

# TOM OFFERMANN

REAL ESTATE

## Pinnacle on **Sunshine**



See page 5

PRESTIGE PROPERTY - FEBRUARY / MARCH 2024



*Queensland 2023 Residential Record Sale \$28m*

## Noosa's Magnetism Reigns Supreme

The summer holidays attracted its usual large number of visitors, some who have experienced the Noosa region for the first time, while others returned as part of their annual ritual. The new-found love for the destination often leads to aspirations of one day calling it home, plus of course encouragement from friends and family who have already made the move. The appeal of our numerous stunning natural assets and relaxed lifestyle, consistently drives demand for property in the area.

Sales activity in January continued the strong momentum seen in December with sales totaling \$90 million transacted in just 30 days. Notably, the highest residential sale in Queensland for the year occurred at 33 Ross Crescent in Sunshine Beach, with a beachfront house selling for an impressive \$28 million. Another record-breaking sale took place at the beautiful 19ha lakefront Barellan Estate in Lake MacDonald, which sold in early January for \$10.2 million, setting a new Noosa Hinterland record.

The Noosa Springs' golf course precinct also experienced new highs, with a home on a 2252m<sup>2</sup> site selling for \$8 million. The

property boasted a northerly aspect and stunning views from every room. We currently have several exceptional properties available on the golf course, with prices that reflect attractive value, and below today's replacement building costs.

Auctions have retained their popularity, as a preferred method for achieving top prices and frequently surpassing expectations. Our annual clearance rates consistently exceed 80%, showcasing the effectiveness of this sales approach. One notable advantage of auctions is that every sale is conducted in cash, eliminating the need for finance or building and pest inspections. This ensures a smooth post-contract process without any anxiety or delays.

Auctions can sometimes become thrilling events with determined buyers engaging in relentless bidding wars. These situations can lead to astonishing prices being achieved, much to the excitement of sellers watching on. In fact, our record auction sale stands at a remarkable 75% above the reserve price. It is important to note that the reserve price was not set

SALES SNAPSHOT



**HOUSE**  
 5 bedrooms 5 bathrooms 5 car spaces  
 116 Hayward Road, Lake MacDonald  
 Purchased **\$10.2M**



**HOUSE**  
 5 bedrooms 3 bathrooms 1 car space  
 48 Elanda Street, Sunshine Beach  
 Purchased **\$3.45M**



**APARTMENT**  
 3 bedrooms 2 bathrooms 1 car space  
 9/8 Quamby Place, Noosa Heads  
 Purchased **\$4.285M**



**HOUSE**  
 3 bedrooms 3 bathrooms 2 car spaces  
 2/3 Morwong Drive, Noosa Heads  
 Purchased **\$5M**



**HOUSE**  
 4 bedrooms 2 bathrooms 2 car spaces  
 50 Pelican Street, Peregrin Beach  
 Purchased **\$2.75M**



**HOUSE**  
 4 bedrooms 3 bathrooms 2 car spaces  
 701/61 Noosa Springs Drive  
 Purchased **\$8M**

too low, rather, the enthusiasm and competition between the uncompromising buyers contributed to the property's value skyrocketing, as bids escalated, much to the surprise and delight of the owners.

A notable auction was the recent sale of a five-bedroom home called Azure on McAnally Drive at Sunshine Beach. This property featured an exquisite pool overlooking the Coral Sea and sold for \$13.5 million under the hammer. The auction attracted five registered bidders, which is consistent with our average turnout. We are expecting a similar number of interested parties for two more designer houses in the same street, also going to auction. Browse our website for these and more of Noosa's most amazing properties on offer.

We maintain an unwaveringly positive outlook on the Noosa property market, both in the short and long term.

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Tom Offermann





View Online



## Sunshine Beach Penthouse Perfection

Looking for a truly spectacular, unrivalled eagle's eye view from northern Sunshine Beach, sweeping beyond 180 degrees across the luminous azure of the Coral Sea, where dreamy waves are off the hook, and all totally visible from one-and-only penthouse-perfection, two-minutes to the sand. Come inside. Be enthralled by the generosity of well-appointed living and dining areas, and a fresh aesthetic

mimicking the environs. Tall walls of glass seemingly disappear and morph from indoors out, to two of four undercover terraces. Imagine a vibrant spectrum of blues, greens, oohs, and aahs, also sun-kissed days with the carefree spirit of the season as fresh as an early morning swim and walk along the beach. Entertainers are definitely spoilt for choice.

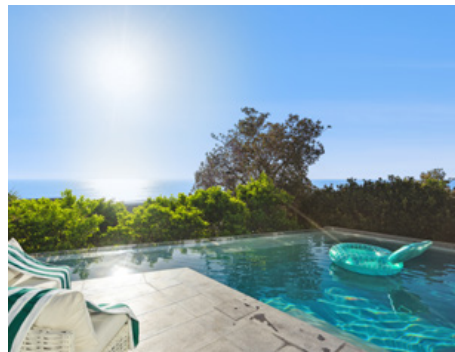
For Sale  
AUCTION



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# Pinnacle on Sunshine

Embrace the carefree spirit beyond the sun-kissed spectrum of vibrant blues and greens of the 180-degree eagle-eye views from the Noosa National Park to the north, sweeping the Coral Sea and white tipped waves, to Mooloolaba. Unparalleled Chris Clout design is complemented by astonishing views from most over-sized rooms, multiple terraces and infinity pool.

Admire the spectacular hand-blown large glass baubles of the designer pendant in the entry void, endless honey-hued timber floors, sandstone feature wall and fireplace, and oh-so-high floor-to ceiling walls of glass and disappearing doors, which coalesce naturally on two levels with sunny north east terraces.

For Sale  
AUCTION



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## Indescribable Mood of Nature & Noosa Main Beach on Your Doorstep

Take the plunge for unmissable good times with nature, specifically the lush Noosa National Park right on your doorstep, in fact spilling out before your eyes from four terraces, and sophisticated Hastings Street's myriad boutiques, bars and beachside cafes, north-facing Noosa Main Beach plus the glistening azure water of Laguna Bay, a mere 500-metres away. Come inside. Admire the unstinting

attention to detail and imagine finding Nirvana amongst the treetops. Thanks to disappearing doors opening to a west-facing terrace, the very generous open plan living area benefits from abundant filtered natural light, suggesting numerous entertaining options or quiet moments recharging life's batteries, listening to choruses of birdsong and the trickling freshwater creek below.

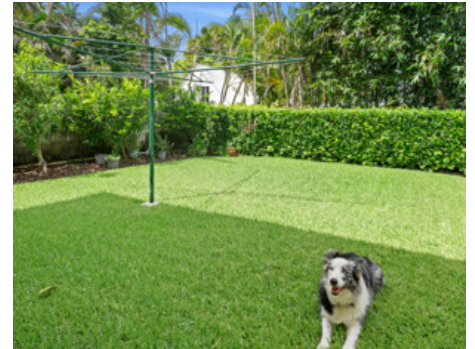
For Sale  
AUCTION



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## Sunshine Beach Duplex for Wise Opportunist, Ten Mins to Sand

After nearly 30 years of happy memories living in a quiet leafy street in northern Sunshine Beach, ten minutes to the glimmering white sand as well as the vibrant cosmopolitan village, it is now a bittersweet time, and the charming much-loved duplex must be sold.

Indoors, note the cool sandy-hued tiles, the 'secret' air-conditioned wine cellar and the timber treads. Upstairs is a carpeted

light, bright open plan living and dining space, with an undercover terrace on the north-easterly side, perfect for a morning cuppa. There's also a natural flow of fresh air through to the undercover terrace on the south-west side with verdant district views. Another perfect spot, this time for barbeques and sundowners.

**For Sale**  
**AUCTION**



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## Breathtakingly exquisite with 75m Golf Course Frontage

Meandering avenues fringed with fragrant gardenia hedges, gracious stands of foxtail palms and manicured gardens, are just the entrée to what is regarded as one of the best golf-based residential communities in the country.

Easy to see why it is also highly desirable, given a substantial residence on a larger-than most 1279m2 site, designed by the inimitable Paul Clout, has a 75m golf course frontage overlooking lakes and the 17th green.

It's breathtakingly exquisite indoors to out, while the glistening pool with spa, water feature and garden ostensibly joins the residence with the lake, fairway and beyond, to wide northerly views of the lush internationally-rated course.

Price  
\$5.65M



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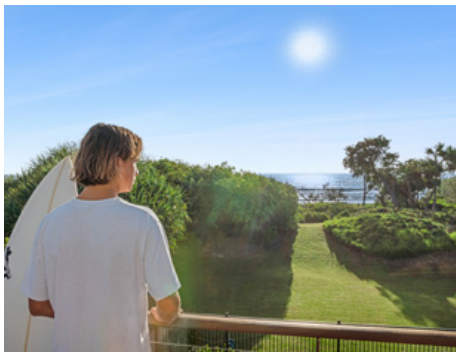


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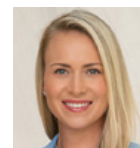


## Dazzling Beachside, Sure Sea and Endless Blue Skies

Easy to be swept away by the spectacular position close to the beach, dazzling surrounds, infinite white Coral Sea views and the sound of waves breaking on the foreshore. The quintessential contemporary beach house draws on its strength of character, like a confident embrace, especially when the gate is opened, and seconds later it is toes-in-the-glistening white sand.

An everyday relaxed vibe is immediate, and the indoor-outdoor connection is seamless with inviting breezes and multiple free-flowing, vaulted-ceiling spaces, spilling out to numerous terraces, and the luminous pool. Sunlight splices through banks of disappearing doors, shadow dancing across timber floors, creating an immediate sense of glamour.

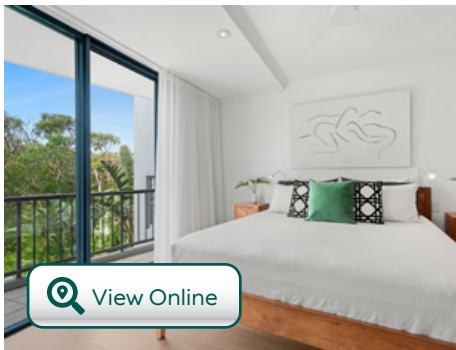
For Sale  
AUCTION



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## Doorstep of Sand, Surf & Sunshine Beach Village

Wake to the sound of the surf, grab the surfboard, kids and towels and its toes-in-the-sand, also popular surf breaks in two minutes, and for coffee aficionados, the vibrant café central of Sunshine Beach village is a mere minute away. Yes, all entirely possible especially when you discover the epitome of seaside sophistication is a completely revitalised contemporary apartment with salty breezes, a verdant

outlook, northerly peeks of the Coral Sea and lots of look-at-me features, such as every entertainer's dream, a true butler's pantry.

Admire a generous open plan living space with white-washed fluted Tasmanian oak wall, northerly light shadow dancing over beautiful blackbutt floors and how it coalesces with the terrace, a perfect entertaining option.

For Sale  
AUCTION



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## Sundrenched Substantial Residence Near Noosa River Foreshore

In the thick of Noosaville’s illustrious beauty, several fishing rod lengths away from Gympie Terrace and the Noosa River foreshore, what appears to be an understated modernist residence from the street, makes a quantum leap into an impressive substantial residence with numerous expansive living areas indoors and alfresco, including poolside and a north-facing terrace with river views ... of course.

When it comes to lifestyle and design, inside hits the high notes with a special blend of laid-back glamour and practicality, chilled coastal accents of Slim Aaron and Tracey Keller artworks, mingle with European flourishes such as a bodacious chandelier, while an abundance of light, emanating from two terraces, send alluring shadows across seemingly endless timber flooring.

**For Sale**  
**AUCTION**



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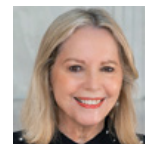


## Elevated Hastings Street Haven with Private Jetty & Noosa River Views

Imagine owning a top-floor haven in a Hastings St complex, with a private jetty on the picturesque Noosa River. This stylishly refurbished, fully furnished 2-bed, 2-bath unit boasts river and park vistas, just a 3-minute stroll from famed Noosa Beach. Start your day surfing, then fish from your boat, enjoy top restaurants, or unwind at nearby bars. No 2 Hastings Street offers both holiday bliss and investment potential.

Safe parking, on-site managers ensure worry-free enjoyment.

Price  
\$2.875M



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## Epitome of Class, On Song with Natural Surrounds

Do you have an enduring love for living near Noosa Main Beach in the quiet, secure and stunningly beautiful sanctuary of Noosa Springs? How about a striking designer residence, central courtyard and a long wide terrace abutting the dazzling north-facing pool and exquisite landscaped gardens. Soaring glass walls allow an abundance of natural light to shadow-shimmy over

stunning floors and banks of sliding doors almost disappear and coalesce seamlessly with the undercover terrace.

Upstairs in the north wing is the premier king retreat with sun room, terrace overlooking the pool and garden and extending into a mezzanine lounge space. The walk-in robe is fashionista-style, and the two-way ensuite has a spa bath to 'bubble away' the blues.

**Price**  
\$2.5M



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## Idyllic Holiday Lifestyle; Naturally Sunshine Beach

Nestled amongst the serenity of a leafy street, mere minutes to Sunshine Beach central with its buzzy village vibe of cafes, bars and sassy boutiques, plus a few minutes more to sand between the toes and surf breaks, is a funky beach house that spells forever fun holidays in buckets and spades. Admire the lush tropical front garden and contemporary façade. The residence

feels grounded in nature with soft muted tones on the exterior, repeated inside where the over-generous living spaces on the northeast side have white lofty raked ceilings and beams and a wall of windows designed as breezeways. Thanks to an idyllic climate and seamless indoor-outdoor connectivity the terraces on the south and especially northsides are perfect for long lunches.

Price  
\$2.695M



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## Blue Ribbon Location, Duplex Treasure - Noosaville

Nestled steps from the Noosa Waterways in its own secluded paradise, this sophisticated townhome offers an exceptional lifestyle and investment opportunity. Within an easy walk to Gympie Terrace and coastal elegance featuring a fresh, neutral palette, the residence seamlessly blends indoor and outdoor living. This is true indoor/outdoor living for the entertainer, thanks also to the large kitchen with a walk-in pantry and with its breakfast bar that also works intuitively around everyday life.

Extra storage is under the stairs, and a powder room and laundry are nearby. Bordering the terrace is a lawn, and low maintenance subtropical gardens.

The spacious open-plan area extends to a terrace, ideal for entertaining or enjoying sunset views. Boasting three bright bedrooms with built-in robes, including a master with an ensuite and walk-in robe, this investment-savvy townhome is one of two, ensuring privacy in a coveted location.

**Price**  
\$1.685M



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## Ultimate Beach House on Noosa North Shore

It's alluring, casually confident and the ultimate modern beach house, with mesmerising views from Hastings Street to Double Island Point clearly seen from numerous terraces, luminous pool, heated hot tub, bar, sunken fire pit zone and alfresco bar, mere 20m to 51kms of white sand - one of the few north-eastern facing properties on the eastern seaboard. Expect masterful design paying a homage to

the location, expansive glass, natural stone, oak flooring, spectacular finishes and large volumes of luxurious spaces. Surrounded by ocean and national park, walks to Mt Teewah, Lake Cootharaba and birdlife-abundant Cooloolo National Park, think best beach fishing, surf breaks and whale sightings. A natural beauty. A true diamond.

**Price**  
\$7.75M



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# Views Over Laguna Bay & Beyond, to Sigh For

Nature’s canvas, steered by a spectacular watercolour panorama that spreads out before it like an ever-changing artwork of the shimmering sand of Noosa Main Beach, megawatt-lustrous Laguna Bay, Noosa River waterways, Coloured Sands and beyond, takes centre stage. Be overwhelmed by the star of the show, an artfully assembled, indubitably lavish residence and how the luminous quality

of the ocean is match by the interior of imported sumptuous furniture, artworks, features crafted in the Rolls Royce tradition of perfection, all fresh and exhilarating as an early morning swim. Tall walls of glass seemingly morph in a transparent fashion from indoors, to massive spirit-stirring terraces, offering multiple entertaining and leisure options, and of course multi-million-dollar views.

Price  
CONTACT AGENT



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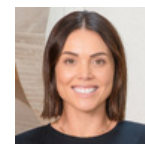


## Aspire to Flawless Living in a Near-New Move-in-Now Dream Home

Picture a playful, punchy, and ever so pretty, gleaming white chic residence to treasure forever. It has a nature reserve backdrop to the luminescent pool and from the front door via the Noosa Leisure Centre and Noosa Library, it's ten minutes to one of Noosa's finest natural assets, the Noosa River. Inside prepare to be inspired! Look ahead as the hallway arches and broadens to reveal vastly impressive,

over-generous and sun-drenched open plan living and dining spaces, with an oh-so-high raked ceiling and a stunning beach house-inspired aesthetic. Admire the piece de resistance, disappearing doors coalescing with the undercover alfresco terrace on the northside. Similarly, on the westerly side, this time revealing the super inviting pool with travertine sun deck.

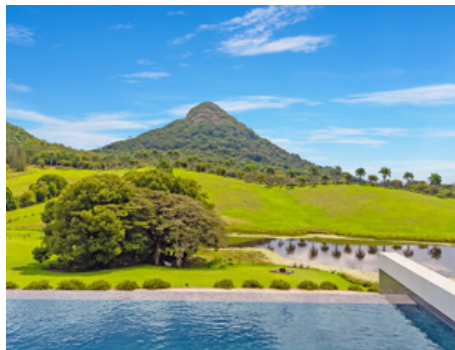
**For Sale**  
\$1.7M



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## World-Class Designer Living, Exclusive Acreage Enclave

This Tim Ditchfield architecturally designed and custom-built residence, located in the exclusive Eagle's Nest enclave in the Noosa Hinterland's Golden Triangle; is a veritable lifestyle masterpiece, perfectly positioned on a pristine park like 4.81-hectares to showcase a resplendent panoramic view of Mount Cooroy that is absolutely breathtaking in its scale and majesty. Built in 2020 to the very highest of

standards incorporating eco-friendly environmentally sensitive components, bespoke fixtures and fittings, luxury inclusions, and construction excellence - all cantilevered elements are suspended slab; it is next-level in terms of quality, aesthetics and sustainability. Who could ask for anything more, just 25 minutes to Noosa Main Beach?

Price  
\$7.4M



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## Enjoy Summer Breezes; Overlooking Coral Sea

Perched high on Ross Crescent's North-eastern ridge, this classic Noosa architectural gem offers sweeping whitewater views toward Lion Head. Its plantation-style design creates a light and airy space perfect for long summers. Inside, a spacious foyer leads upstairs to an open living area featuring a large kitchen, dining, and living room. This area extends onto a vast deck with a pool and fire pit, embraced by lush greenery in a private

courtyard with the ocean's sound and salty air nearby. Upstairs, two master bedrooms with ensuites open onto another deck, offering uninterrupted Pacific Ocean view. Downstairs, a separate 3-bedroom, 2-bathroom flat with its own access and parking suits family stays or rentals. Ross Crescent's proximity to the surfing beach, just 150 meters away, and a short walk to Sunshine Beach village make this the quintessential beach house.

Price  
\$6.95M



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