owner's words "Renovate or Detonate". I think it is definitely the former but come and make up your own mind on this 3 brm home with pool. Just metres from Maroochy River and minutes from the CBD & Sunshine Plaza. Highly sought after area at entry level price.

Auction On site today at 11am
View From 10.30am
Mitch Rowe 0418 456 176
www.raywhite.com/105152038

Buderim

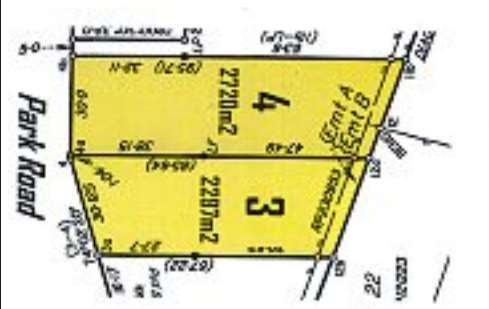


Maroochydore U11-228 Main Road

- TICKS ALL THE BOXES!
- Quiet complex, pet-friendly, \$1040 p.y. body corp
- 2 bedrooms, modern kitchen, minutes to the Plaza
- Privately positioned with big north-east courtyard
- Investors \$280pw. Owner priced for quick sale.

Sale \$279,000
View Wednesday 12-1pm & Saturday 2-3pm
Delwyn Goonan 0419 773 703
www.raywhitemaroochydore.com

Maroochydore



Nambour 66-68 Park Road

- 2 Vacant Blocks of Land to be Sold Separately
- Lot 3 is 2297m² and Lot 4 is 2720m²
- All Town Services, Moderate Slope, No Covenants
- 5% Bank Chq. Deposit, 30 Day Uncond. Settlement
- Prior Unconditional Offers Considered

Auction On site, Saturday October 11 at 1pm
View Anytime
Colin Braithwaite 5441 7788 or 0419 662 419
www.raywhitenambour.com.au

Nambour



Nambour 1/16 Solandra Street

- Unique contemporary 152m² duplex, walk, shop, ride
- 3 double bedrooms, ensuite, atrium, full bath
- Huge kitchen + open plan living, very private
- Covered outdoor living, large courtyard and gardens
- Private air-con, low body corp, don't miss this one

Sale \$335,000
View Saturday 1-1.45pm
Kelli Groom 0410 660 525
www.raywhitebilibi.com/BLI10345

Bli Bli