

For those vendors serious  
about selling,  
for the buyers ready to pick up  
the best Noosa has to offer at  
the best possible price,  
now is the time.

**Ray White**  
**NOOSA**

As we watch Sydney and Melbourne real estate prices climb to ever higher numbers, and auction clearance rates reach and break record, it is time to take stock of the differences in markets.

Regional markets are a long way from the heady returns achieved by urban sellers, and northern markets in particular lag the pace of southern markets.

We are coming off the bottom in recovery, but there is a distinct sense of recovery.

Properties are selling, our days on market are shorter, albeit we are still not getting great prices. Yet.

And herein is the opportunity for southern buyers, still currently missing in action.

Most of the buyers today are local or Brisbane buyers who have had a close ear to the ground and now see we are moving. They are swooping in for the last of the bargains before we can safely say we are in a growth phase.

As we bask in sunny 22 degree days and 20 degree ocean temps, tanning ourselves while sipping coffee on the beach, we are surprised there are not more escapees from a freezing southern winter picking up incredible opportunities still on offer.

Opportunities like this award winning property going for half its original price tag in the heart of Noosa Heads...

## FEATURED HOME

3 Beds 3 Baths 2 Car

### Masterpiece of Modern Minimalism

In the exclusive enclave of Elysium Noosa, situated between the beautiful Weyba Creek and Noosa Springs Estate, and meeting the strict design vision of the original development, this stunning home created by one of Australia's leading architecture and design firms, Arkhefield, is now available to purchase.

Winner of a Gold Design Institute of Australia Award for New Residential Design, this near new residence at 7 Wild Apple Court is a masterpiece of modern minimalism.

Embracing the Noosa lifestyle, entire walls fold back to blur the lines between indoor and out. Cool stone grey tiles lay the foundation for living and dining rooms.

Sleek linear timber floor boards divide and describe intimate spaces, while ceiling heights redefine the volume and scope of space.

The large, functional galley kitchen opens to every living zone, inside and out, keeping the cook in the loop, whatever the conversation, wherever the party.

Internal living spaces are arranged around a significant north facing two storey outdoor zone enclosed with screens, and bi-fold screen doors. Open to prevailing breezes and a north facing deck with built-in BBQ, it is protected from the south-easterly winds and weather, and has ducted air-conditioning for the few days it is hot in summer, or cold in winter.

On the western side of the home running north to south is the generous and private lap pool. All enclosed with high rendered walls and screening plants, this is the ultimate blend of apartment and lifestyle living, in a house.

Framed by a low-maintenance native coastal garden, there are no lawns to mow, nothing for you to do around this home or in this master-planned estate, except to enjoy the amenities on offer.

An easy short walk to the tennis court and the residents' community centre, the Rec Club, this is a well-positioned home in a quiet corner of a prestige residential development.

The Rec Club, where you will find gymnasium, another tennis court, large lap pool, lounge and leisure centre, is for the exclusive use of residents and their guests, and membership is included with purchase. Perfect for lounging, or entertaining on a grand scale in the purpose-built function room. Enjoy BBQ nooks, lily-filled lakes and abundant wildlife, including wallabies and koalas in the waterfront reserve of Weyba Creek.

Connected to Noosa Springs Golf Course and Country Club by walking trails, Elysium is a 3 minute drive to Coles, and another 3 to Hastings Street and Main Beach. It is an equally short drive to Sunshine Beach and neighbouring southern surf beaches.

Surrounded by quality new homes within a landscaped parkland, in the first stage of this development, it is in the very heart of Noosa.

Fully fenced side and rear yard, and with an intercom system at the front door, with back-to-base security and fire alarm, you can lock up and leave to travel as needed, and open it up to the outdoors to enjoy the healthiest and most relaxing of lifestyles when here.

This property is vacant, ready for new owners. Will suit overseas and local buyers alike, who require a very high standard of presentation, and a property that has not been lived in as a permanent residence.



<http://raywhitenoosa.com/1318413/>

**Ray White®**

**Alex Harris**

Sales & Marketing Consultant | Noosa

M [0412 635 274](tel:0412635274) T [07 5447 2021](tel:0754472021)

W <http://raywhitenoosaheads.com.au/agent/alex-harris/>

A 37 Hastings Street, Noosa Heads Qld 4567

