



Real Estate Investment suggestions with Alex

The Business

Holidays are big business in a town like Noosa, still Australia's premier holiday destination.

As we enter the peak Christmas season, it is interesting to note that every one of the holiday homes in our portfolio are fully booked through the end of January, and have been from mid-November. And we are running a waiting list on some of them in the event of cancellation, or new properties coming into the holiday pool.

While it is true to say that many homes remain empty much of the year outside of school holidays, and not everyone books well in advance, the income achievable in just a few short weeks can still make the exercise worthwhile.

Holiday homes do not suffer the drain on income that comes with a managed unit complex with its body corporate fees on top of management and cleaning fees.

The management fee of our holiday management business, called Holiday Noosa, is just 15% (12% management, 3% advertising), plus cleaning, which is occupancy dependent.

Returns vary, but it is fair to say, the better the house and its position, the better the rental income, with some properties earning between \$4,000 and \$10,000 per week in high season.

Another factor to consider along with weekly rent achievable is the potential occupancy level for a property both within and outside of peak seasons, influenced by location, quality and size of the property, and more prominently today, pet policy.

A beautiful house, located on the beach or river, fully fenced, pet friendly, near to a dog beach or park (where dogs can run off a leash), are the inputs you need for a great holiday business.

And that is especially so in the case of this month's featured property called Salt & Sand, Noosa. While most of Noosa's premium holiday properties are located on the river in Noosa Sound or on the canals of Noosa Waters, Salt & Sand stands out for its beachside location.

Featured Property

2 Wavecrest Drive, Castaways Beach
5 bed, 3 bath, 3 car
Auction January 31st

Winner of no less than 6 Building Designer Association of Queensland (BDAQ) design awards in 2010, including best bathroom and best interior design, this luxurious beachside residence by the award-winning designer Chris Clout, is an island resort-style home that sleeps 10 across 5 bedrooms (or 4 plus office).

Once enjoyed as a much loved family home, it is today an operating holiday business that boasts high occupancy, repeat business and excellent returns, and it could deliver an ongoing passive income (based on prior year's returns) of nearly ~\$100,000 net per annum if so desired. Financial statements from the past three years available on request.

Perched on a level block overlooking the beach in one of Australia's most acclaimed holiday destinations, 'Salt & Sand' is a prestige property, perfect for multi-generational holidays, for a large family or as a corporate retreat - anyone wanting a tranquil and fully self-contained and beautifully furnished beach escape. Or the perfect respite for your family alone.

Entry to this private property is granted via a timber boardwalk that leads past lush tropical gardens, bordering a creek-like pond that disappears under the enormous pivoting front door, to re-emerge as the swimming pool on the other side of the house.

Step in to a welcoming light-filled spacious entrance that showcases the craftsmanship and attention to detail in the build by master builder, Glen Watson Building & Design.

Anchored with a massive living space at the far end with soaring ceilings of woven bamboo and ply inlays, Raffles-style fans and soft lighting, the dining room and kitchen open via floor-to-ceiling glass doors to a 20 metre swimming pool and heated spa, with multiple outdoor zones.

Lounge or do laps, the choice is yours.



The gourmet kitchen was created with entertaining in mind, from the 900 mm oven through inbuilt coffee machine and French Door Fridge, you won't want for anything. Stock up the walk-in pantry and you won't want ever want to leave, except to sample Noosa's finest restaurants.

An opulent award-winning ground floor master suite and enormous ensuite with stand-alone hand carved marble bath enjoys pool and garden outlook.

Check the surf in the morning from the spacious and private upstairs master suite and balcony, or from the back gate, where you will find a path leading directly to the sand.

Enjoy a dawn run on the dog-friendly beach, or a romantic sunset stroll. Go to sleep to the sound of the surf at night.

Just 3 minutes drive from the village of Sunshine Beach and 4 minutes from Noosa, it is a world away from the hustle and bustle of the city.

It is easy to see why this property, featured in Australia's Best Beach Houses, Queensland Homes Gold Edition, and Best Abodes magazines, has been such a popular holiday home.

Private, peaceful and perfectly positioned for beach goers, 'Salt & Sand' is the ultimate island resort home, on the mainland. And you have an opportunity to make it yours.

Offers prior to auction welcome.

Purchase as a holiday business, or a private home of generous proportions. Property sold unfurnished, furniture/FF& E package available separately.

Features:

- 3 King size master suites, 5 bedrooms in all
- 3 sumptuous marble bathrooms
- Home cinema
- 20 metre swimming pool with spa
- 3 car garage (one currently used as on-site storage for holiday business)
- Lush low maintenance gardens
- Beachside Noosa location

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