



Sunshine Cove's big year

First freehold sales soon

AFTER almost five years of consultation and planning, the \$800 million Sunshine Cove mixed use development in the heart of Maroochydore is starting to take shape.

The 106-hectare development, to the west of Sunshine Plaza shopping centre, was unveiled to much fanfare in 2004.

Businesses such as Lexus and Harvey Norman have since been earmarked to join Garry Crick's Auto Group show-rooms.

Now the \$100 million earthworks stage of the project is under way with Chardan development manager Glen Cassidy saying it was due for completion in 12 months, and the first home lots to be released soon after.

Sunshine Cove is designed to become home to 6000 people as well as housing retail and professional precincts.

Sunshine Cove Realty's Penny Service said the development's initial residential release this month was a sign the Chardan Development Group's ambitious master-planned community was about to take off.

Ms Service said the 72 freehold sites went straight to the database and would be released to the public in two weeks.

"We're on track - we're happy where we are now."

Mr Cassidy said the development's infrastructure was well under way, including roads and construction of the collector road as well as landscaping.

"All the work will come to fruition when we start selling the lots," he said.

"We'll have residents come Christmas this year."

Supporting Ms Service and Mr Cassidy's comments is Harvey Norman's plans to soon start construction of its \$80 million superstore and retail complex at Sunshine Cove.

Amid the global financial crisis last year, Harvey Norman executive chairman Gerry Harvey said the project had been put on hold. But a spokesman for the company said last week that the 35,000sq m complex was expected to open by Easter next year.

Australian retirement village developer Living Choice is planning for its third Sunshine Coast village at Sunshine Cove.

The 6ha site is set to become the home of one of Australia's biggest retirement

apartment developments, comprising a mix of independent and supported living apartments, varying in size from one to three bedrooms.

Living Choice director Ian Tregoning said the village would be world class, offering retirees a wide range of five-star living options. It will include multi-storey apartment blocks offering water and park views, two leisure centres, indoor and outdoor pools, billiards rooms, auditoriums and a full-size bowling green.

Living Choice has also purchased an additional 3.2ha at Sunshine Cove, for residential and commercial development. Mr Tregoning hoped that the residential north-facing, waterfront lots on Sunrise Drive would be available soon.

Reed Property Group development general manager Carl Nancarrow said there had been significant interest in the company's \$250 million mixed use Emporio project which had so far recorded 45 sales.

"Once Emporio gets going, that will be the catalyst for people to see what's happening and generate more sales," he said.

Ray White Maroochydore is marketing the residential component of Emporio, with construction of an on-site sales and display unit starting in February.

Director Dan Sowden said that for all the development partners involved it was with great excitement that they could now start to see the Sunshine Cove Precinct begin to come to fruition.

"This new development is set to create a new dimension to the Maroochydore CBD," he said.

"Sunshine Coast residents will see Maroochy Boulevard come to life in 2010, with groups such as Lexus and Harvey Norman's earmarked to begin action as well as Reed Property Group's Emporio mixed use project set to commence construction of their own on-site sales office in February.

"We are extremely excited to be a part of the success of Emporio, recently reported as being the Sunshine Coast's fastest selling development. With only limited opportunities only of 1, 2 and 3 bedroom apartments in its Stage 1 residential offering, sales from investors are taking up much of the initial enquiry."



READY TO GO: Maroochydore development is about to take off in 2010. (L to R) Penny Service (Sunshine Cove), Glen Cassidy (Chardan Development Group), Garry Crick (Garry Crick Prestige), Linda Hooper (Living Choice), Leigh Buckton (Living Choice), Dan Sowden and Carl Nancarrow (Reed Property Group).

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TAKING SHAPE: Work on the \$800million Sunshine Cove is well under way.