



YOUR SEACHANGE
on the Noosa Fraser Coast

MEDIA RELEASE

Monday 5th June 2006

STAGE TWO PRE-SALES AT COOLOOLA SANDS PROVE THE BENEFITS ARE CLEAR

Leading Queensland developer, Pradella is now in the final phase of completing Stage Two of its \$100 million dollar master-planned residential project, Cooloola Sands, to meet the continued demand for prime land on the Noosa-Fraser Coast.

Scheduled for release in late June, Stage Two will comprise a total of 36 lots averaging 800 square metres and priced from \$99,000. Cooloola Sands also offers an extensive range of coastal house & land and villa packages starting from just \$235,000.

Pradella Project Development Manager Brett Lentz said the latest stage in Cooloola Sands offered residents the complete package – affordable bayside home sites set among parklands only minutes from shops, schools and the amenities of Tin Can Bay.

“Cooloola Sands has a great sub-tropical climate and all the elements for a relaxed, affordable lifestyle on the coast,” Mr Lentz said.

Located approximately 50 minutes north of Noosa and 35 minutes east of Gympie, Cooloola Sands is a master-planned development comprising of 800 residences, commercial site and recreation areas. Cooloola Sands is expected to be home to a thriving coastal community by 2010.

Following the success of Stage One, Mr Lentz was not surprised by the early pre-sales success in Stage Two with 30% already sold.

“Also, more than 70% of lots have now sold in Stage One and we continue to receive interest from a number of buyers in recent months who have recognised the tremendous future benefits of living at Cooloola Sands,” Mr Lentz said.

“With its carefully thought-out design and attention to detail, Cooloola Sands brings a new standard of residential living to the region. Homebuyers can see this for themselves as display homes were constructed earlier in the year showcasing designs by local leading builders.

“Pradella Developments is also committed to integrating the area’s natural features to create a liveable community, as opposed to just another real estate development. The Estate will see preservation of 22 hectares of coastal waterways, natural areas and a strong emphasis on sustainable developed practices including rainwater harvesting.

“As part of our commitment to provide community infrastructure, Cooloola Sands will see the development of a new shopping village with construction scheduled to commence late 2006, which will be followed by other facilities including a childcare centre, health and other community services,” he said.

Recreation areas including communal barbeque facilities, playgrounds and extensive pedestrian and bikeway system have been built as part of Stage Two.

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Soon to be Coolooloa Sands residents, Mr and Mrs May, said they were living out their 'sea change' dream at Coolooloa Sands after moving from New Zealand.

"We made the move to Coolooloa Sands not just because of the affordable coastal location but because of its many lifestyle benefits, which we are still happily discovering," Mrs May said.

"Where else can you find affordable coastal living with easy access to Rainbow Beach and Fraser Island, surrounded by two world heritage-listed national parks and close proximity to the local amenities of Tin Can Bay," she said.

Expert property analyst Michael Matusik believes the Coolooloa Coast will capitalise on the sea change phenomenon as it is the only seaside location situated between Hervey Bay and Pottsville, in northern New South Wales, which has land for sale under \$130,000.

The Matusik Suburb Profile stated the Coolooloa Cove area offered a 'sea change' lifestyle at yesterday's prices.

Mr Matusik said given its affordable prices, desirable location and surrounding population pressure from Hervey Bay and the Sunshine Coast, the Coolooloa Coast region is set to expand, and do so rapidly.

Mr Lentz said the release of Stage Two would provide a lifestyle opportunity for residents, while the addition of the coastal villa product is ideal for investors looking for strong investment options.

"Where else can you buy beautiful, natural coastal land in a master-planned community at these prices?" he said.

For further information on how you can "get the lot" at Coolooloa Sands call 1300 735 045 or visit www.coolooloosands.com.au. The Sales and Information Centre is open daily from 10am to 5pm and is located on the Cnr Queen Elizabeth Drive and Nautilus Drive, Coolooloa Cove.

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