

# TOM OFFERMANN

REAL ESTATE

## River House Resplendence



See page 7

PRESTIGE PROPERTY - APRIL 2024

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## MARKET OVERVIEW



*The \$10m+ view that sold 62 Seaview Terrace, Sunshine Beach on auction day*

# Locals On The Move

It's a happy feeling when all the searching and negotiations are finally over and it's time to pop a cork and celebrate securing your next home or investment pad, and if it is a Noosa property then it's an even more special event.

Over the past month there's been a big upswing in locals transacting, moving around, upsizing and downsizing or just trying a different suburb for a change. The recent high intensity local activity is not a trend, and the normal pattern of out-of-town buyers competing with locals will balance back to normal levels in tune with coming holidays and events. It's fairly typical for February and March.

There was a burst of high value sales along the Eastern Beaches initiated with our sale of a beachfront cottage at 62 Seaview Terrace in Sunshine Beach for an undisclosed price, followed by 3 prestige houses we sold in the \$8 million's at 11 Webb Road and 29 McAnally Drive in Sunshine Beach, and 26 Lorikeet Dve, Peregian Beach. Our team also just sold 27 McAnally Drive at auction for \$5.8 million, completing a trifecta of sales in the street raising \$27.5 million for our clients.

Interstate investors bought a string of holiday apartments in and around Hastings Street including a \$5 million Villa in Morwong Drive's Noosa Residences, a house in Upper Hastings Street for a little over \$4m, and units in Netanya, The Cove, and The Hastings all circa \$2.5m representing superb value for these prestigious locations.

Our auction sale of Villa 12 The Hastings for \$2.55m is a testament to Noosa's spectacular investment potential. I recall selling this freestanding Villa on the southern side of Hastings Street to the seller for \$97,500 in 1987, and he has enjoyed 9.2% average annual growth over the past 37 years, capital gains tax concessions, depreciation benefits, rental income, and many happy holiday times. It simply just became time for him to cash out of a hard to beat investment.

Keep an eye out for some stunning new properties coming onto the market for discerning buyers this month, including a brand-new waterfront home on Noosa Sound's Key Court, and one of Noosa Parade's finest homes.

### Agency Awards

We are extremely thankful to our clients who have again voted

SALES SNAPSHOT



HOUSE  
 5 4 2

7 Robert Street, Noosaville  
 Purchased \$4,300,000



APARTMENT  
 2 2 1

12/30 Hastings Street, Noosa Heads  
 Purchased \$2,550,000



APARTMENT  
 2 2 1

3/16 Barbados Cres, Noosaville  
 Purchased \$4,100,000



APARTMENT  
 4 3 2

6109/5 Morwong Drive, Noosa Heads  
 Purchased \$3,050,000



HOUSE  
 4 2 2

4 Tangmere Court, Noosa Heads  
 Purchased \$2,775,000



HOUSE  
 4 4 2

27 McAnally Drive, Sunshine Beach  
 Purchased \$5,800,000

us 2024 Agency of the Year for Noosa Heads and Noosaville. Rate My Agent awards are based solely on client feedback and so are one of Australia's best measures of an agent's performance.

Noosa Concorso Returns

As a major event partner, it was thrilling for us to see the Noosa Concourse d'Elegance 2023 receiving the rising Star award at the UK-based historic motoring awards in London. Noosa Concourse d'Elegance 2024 will be even better so mark your calendars for Saturday, 13 July 2024. The event will showcase 50 of Australia's finest and rarest vehicles parked in Hastings Street. The event starts with the cars mustering at our Noosa Sound office before cavalcading along Noosa Parade into Hastings Street for a day of rare automobiles and fun entertainment.

Stay Property-Wise

Call for an updated appraisal to assist you with your future planning, and for further prestige sales and property news, visit [www.offermand.com.au/news](http://www.offermand.com.au/news)



Tom Offermann





## Weyba Waterways' Multi Award-Winner in Noosaville's Coveted Playground

It is undeniable. Nature's splendour is having tranquil Weyba waterways on your doorstep, and Noosa National Park with abundant birdlife and kangaroos at the back gate. And in-between, a multi award-winning 8-star energy-rated residence of timeless integrity with beautiful gardens. Positioned fortuitously with a northerly aspect is the expansive living area with high ceilings, blackbutt flooring and fireplace;

a seamless connection to a wide terrace with colour fish-filled pond; an undercover terrace which also links to the southside dining area and large galley kitchen with all the bells and whistles. With so much to love, it's move in at first sight!

For Sale  
AUCTION



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## Redefining a Seaside Escape to Sunshine Beach

A silvered Ironbark façade allows light to articulate extensive spaces, featuring a robust natural palette of slate, burnished concrete, rich yet restrained timbers, and Wamberal stone, all juxtaposed with wide expanses of floor-to-ceiling, next level windows, sliding glass doors and louvres.

The vast living spaces, especially the lounge area with doors opening out on the northern side, further explore the modernist design by award-winning architect Shaun Lockyer, oozing a sense of intimacy and sanctuary, with a dash of holiday spirit.

**For Sale**  
**AUCTION**



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## Sparkling Stellar Jewel on James Street Mere Minutes Noosa River

An imaginative, inspired Stellar jewel offers uber luxurious and exhilarating townhouse living, in a magical location in the heart of Noosaville, mere minutes to the Noosa River foreshore.

It's captivating, sparkling new, and has a one-of-a-kind floor plan. North-facing generous dining and living spaces coalesce with an expansive undercover terrace and pearlescent-shimmering pool.

Edgy design functionality continues in the designer kitchen with stone benchtops and splashbacks, walk-in pantry, latest premium appliances, integrated where possible. Exceptional finishes, high-end accents, white and soft grey coastal palette, oak-hued Deco timber, eco-natural sandstone, a lift, courtyard garden, and everything to love.

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AUCTION



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## Sparkling New Paradisal Waterfront Stunner 500m to Hastings Street

When it comes to a finding a sparkling new stunning residence with glistening saltwater lapping the white-sand foreshore, the jaw-dropping coveted address of Key Court Noosa Sound, a mere eight-minute walk to Hastings Street and Noosa Main Beach, or three minutes to Ricky's at Quamby Place, this is it. Imagine the impeccable design and building credentials of Blackwood Architects and

Damien Davidson, with generous open plan living spaces, a fireplace and endless oak flooring. Indoors, thanks to disappearing doors, morphs into a terrace where alfresco entertaining is at its best. Admire the centrepiece of a dazzling pool, picture the kids swimming in the safe shallows, and bring a boat as the 20-metre revetment wall has a pontoon and proximity to the Noosa River is very close.

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## Elevation, Charm, Location + Stunning Coral Sea & Hinterland Vista

Just imagine waking up to a spectacular ocean vista beautifully highlighted through the Norfolk Pines. Watch the white-capped waves roll in, savour the magic of sunrise, and soak up the gentle sea breezes from the comfort of your bedroom or whilst sitting out on the deck enjoying your morning espresso. At the day's end, retire to the expansive rear covered deck to witness a glorious

sunset, displayed in all its magnificence, across the hinterland, with a sweeping view across national park and beyond to the mountains. Truly breathtaking. This charming residence really does offer the best of both worlds, east to west, sunrise to sunset; a rare double vantage point in all its glory; and just a short stroll to both the beach and village. This location is blue-chip!

For Sale  
AUCTION



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## North Facing Designer Living: Luxury, Light, Lifestyle

Wake up to sunshine and step into the light; this truly stunning Clout designed residence, boasting a prized northern aspect, pays tribute to the Noosa climate and lifestyle, and offers the very pinnacle of elegant contemporary living where comfort, style, aesthetics, and functionality meld together to create perfection. This is luxury resort-style living of the

highest calibre with a showstopping alfresco entertaining zone with covered pavilion, heated magnesium pool and spa; a self-contained guest suite with its own separate entry; and a fully equipped home cinema with tiered seating...it is a veritable lifestyle masterpiece. Inside and out, this is a residence of distinction that's inspired design ensures it is a liveable as it is sumptuous.

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 1279m<sup>2</sup> 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  
\$5.55M



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## Charming Villa in a Secluded Gated Estate, Just 5 Minutes from the Beach

At Noosa Springs, not all are golf enthusiasts; some value the 24/7 security, award-winning gardens, or community vibe. Villa 108 in Cascades exudes Italian charm, closest to the gatehouse and 5 mins from Main Beach. Ground floor boasts new stone flooring, a white stone Italia kitchen, and a serene terrace overlooking a lush garden. Upstairs, three carpeted bedrooms, two Tuscan-

style bathrooms, and a master with walk-in robe and terrace. Features include a double garage and buggy bay. Just steps away, enjoy the pool, BBQ area, restaurant, bar, spa, gym, lap pool, and tennis courts. Noosa Springs offers a lifestyle choice: community engagement or villa tranquility - your call.

**Price**  
\$1.75M



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## Blue Ribbon Location, Duplex Treasure in Noosaville

Nestled steps from the Noosa waterways in its own secluded paradise, this sophisticated townhome offers an exceptional lifestyle and investment opportunity. Within a leisurely walk to Gympie Terrace and coastal elegance featuring a fresh, neutral palette, the residence seamlessly blends indoor and outdoor living.

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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## House Sized Villa with Seascapes, Walk to Hastings Street

Imagine salty breezes, an osprey's view of scintillating seascapes northward across Laguna Bay, Coloured Sands and beyond, a stupendous 3-level classy, over-generous villa with four terraces/balconies, and seemingly perched unobtrusively in the front row amongst lush rainforest.

The art of endless holidays 3-minutes to toes-in-the-surf of Noosa Main Beach and Hastings Street with its bevy of restaurants, bars and boutiques, is an undeniably achievable reality.

Price  
\$5.35M



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## Industrial-Inspired House on Noosa River

It's out of the box in more ways than one, also evocative and boasting a privileged address, however sensuality and warmth have grounded this mindful industrial-inspired residence. As modern as tomorrow with oversized everything that keeps on giving, it's mere moments to the Noosa River foreshore. Clever design from Georgina Price features myriad spaces all exuding personality,

including light-filled living and dining with beautiful French oak floors and a seamless connection to the north-facing alfresco terrace with wide river views. Similarly, dedicated design-savvy leisure and studio spaces, indoors, outdoors and poolside, complemented by John Hope landscaped gardens.

Price  
\$6.5M



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## Blue-Chip Beachside: Renovated to Perfection

This thoroughly charming beachside residence, tucked away in a whisper-quiet cul-de-sac has undergone a tasteful and comprehensive renovation of the highest calibre that is truly gorgeous, and has transformed the 80's gem into a modern lifestyle haven. Boasting a prized north-easterly aspect, the home is flooded with natural light and benefits from gentle sea breezes circulating throughout - reminding you just how close you

are to the sea. The alfresco entertaining area and inground pool are perfectly positioned to maximise sunshine and privacy and are visible from most rooms. Only 200-metres to the sand and surf, and a 15-minute walk to the vibrant village hub and surf club, this is location and lifestyle overload!

**Price**  
\$3.785M



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## North-Facing 36m Golf Frontage Evokes Tranquility of Year-Round Escape

Designed by Paul Clout, a superlative albeit handsome residence offers a beguiling blueprint which looks beautifully to the past and future for its design credentials, by cleverly combining Art Deco's eye-popping curvaceous lines with lavish spaces, timeless style, and never leaving glamour at the door. The design is on par with excellence with a northerly aspect, views from most

rooms and has a 36m golf course frontage which seemingly melds with the 5th and 7th holes of world class Noosa Springs Golf Course. Central to the residence, is an over generous, lofty ceilinged living/dining space, drenched with natural light, a fireplace with sandstone feature, and curved walls of glass.

Price  
\$7.45M



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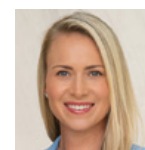


## Enviably 18m Waterfrontage at Unparalleled Noosa Waters

An enviable, incomparable street in a quiet cul de sac of Noosa Waters, boasting a larger than most, idyllically north-facing site has a wide waterfrontage, knockout wide water views and a 180-degree panorama sweeping Mt Tinbeerwah to the Noosa Hill. There is no compromise when it comes to a striking contemporary residence. Inside it is clear, serious sophistication is at play. Natural light, via lofty ceilings, picks up the

glow of the Italian-tiled flooring drenching the vestibule and hallway. Look ahead to open plan living and dining areas where doors, the width of the residence seemingly disappear blurring indoors to out, and extensive undercover terraces that almost morph into the luminescent pool and spa and 'spill' to the water's edge.

**Price**  
\$6.8M



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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.

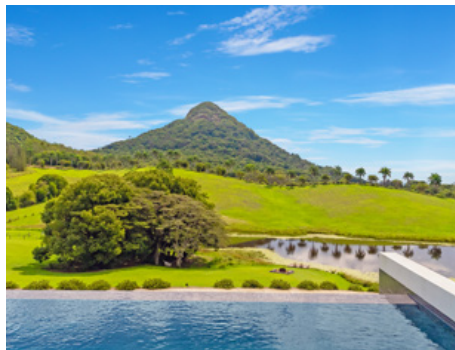
PRICE  
\$2.275M



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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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## Sparkling New Architectural Noosa Duplex & Pool

With nature reserve backdrop, this sparkling new hideaway offers the very best whilst living the dream near the cosmopolitan heart of Noosa Heads. From the popular quiet street, the super-wide ultra-contemporary timber-slatted façade, designed by architect Dennis Hill, makes quite the statement. Along the side walkway fringed with crab claw heliconias, is a terrazzo paved entry. Open the door and admire how natural

light drenches the open plan living and dining spaces, dances shadow-like over the French oak floors, and with 'disappearing' doors, indoors coalesces with the undercover terrace. More on-song with nature and entertaining is the rooftop terrace. It's north-east-facing, has a glimmering pool, integrated barbeque and is a year-round alfresco happy place.

For Sale  
AUCTION



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