



You could be Living your dream with the help of Alex

Where Noosa holiday units are back to 2014 pricing, recording a 45% drop in values since the GFC, the stand out performer of all suburbs in Noosa, is the beach enclave of Castaways Beach.

Just a 4 minute drive south of Noosa, it has held up better than other local markets, and is making strong headway upwards.

But it is a place in which you can still get some incredible bargains. And it is one of only 3 tiny stretches of beach in Noosa on which you will find houses.



CASTAWAYS BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1997	9	\$ 197,500	0.0 %	\$ 175,000	\$ 300,000
1998	13	\$ 235,000	19.0 %	\$ 170,000	\$ 330,000
1999	25	\$ 260,000	10.6 %	\$ 117,000	\$ 610,000
2000	25	\$ 352,000	35.4 %	\$ 220,000	\$ 537,500
2001	18	\$ 315,000	-10.5 %	\$ 217,000	\$ 750,000
2002	26	\$ 469,000	48.9 %	\$ 290,000	\$ 800,000
2003	17	\$ 663,000	41.4 %	\$ 352,000	\$ 1,640,000
2004	14	\$ 767,500	15.8 %	\$ 530,000	\$ 1,525,000
2005	9	\$ 795,000	3.6 %	\$ 717,000	\$ 1,400,000
2006	9	\$ 710,000	-10.7 %	\$ 550,000	\$ 2,150,000
2007	9	\$ 705,000	-0.7 %	\$ 615,000	\$ 1,620,000
2008	11	\$ 700,000	-0.7 %	\$ 630,000	\$ 1,390,000
2009	14	\$ 730,000	4.3 %	\$ 595,000	\$ 1,850,000
2010	13	\$ 780,000	6.8 %	\$ 535,000	\$ 1,385,000
2011	10	\$ 677,750	-13.1 %	\$ 540,000	\$ 1,300,000
2012	12	\$ 650,000	-4.1 %	\$ 400,000	\$ 1,530,000
2013	21	\$ 760,000	16.9 %	\$ 511,500	\$ 1,400,000
2014	21	\$ 850,000	11.8 %	\$ 600,000	\$ 1,400,000
2015	2	\$ 1,380,500	62.4 %	\$ 711,000	\$ 2,050,000

The last three years have seen median price growth of 16.9%, 11.8% and 62.4% respectively, as people realize the embedded value in the disparity between supply and demand.

Homes with an absolute beachfront location can be found within the private gated estate called Noosa Dunes. They are literally built into the dunes behind the conservation zone with private beach access.

Home to retired prime ministers, celebrities and home owners who like their privacy, Noosa Dunes is the only estate on the beach side of David Low Way.

Across the road are more homes with incredible beach and ocean views. You will find many of these as holiday rentals on stays.com.au for the simple fact that this is where people want to holiday - on the beach in Noosa.

It remains great buying comparative to other areas - specifically half the price of its neighboring suburb, Sunshine Beach - but it is a secret swiftly being discovered. Just a 20 minute walk on the beach to the Sunshine Beach village, or 20 minutes the other way to Peregrin Village, Castaways offers the best value in beach houses.

I sold a house across the road from the beach in January for \$2,050,000 - the highest price recorded for the suburb since 2006 - and it was a stunning award winning property that lacked views from the living level.

Today I have two properties listed that both enjoy sensational ocean and white water views as far south as Coolum, both under \$2m.

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Featured property:

9 Noosa Dunes <http://9noosadunescastawaysbeach.com/>

Designed to take in the ocean views and breezes, this is a most comfortable and simply elegant home, and a once in a life-time opportunity to purchase in this exclusive beachside enclave at well below replacement cost.

Perched high on the dunes overlooking the pristine Castaways Beach and ocean beyond, this modern home celebrates its elevated beachfront position with white water views north and south from living spaces, master suite and pool terrace.

Enjoy the sound of the waves at night, the sight of glistening crystal clear water throughout the day, dig your toes into the sand just 50m from your front door, and enjoy every bit of what living on the beach means.

On a large 794sqm elevated allotment in a secure and private estate, this is prestige Noosa beachfront real estate just a 5 minute drive to Noosa Junction or Sunshine Beach in one direction and Peregian Beach in the other.

Fully fenced at rear and thoughtfully landscaped with a park-like front garden, this is a low maintenance modern Noosa beach house in a prime position.

Entry is via an enormous Blackbutt timber door onto the polished timber floorboards of the living level that fills the entire front of the property.

Kitchen, lounge and dining rooms stretch the width of the home, enjoying ocean views and opening also to the pool terrace behind.

An open deck at the front of the home is the best spot for a cuppa in winter sunshine, the covered balcony in front of the kitchen perfect for a romantic dinner for two.

To the rear of the house on this level are 2 large bedrooms with built-ins and main bath. Plenty of room and separation for family to spread out and find their own space.

Above on its very own level is the master suite - with glorious ocean views from every angle.

This private space is complemented with a luxurious spa bath in the ensuite and large walk-in robe.

With three storeys in total, this clever design puts the double garage below street level, behind which is a 4th bedroom or office, full bathroom and laundry completing this floor. There is also a cavernous space for a wine cellar, purpose-built office, or extensive storage.

The home is empty, owners committed elsewhere.

With land in the estate selling for close to \$1.4m, this is exceptional buying for the astute. Call to arrange inspection.

<http://9noosadunescastawaysbeach.com/>

