



# Noosa Naturally

Nestling in perfect harmony with the environment, Helen Flanagan discovers, is the epitome of Noosa style.

An appetite for residential land development in Noosa by orbital engine inventor Ralph Sarich's private company, Cape Bouvard Investments, was first whetted at Noosa Springs in the Palms and Ridge precincts.

On the back of the Noosa Springs \$70-million success story, which sold out in late 2003, came Settler's Cove in October 2005. Located in the heart of Noosa, adjacent to Noosa Hill, with Noosa Sound on one side, a conservation reserve on the other and just a kilometre from farous Hastings

Street, Settler's Cove represents the largest project in Cape Bouvard's residential development portfolio with a gross realisation of \$400 million.

"The off-market acquisition of one of the best development sites in the country was almost two years in the making," Cape Bouvard senior development manager Gary Godfrey explains, referring to the 36-hectare parcel of land that was originally owned by Roy Thompson for more than 25 years. As a planning outcome, the development successfully integrates



## Settler's Cove

Large land lots range from 943m<sup>2</sup> to 2014m<sup>2</sup> and are priced from \$490,000. Elandra prices start from \$1.6 million for a three bedroom, three-bathroom apartment.

Riverlight prices start from \$1.5 million. For more information phone Dane Larcombe on 0448 978 841 or email [dane.larcombe@capebouvard.com](mailto:dane.larcombe@capebouvard.com). Visit [www.settlerscove.com.au](http://www.settlerscove.com.au) or phone 1300 0 10 50

Project Office: Corner Banksia Avenue and Serenity Close, Noosa Heads 4567.

a viable, world-class master plan with the natural environment, which will preserve and enhance the conservation value of the land."

Ultimately, 70 per cent of the natural environment will be retained or improved and a 13-hectare parcel of land will be dedicated to the creation of the RF Thompson Conservation Park, under the care of an environmental trust that has been established specifically. It will provide a sanctuary for endangered species and a permanent semi-wetland buffer to the Noosa inlet.

To protect the ecological value of the park, Cape Bouvard is proposing a landscaped wetland within a three-hectare area, which will later become a public reserve. The wetland will naturally filter untreated storm water from upstream of the park, providing better inground and surface water quality, which is critical to habitat protection.

To the south of this proposed wetland

area and framed by conservation land, the development includes 33 premium home sites, which are accessed from Banksia Avenue and all back onto bushland. "The level of interest from all over the country has been remarkable with purchasers eager to pursue the essence of Noosa living that this exciting project offers," Dane Larcombe, Cape Bouvard's sales and marketing manager





enthusies. "Purchasers of the home sites, which are some of the last parcels of vacant land in Noosa and probably the largest, are not burdened by extensive design restrictions, allowing for design solutions on generously-sized lots that will set a benchmark for architectural quality."

At the northern end of the development fronting Noosa Sound, Cape Bouvard is also excited about the construction of a public jetty, which is expected to commence soon to follow the recent completion of a pedestrian link from Noosa Junction. In addition, negotiations are underway with Noosa Council to facilitate the construction of a boardwalk linking the jetty to the Lions Park on Noosa Drive. This will provide the community and the Settler's Cove precinct with a level link amidst breathtaking scenery between Hastings Street and Noosa Junction.

Overlooking Noosa Sound, the first of the exclusive apartment buildings, Elandra, which is named after an early vessel that plied the Noosa River, is nearing completion. These 15 luxury apartments offering unsurpassed levels of style, quality, privacy and internal living areas between from 205m<sup>2</sup> to 314m<sup>2</sup> are due for settlement at the end of April.

"With a northerly aspect, large balconies and views over Laguna Bay to the North Shore from its secluded hilltop

location, these apartments have proved very popular to astute purchasers," Dane says, adding that in keeping with the historic riverboat theme, the construction of Riverlight, the second apartment building, featuring 22 luxury apartments will commence shortly. Settlements are expected in January 2008.

"Riverlight apartments are similar in size and quality to Elandra," Dane comments. "With the large number of enquiries about this next stage and as part of an exclusive prerelease, I welcome the opportunity to discuss details with interested parties."

One of the final stages of Settler's Cove will be the development of a four-to-five star luxury resort and plans will be submitted for approval later this year. To be constructed on the corner of Banksia Avenue and Serenity Close, the 150-to-200 key holiday resort will comprise a choice of one and two-bedroom apartments plus restaurant, day spa and recreational facilities. Completion is not due until 2009.

In perfect harmony with the natural environment, Settler's Cove excels in architectural excellence and achieves new levels of luxury, convenience and security.

To realise your dreams, why not visit the Settler's Cove Sales and Display office in Hastings Street, or call to arrange an onsite inspection to sample the views, quality and planned facilities.