

Sunshine Coast Daily

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Incorporating PROPERTY Week



Grand design

Spacious acreage residence built to accommodate the largest of families. Page 6

The Sunshine Coast's most comprehensive property guide. residential commercial business development



Announcement near on luxury apartments

Iluka to reignite activity at Settler's Cove development

NOOSA'S Settler's Cove is entering an exciting new phase, with the development of its next stage now progressing. Settler's Cove developer Cape Bouvard will announce the builder in the coming weeks to construct the project's third stage of luxury apartments, Iluka.

Development manager Gary Godfrey said following the completion of Stage 2, Cape Bouvard had spent the post GFC period modifying and enhancing its future stages and was now looking forward to delivering an outstanding new product to its owner-occupier market.

"Following the success of the first two apartment stages and the ongoing interest in the home-sized, residents-only model at Settler's Cove, we are looking to meet pent-up demand from lifestyle buyers eager to pounce as the market improves," he said.

Iluka will comprise 22 luxury three-bedroom apartments in part of what will represent the last of the remaining three stages to enjoy a frontage to Noosa Sound.

Each apartment in this latest stage will incorporate the spacious layouts and high quality finishes for which the development has become renowned.

Mr Godfrey said Iluka will exceed the high standards set by Stages 1 and 2, both of which sold out prior to completion, and expects it to resonate well with an empty-nester market that has not been successfully targeted by competing developments in recent years.

Settler's Cove sales and marketing manager Dane Larcombe says interest has been strong since Cape Bouvard announced plans to release Iluka late last year.

"Contracts for sale have only recently become available, however on the strength of ongoing enquiry, we expect the imminent commencement of Iluka to attract increased attention from a latent market that holds a longer term view," said Mr Larcombe.

"With Iluka not due for completion until late 2012, we will be well placed to lead the inevitable market recovery in Noosa."

Cape Bouvard has certainly taken a longer term outlook, having postponed progress at the height of the GFC and adopting a position of safety while other developers have faltered.

Mr Godfrey says the financial strength of the company, combined with its confidence in Settler's Cove, has been a telling factor.

"While the GFC prompted necessary caution, our financial capacity during the credit squeeze has enabled us to embrace a longer term outlook, ensuring that values and quality standards will be upheld."

"As a result, we believe Settler's Cove and the product it is delivering will continue to be successful."

Cape Bouvard is one of Australia's largest privately owned companies, chaired by prominent Western Australian businessman Ralph Sarich, who invented the orbital engine.

The settlers Cove display is open 10-11am daily at 8 Serenity Close, Noosa Heads, contact Dane Larcombe on 1300 101 050 or web: www.settlerscove.com.au

Building a smarter home and saving money for owners

WITH the cost of living continually increasing it is not surprising new home buyers are building more energy efficient homes to save money both now and in the future.

Solar power is on the rise and the mandatory 6-star energy standard means all new homes must include water tanks, better orientation and ventilation, insulation, glazing, and external shading.

However, some home builders are now taking energy efficiency to a whole new level.

Local builder Thompson Sustainable Homes has recently completed an impressive 9.5-star rated home in Stockland's Doonella Noosa community.

The home achieved its super high energy efficiency through a range of innovative products and features that save money and help the environment.

These included a solar energy system,



SALUTE THE SUN: Brad Thompson of Thompson Sustainable Homes

cooling Breeze Power exhaust fan and an electric key tag.

"The Doonella Noosa home uses almost 50 per cent less power than an average home without compromising the lifestyle of its occupants," said Brad Thompson, from Thompson Sustainable Homes.

"Careful consideration of passive solar design and cross ventilation during the design process of this home also helped us get the 9.5-star rating," Mr Thompson said.

"The unique exhaust fans draw cool, fresh breezes in through windows, while expelling hot, stale air through eave or gable vents," he

said.

"The electric key tags shut down power to all standby power outlets, excluding all necessary power outlets such as the fridge, every time you leave the house."

Stockland Regional Manager for the Sunshine Coast, Troy Wainwright, said he was thrilled to have one of the coast's few 9.5-star energy rated homes located at Doonella Noosa.

Thompson Sustainable Homes is a division of the Thompson Building Group devoted solely to delivering an industry leading level of energy efficiency in stylish and affordable homes.

Doonella Noosa is currently selling land from \$230,000 and house and land packages from \$439,000. For information visit the sales and information centre on Sea Eagle Drive, Doonella Noosa or call 07 5447 4251.