

# STAGE TWO SUCCESS FORCES PRADELLA TO RELEASE NEXT STAGE

Leading Queensland property developer Pradella has released the next stage of its 800-lot master-planned residential project, Cooloola Sands, after meeting strong demand for Stage Two lots.

Six lots sold in the six weeks during the usually quiet Christmas and New Year period, as visitors to the estate recognised Cooloola Sands' affordable coastal living at Queensland's most affordable prices, with lots starting from as low as \$100 000.

Cooloola Sands Project Development Manager Brett Lentz said it is rare, if not impossible, to find land on the Queensland coast under \$130 000.

"Cooloola Sands is certainly the exception, not the rule...demand for coastal land is increasing exponentially and prices have risen to match," Mr Lentz said.

"Residents are literally minutes from the Tin Can Bay inlet, the coastline and 45 minutes from stepping on to the World Heritage-listed sands of Fraser Island. Couple this with affordable land options and it's no wonder sales are beginning to surge," he said.

With strong demand Stage 3 of "Creekside Sanctuary" will be released soon. Containing 19 elevated lots ranging from 750-900m<sup>2</sup>, all with a north-easterly aspect Cooloola Sands will continue to deliver the best valued and quality residential land on the Noosa Fraser Coast.

"Our vision for Stage Three is to build on the close-knit neighbourhood within the masterplanned development," Mr Lentz said.

2007 is set to be a big year for Cooloola Sands, with the release of several new land products including half-acre blocks and the exclusive release of waterview lots, as well as exciting community activities such as tree-planting days and our annual Community Day in September.

Pradella has a clear focus on the preservation of the natural surroundings. In a partnership with the Local Shire Council and the community, the developer has regenerated the local environment to ensure Cooloola Sands has a positive effect on local flora and fauna.

Recent buyers in Cooloola sands Mr and Mrs May said it was the lifestyle of the area combined with its affordability that made it so appealing.

"The atmosphere is so relaxed, we're so close to everything and the price couldn't be beaten!" Mr May said.

The area is well serviced with shops, schools and recreational facilities including the re-developed marina at Tin Can Bay as well as the planned development of the new retail precinct at Cooloola Cove in final negotiation. A childcare centre, health and other community services are also planned for the area.

"We're so close to everything, Gympie's only 35 minutes away, we can be relaxing on Fraser Island in under an hour, and Brisbane is only train-ride away," Mr May said.

As well as being convenient to residents, the commercial precinct will provide new opportunities as it grows; employment prospects in the area are set to escalate as community infrastructure develops.

"With the population increasing in nearby Hervey Bay and the Sunshine Coast, Cooloola Sands is already becoming a popular alternative to the busier coastal locations," Mr Lentz said.

"There are so many lifestyle benefits involved with living at Cooloola Sands.

"It is rare to find such convenience in the midst of such pristine surroundings," he said.

As a result of the strong interest in Cooloola Sands, local builder KJ Homes is establishing a display centre at the estate, due to open in the coming weeks.

For further information on how to take advantage of such an exclusive offer, call 1300 735 045 or visit [www.cooloolasands.com.au](http://www.cooloolasands.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, Cooloola Cove.**