

Communique

Your Perfect PartnerSM

**COLDWELL
BANKER**

BARRIER REEF REALTY

GREETINGS FROM TROPICAL NORTH QUEENSLAND AND WELCOME TO COLDWELL BANKER BARRIER REEF'S NEWSLETTER!

JUNE '05

Coldwell Banker Barrier Reef Golf Day

COLDWELL BANKER BARRIER REEF

proudly sponsored the 18th tee of the Sheraton Mirage Golf Course and the 1st tee of the Links Golf Course last month as part of the festivities for the Port Douglas Carnival. The gods were smiling on

the three CBBR partners on the first day, helping them to achieve a winning 9 under the card 63. However the second day at the Links was not so successful. Overall the event was a huge success and we look forward to the challenge again next year.



PARTNER - CHRIS BUSE LETS ONE RIP



COLDWELL BANKER PROPERTY MANAGEMENT



WE ARE PLEASED

to announce the launch of our property management division this month. Grant Skinner has taken on this new division and we wish him every success. Contact Grant mobile 0408 996 188 gs@cbq.com.au

PROPERTIES OF THE MONTH

For Sale



Port Douglas - Apt 64 "PEPPERS LINKS RESORT"

"7% Guaranteed Return"

Combining the recognised style of Peppers and enviable recreational facilities including The Links Golf Club, plus on-site tennis, swimming and state-of-the-art gymnasium, this fully furnished 2-bedroom apartment offers a base from which to explore the cosmopolitan town of Port Douglas and the Great Barrier Reef.

PRICE \$425,000



Contact:
BIANCA NORRIS
Mobile 0400 050 029
bn@cbq.com.au

For Sale



Kewarra Beach - 34 KEWARRA STREET "VILLA KEWARRA"

An absolute beachfront mansion of grand proportions, this secluded residence sits on a beautiful sandy beach with expansive views of the Coral Sea. The 2-storey design captures the magnificent views. The ground floor has a massive open plan living and entertaining area, while upstairs there is a fully functional bar and billiard table. There are five spacious bedrooms with en suite bathrooms, a private study, a conservatory dining room, and a grand entrance hallway.

PRICE \$4,900,000



Contact:
LAUCLAN LEISHMAN
Mobile 0419 724 457
ll@cbq.com.au

For Sale



Trinity Beach - Apt 9 "PLATINUM AT TRINITY"

Secure and sublime: this exclusive gated community on Cairn's famous Trinity Beach is located just 350 metres from the ocean. This air-conditioned 3 bedroom apartment offers superior finishes including a stylish granite kitchen with stainless steel appliances. Bedrooms feature quality carpets with built-in wardrobes, and an ensuite to the master bedroom. The large west-facing balcony that overlooks the pool makes the ideal entertainment area.

PRICE \$372,500



Contact:
CHRISTIAN BUSE
Mobile 0417 715 356
cb@cbq.com.au

For Sale



Palm Cove - Apt 230 "SEA TEMPLE RESORT & SPA"

All the luxury you can handle plus a guaranteed rental return for the first 12 months.

Sea Temple Resort and Spa offers a critically acclaimed restaurant, awarded day spa and all the owner facilities you would expect from one of the world's best resorts. This magnificent dual key 2-bedroom apartment in the newest 5-star resort complex in beautiful Palm Cove offers Asian-inspired elegance built around the expansive lagoon pools in the centre.

PRICE \$815,000



Contact:
LAUCLAN LEISHMAN
Mobile 0419 724 457
ll@cbq.com.au

For Sale



Trinity Park - Lot 27 RAGAMUFFIN QUAY "BLUE WATER"

Build your waterfront dream home, moor your boat on your private pontoon on your 18m north-facing waterfrontage, and live the life others only dream about. This 801m² lot offers a sheltered mooring, and is conveniently located to the marina, shopping and schools, with easy access to the open waters of the Coral Sea.

The exclusive Bluewater canal development is the last of its type in tropical north Queensland so act quickly.

PRICE \$689,000

Contact:
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Coldwell Banker Set a New **Benchmark!**

Coldwell Banker Cairns is proud to announce a new project marketing relationship with local Cairns developers, Benchmark.

Benchmark Developments was formed just over two years ago as a partnership between Wolfgang Odenthal and Peter Watson of long established Cairns construction company, CMCand respected property development finance executive, David Morgan.

In a very short time, Benchmark have set a standard that truly reflects their company name. With over \$20 million of completed projects, \$31 million in projects under construction and \$93 million worth of projects presently submitted for approval in far north Queensland.

Coastal Living WITH A CENTRAL CITY LIFESTYLE!

Accent on McLeod provides a very different and contemporary look for Cairns inner city living. Located just 500 metres from the Cairns CBD and Esplanade this development offers a unique opportunity to reside near the heart of the city.

- 2 bedroom penthouses and 3 bedroom apartments
- Views to Cairns waterfront and mountain ranges
- 500 metres from the Cairns CBD
- Contemporary waterfall style swimming pool
- Quality stainless steel appliances
- Fully air conditioned

3 BEDROOM PRICED FROM \$379,000

Call Coldwell Banker for more information - 07 4030 1600



Contemporary CITY STYLE HOMES



Terraces on Gatton is located just 1km from the Cairns CBD yet provides its residents with luxury surroundings in a tranquil setting.

Designed as a three level complex the ground floor features 2 bedroom terrace apartments with front door street access reminiscent of New York City's Manhattan brown stone terraces. 2 bedroom dual storey townhouses occupy the 1st and 2nd floors and provide a classic loft/attic feel yet with a contemporary finish.

3 BEDROOM PRICED FROM \$315,000

Call Coldwell Banker for more information - 07 4030 1600



Coldwell Banker Barrier Reef MORTGAGES

AS PART OF OUR ON-GOING COMMITMENT TO SERVICING OUR CLIENTS, CBBR is now able to offer advice not only on property sales and rentals, but also finance. Through one of the largest aggregators in Australia, we are able to offer access to over 50 lending institutions. This will mean that you will always get the best rate and terms. Chris Blyth is overseeing the operation; he brings with him many years of experience in the finance industry. Contact Chris today to see how he can help you. finance@cbq.com.au.



PROPERTY AND BUILDING INDICATORS



A RENEWED AND VIGOROUS DEMAND for houses for rent has caused the rental vacancy rate for houses to start tightening again, with the trend vacancy rate for March coming back down to 2.9%. House sales in Cairns have steadied to a turnover rate of just below 300 per month. Unit sales have started to rise again, but remain well below the volumes achieved in late 2003. Residential property prices continue to rise in the market despite the slower volume of sales.

THE LAST WORD

We would like to take this opportunity to welcome Darren Gertler to our team. Darren has come on board all the way from New York City to help us service the Northern Beaches of Cairns. The Port Douglas carnival was a huge success last month and heralded the official start to the tourist season. The next 4 months will see 60% of all property transactions take place. We are still confident that the market conditions up here

will remain strong over the next twelve months, so if you are considering buying pick up the phone and contact us. We hope you find this months properties of interest.

Kind Regards,

COLDWELL BANKER BARRIER REEF REALTY

Partners

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- Christian Buse - cb@cbq.com.au - 0417 715 356