

TOM OFFERMANN

REAL ESTATE

Inspired 5-Star **Flawless Diamond**

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PRESTIGE PROPERTY - MAY 2024

MARKET OVERVIEW



Experience Witta Circle luxury living on the tranquil riverfront in this architectural masterpiece

Auctions Unwavering Success

Is Riverstone with its 5-star address close to Hastings Street, Noosa's most extravagant residence of a lifetime to be cherished forever? Turn the pages to see for yourself and prepare to be tempted by other irresistible properties and serious investment opportunities.

Join us at auctions to gauge the market firsthand and experience the exhilaration as determined buyers vie for ownership. Spectators dreaming of their next acquisition can revel in the ambiance and potentially be the first to learn the winning bid.

That's if the property hasn't been snapped up beforehand!

Such was the case for 40 Noosa Parade which sold a day after the 'forthcoming auction' sign went up. Long-term clients who were on their boat, spotted the media team and agents Nic Hunter and Tiffany Wilson setting up photography and videography. They reached out with a knockout bid in excess of \$20m and secured an absolute first-class residence in one of Noosa Heads' most popular waterfront locations, so close to Hastings Street and Noosa Main Beach.

On Noosa Sound's Cooran Court, a pristine 4-bedroom 4-bathroom residence with three garages, pool and jetty was the magnet for buyers, who had been searching for some time. They secured it for \$7.45m under the hammer. Although it may

seem high, this is now entry-level buying in this sought after waterfront location.

At ever popular Sunshine Beach large crowds and eager bidders were out in force at 10 Ross Crescent, where a 5-bedroom 4-bathroom residence 100m from the beach, designed by renowned architect Shaun Lockyer, was sold at auction for \$4.35m.

Just around the corner in Henderson Street, a stunning 3-bedroom penthouse apartment with panoramic Coral Sea views, and in the heart of Sunshine Beach village, sold under the hammer in front of a packed crowd for \$4.65m.

A little further along the Eastern Beaches at 18 Pelican St Peregrin Beach, bidders were out in force vying for the keys of a beautifully renovated 3-bedroom residence within an easy walk of the local village and beaches. The elevated ocean views virtually guaranteed the sale under the hammer at \$3.25m.

Properties to watch out for include the sparkling-new waterfront Riverhouse at 19 Key Court, expected to attract big crowds at its 11 May auction, and on Witta Circle, possibly Noosa's most valuable waterfront home has private inspections taking place for select clients. Watch this space for some major sale details.

SALES SNAPSHOT



HOUSE
 5 3 2 | 10 Ross Crescent, Sunshine Beach
 Purchased **\$4.35M**



HOUSE
 3 3 2 | 18 Pelican Street, Peregain Beach
 Purchased **\$3.25M**



HOUSE
 4 4 3 | 18 Cooran Court, Noosa Heads
 Purchased **\$7.45M**



HOUSE
 5 4 2 | 40 Noosa Parade, Noosa Heads
 Undisclosed



APARTMENT
 3 3 2 | 5/20 Henderson Street, Sunshine Beach
 Purchased **\$4.65M**



HOUSE
 4 3 2 | 175 Lake Weyba Drive, Noosaville
 Purchased **\$3.4M**

Major sponsors of 2 World Class Motoring Events

The 66th Federal Rally of the Rolls-Royce Club of Australia, with 93 Rolls-Royces and Bentleys gliding around Noosa Heads and the Hinterland from 8 to 13 May. The event celebrates open top touring (dropheads) and what better place to drop the top. It concludes with a black-tie awards' dinner at Peppers Noosa Resort. What a pleasure to be involved in the dinner and show-off why there is only ONE Noosa.

Don't miss the Noosa Concours De Elegance, set for Saturday 13 July 2024. The event will showcase 50 of Australia's finest and rarest vehicles, all on display in Hastings Street. The free entry event starts with the cars mustering at the Tom Offermann Real Estate office on Noosa Sound, before setting off in a cavalcade

along Noosa Parade into Hastings Street for a day of rare automobiles and fun entertainment.

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Tom Offermann




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Irresistible Noosa Riverside; Dazzling 180-Degree Views

If love is a sun lounge on a terrace, mere footsteps to the waterfront of one of the most salubrious stretches of pristine Noosa River, dotted with bobbing boats, pelicans gliding above, and blessed with a feast of seagull's eye views stretching 180-degrees, you've found your slice of paradise. From the entry way, the coastal-cool aesthetic, slide-away white plantation shutters and doors are beguiling, as is the

bright morning sunbathing the timber-hued flooring in the generous and defined open plan living and dining areas. There's a seamless connection to the north-facing wide terrace. Relax, admire the waterways, Noosa North Shore, and beyond to the Noosa Hinterland. Sunsets are undeniably spectacular, and sundowners so appropriate.

For Sale
AUCTION



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Waterfront Riverstone: Supreme Living, Breathtakingly Exquisite

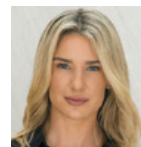
Is Riverstone with its 5-star address close to Hastings Street, Noosa's most desirable residence of a lifetime to be cherished forever?

Boasting a waterfront locale, complete with jetty, it is framed by a backdrop of an everlasting serene, lush vegetation and a lustrous wide tranquil reach of the Noosa River waterway.

Obtensibly hovering above the water in

a tribute to the natural environment, and just like the town which is renowned for its elegant yet relaxed coastal atmosphere, it perfectly distils the very epitome of architect Tim Ditchfield's design approach. There's simply nothing like Riverstone, a rare flawless diamond, located in the privileged private front row on Nosa Sound. Enough to make you sigh.

Price
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Dazzling Beachside Apartment close to Sand and Surf Breaks

Be impressed by this spectacular address so close to glittering white sand and famous Pitta Street surf break. Be swept away by the undeniably glamorous everything associated with this dream abode in a bijou complex apply named Peragian On The Beach. First impressions count immeasurably when the high-ceilinged luxurious interior with abundant natural light which thanks to 'disappearing' sliders, invites itself in and

bounces across pastel tiles. Admire the undercover sundrenched terrace, stretching the width of the apartment from the lounge with its glorious morning sun and the sound of the waves crashing onto the foreshore. Terraces on the southern and western side look over the resident's only pool, Noosa National Park, hinterland and beyond to Mount Cooroy with sublime sunsets.

For Sale
AUCTION



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Live the Good Life, Waterfront Exclusive Hideaway Island

The allure of living on a tranquil, deep-water expansive reach of two pristine waterways including nearby Noosa River, with uninterrupted river views, and bright buffed and voluminous interior spaces exuding relaxed luxury, is undeniable, also tantamount to an idyllic lifestyle on exclusive Hideaway Island. Open the massive glass door, stop and think wow. Look at the celestary height ceiling,

calming pastel grey palette, mocha-hued silk wallpaper and the startling wall of artfully positioned downlights. Look beyond. Note how the high and mighty residence fans out across the over-generous living areas, how an abundance of natural light shadow dances across endless lavish limestone flooring, and thanks to pocket albeit vanishing doors, coalesces with the great outdoors.

For Sale
AUCTION



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Surrounded by Nature: Utopia in Peregian Beach

Looking for the ultimate sea-change AND tree-change of a contemporary residence with an American-style barn, on larger-than-most land, surrounded by nature, mere 8-minutes to Peregian Beach? Think walking track via Lake Weyba to Noosa River, and how about cycling through the Noosa National Park to Peregian Beach for surf breaks, glistening white sand and a vibrant village where every day is easy-peasy.

Inside be instantly impressed by the hallway that stretches and reveals high raked ceilings, and natural light drenching the terrazzo throughout the expansive living areas. Doors seamlessly open to an undercover terrace on the southside, while on the northside indoors melds to a very generous and totally protected terrace. It adds significantly to entertaining options especially with a 10m shimmering pool, fringed by golden cane palms.

For Sale
AUCTION



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Barefoot Surfside Chic in Sunshine, 150m to Toes in the Sand

Think harmonious connection of a first-class location, in a totally private cul-de-sac of eight residences, abutting the Noosa National Park, a 180-degree outlook of the glistening white-water Coral Sea, being two minutes to the lustful white-sand beach, and if that's not enough how about enjoying a stunning view from every room?
The prodigious open plan living areas

have disappearing doors on three sides, morphing from inside to the expansive terraces, while natural light shadow dancing over the honey-hued timber flooring adds a big splash of sunny attitude to the totally relaxed, barefoot luxury. Let's not forget those views to sigh for, and alfresco options aplenty for keen entertainers or simple family fun and casual lunches.

For Sale
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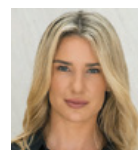


Noosa River Views Casual Elegance

Ahh, the serenity of 5-stars on Hilton and a bright white, sundrenched sanctuary, located a few fishing rod-lengths away from the park-like foreshore of the Noosa River. Open the front gate into the pretty-as-a-picture low maintenance garden, with its turquoise lustrous pool immediately evoking elation. Admire the wide covered terrace with three sides of white fold-away banks of

plantation shutters or breeze-inducing glass louvres. Take a seat, look north to the riverside and beyond, fully appreciate the beauty of the great outdoors and think innumerable entertaining options, whatever the reason or season. Also hitting the high notes is the oversized premier suite retreat with terrace and those magical views also visible whether in bed or free-standing bathtub.

For Sale
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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.

Walk in ready with stylish furnishing and producing exceptional hands free income, 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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Beach House-Style Belle of the Hill with Views to Forever

Seeing is believing. Look over a vast coastal playground with the Coral Sea and beaches stretching south along the coast on the left; in the front is Lake Weyba, its waterways, way beyond to the Blackall Range, Mt Tinbeerwah and the lush Noosa Hinterland; and sweeping right in the northerly direction, is the Noosa River. That is way in-excess of 180-degrees and let us not forget the back garden abuts the Noosa National

Park. These views to forever, arguably surpass all others on Noosa Hill. What an appealing lifestyle as you drink in those spectacular sights, absorb the drama of sunset and the oh-so cool breezes on hot summer nights, without even leaving your favourite chair, of the undercover terrace on both the ground and first floors of this substantial residence.

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Lavish Riverside Gem in the Heart of Hastings Street

Discover the epitome of sophistication, a cool luxury mecca nestled between a Hastings Street address and beside the Noosa River, with spectacular views on your doorstep of the residents-only jetty, Noosa Sound waterways, verdant Noosa Hill, west for best sunsets, beyond to Cooroy Mountain. Easy to sigh when you open the door. Peer beyond the hallway to reveal open plan dining and living spaces of what was ostensibly two

apartments melded into one undeniable hidden treasure. A muted palette, bespoke curved timber walls with hidden cabinetry, plush rugs, artworks including originals by local Michael Whitehead, wispy grey catch-the-breeze sheers, plus sumptuous suede sofas and tub armchairs contributing to the coastal ambience, along with nature's canvas of the great outdoors.

For Sale
AUCTION



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Panoramic Views from North Facing 30m Golf Frontage

Avenues adorned with gracious palms, gardenia hedges, tropical magnolia grandiflora, and tall Bahamas palms set the stage for a stunning property. Inside, bright natural light floods the spacious main living and adjoining dining rooms, both featuring doors that vanish to merge seamlessly with expansive undercover terraces and a

shimmering pool. Positioned with a 30 meter golf course frontage and boasting idyllic northerly views of water and the 15th green, the terrace is ideal for everything from leisurely lunches to sundowners, offering a picturesque backdrop of local fauna and birdlife.

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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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Exquisite Haven on Lake Weyba

Experience ultimate luxury in this meticulously built, insta-worthy two-storey residence with 17-metres of Lake Weyba frontage, blending seamlessly with the Noosa National Park. Strategically located, it's minutes from Hastings Street, Noosa Main Beach, Gympie Terrace and the Noosa River, and has direct access from the serene Lake Weyba foreshore. There are four very generous bedrooms, each with an ensuite, prodigious open spaces, feature lighting, and multiple indoor

and outdoor entertaining options. A two-level, self-contained cottage is perfect for four guests or as a rental opportunity. The open floor plan, cathedral-like ceilings and exposed beams, promote fluid living spaces bathed in natural light. Designed to connect with both the Noosa National Park and Lake Weyba with its parkland out the front maintained by council, it's so easy to launch a kayak and stand-up paddleboard or fish from the crystal clear shallows.

Price
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