

Residential



The final countdown

Investors say buy now or miss the opportunity

THE Emporio development in the heart of the Maroochyore CBD is only a handful of sales away from construction, with a surge of sales taking place in the past week.

After two years of planning, the Sunshine Cove precinct, which is set to house more than 6000 people in the centre of the Maroochyore, will start coming out of the ground in September.

Reed Property Group managing director Ken Reed said they sold a number of apartments this week because investors are attracted to the excellent capital gain opportunities Emporio offers.

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

"It offers a high quality yet low maintenance lifestyle never before experienced on the Sunshine Coast.

"The precinct features quality apartments, restaurants, cafes, fresh food marketplace, water views, open green space and many private facilities for residents including a gym and pool."

Real Estate Institute of Queensland (REIQ) Sunshine Coast branch chair Brett Graham said average unit prices in Maroochyore were expected to increase as development in the area continued.

COVER STORY Agent's report

"The 2010 March quarter report showed a 1.1% rise in median house prices on the Sunshine Coast," Mr Graham said.

"Such small increases are indicative that the Maroochyore property market is beginning to pick up speed.

"This trend, coupled with the fact that Maroochyore has been named as the Sunshine Coast's Principal Activity Centre in council's Structure Plan, highlights that now is the opportune time to invest in the Maroochyore property market."

While Emporio might be the first off the ground, a series of other developments such as the expansion of Sunshine Plaza and the redevelopment of the Horton Park Golf Course will follow suit.

Mr Graham said with at least 8000 people moving to the Coast every year, savvy investors were looking to buy now to beat the boom.

"The social and economic centre will bring huge increases in employment, services and amenity that will generate strong demand for property and high investment returns in the region for years to come," he said.

Ray White Maroochyore director and Emporio project marketer Dan



Sowden said the Reserve Bank's recent decision to keep interest rates on hold at 4.5% was the icing on the cake for many prospective investors and home owners.

"Timing is crucial in the property market," Mr Sowden said.

"We're seeing more and more investors securing properties now so they can take advantage of the high rental returns and capital gains expected as the market rebounds post GFC."

"This coupled with the forecast growth in the area makes Maroochyore developments such as Emporio a

smart and timely investment."

Ray White Project Marketing Queensland managing director

"We're seeing more and more investors securing properties now so they can take advantage of the high rental returns and capital gains..."

Graeme Sharp said the sales achieved last weekend alone confirm the public see huge value in Emporio. "Residents are realising the Maroochyore area presents a prime investment opportunity now it has been ear-marked as the principal activity centre on the Sunshine Coast"

Investors can witness the Emporio vision by visiting the new Emporio Display Centre on the corner of Maroochy Boulevard and Plaza Parade. "We encourage anyone the least bit

At a glance

MAROOCHYORE 1 - 9 Emporio Place, Cnr Maroochy Blvd and Plaza Parade

What: Emporio: first of its kind on the Sunshine Coast, huge capital gain opportunity, buy now and settle in 2011, stylish lakeside apartments in the Maroochyore CBD, inspired office space, fresh food market and dynamic entertainment, all close to Sunshine Plaza and the beach.

Features: One, two and three-bedroom apartments, European appliances, elegant stone surfaces, distinctively modern textures complement the architects design, fibre-optic connectivity, monitored security systems, private theatre and guest lounge, fully equipped gymnasium, rooftop leisure deck with barbecues and stylish resort pool and spa.

Price: Selling from \$329,000

Contact: Nicholas Criss on 07 5451 8500 to make an appointment. On-site display suite open daily 1-9 Emporio Place, cnr Maroochy Blvd and Plaza Pde, Maroochyore. Web: seeyoutomorrow.com.au Email: info@emporio.net.au

interested in getting into the Maroochyore property market to visit the display centre as it will help investors and prospective home owners visualise exactly what Emporio is all about and what it will be for residents and business owners," Mr Reed said.

Emporio apartments are selling now from just \$329,000 and boast designer kitchens with Smeg appliances and stone bench tops, air-conditioning, expansive balconies, designer window furnishings and secure parking.

To find out how you can secure your investment with a 10% deposit, contact the sales team on 5451 8500, or log on to www.seeyoutomorrow.com.au.

