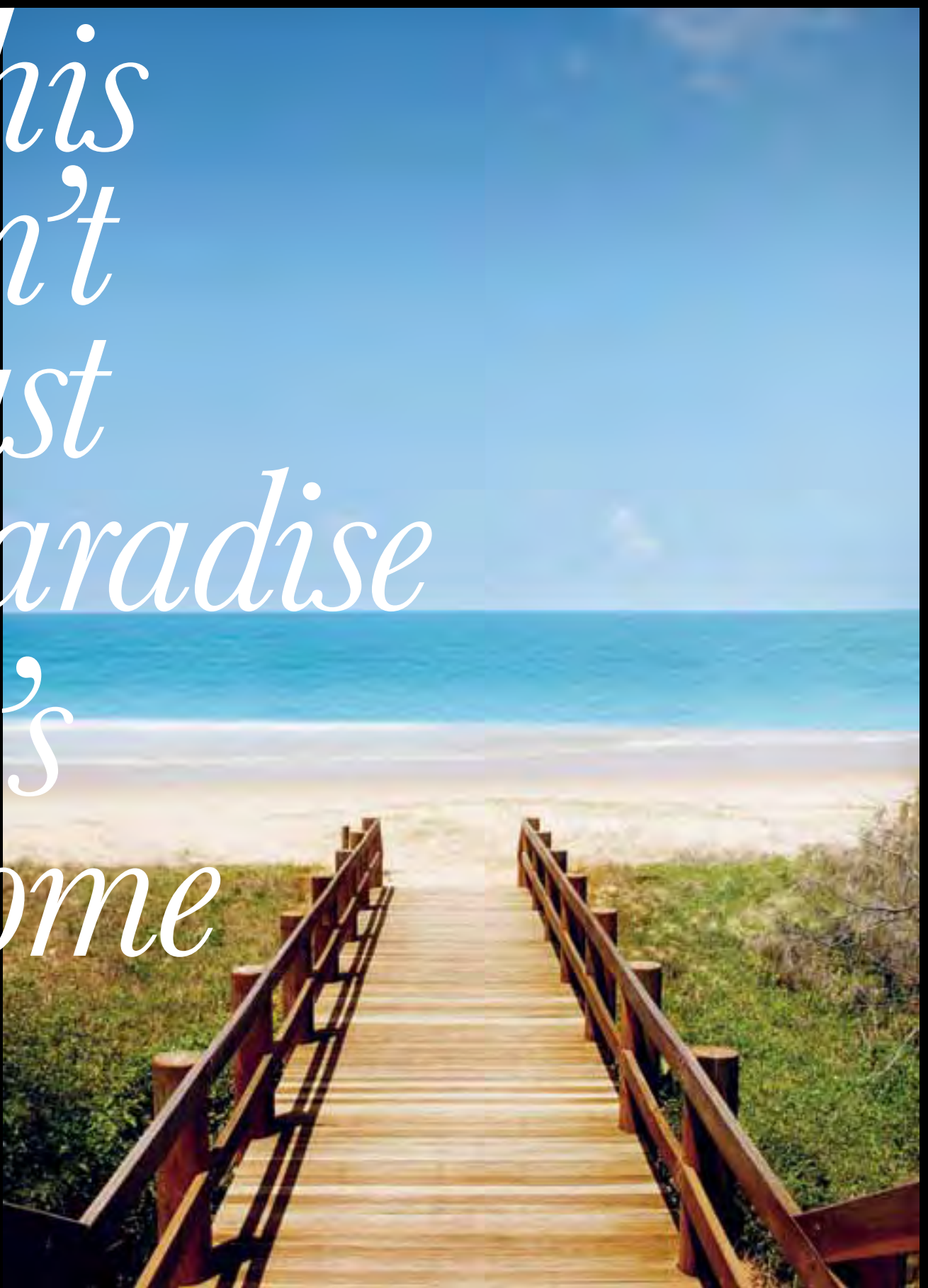


*This  
isn't  
just  
paradise  
It's  
home*

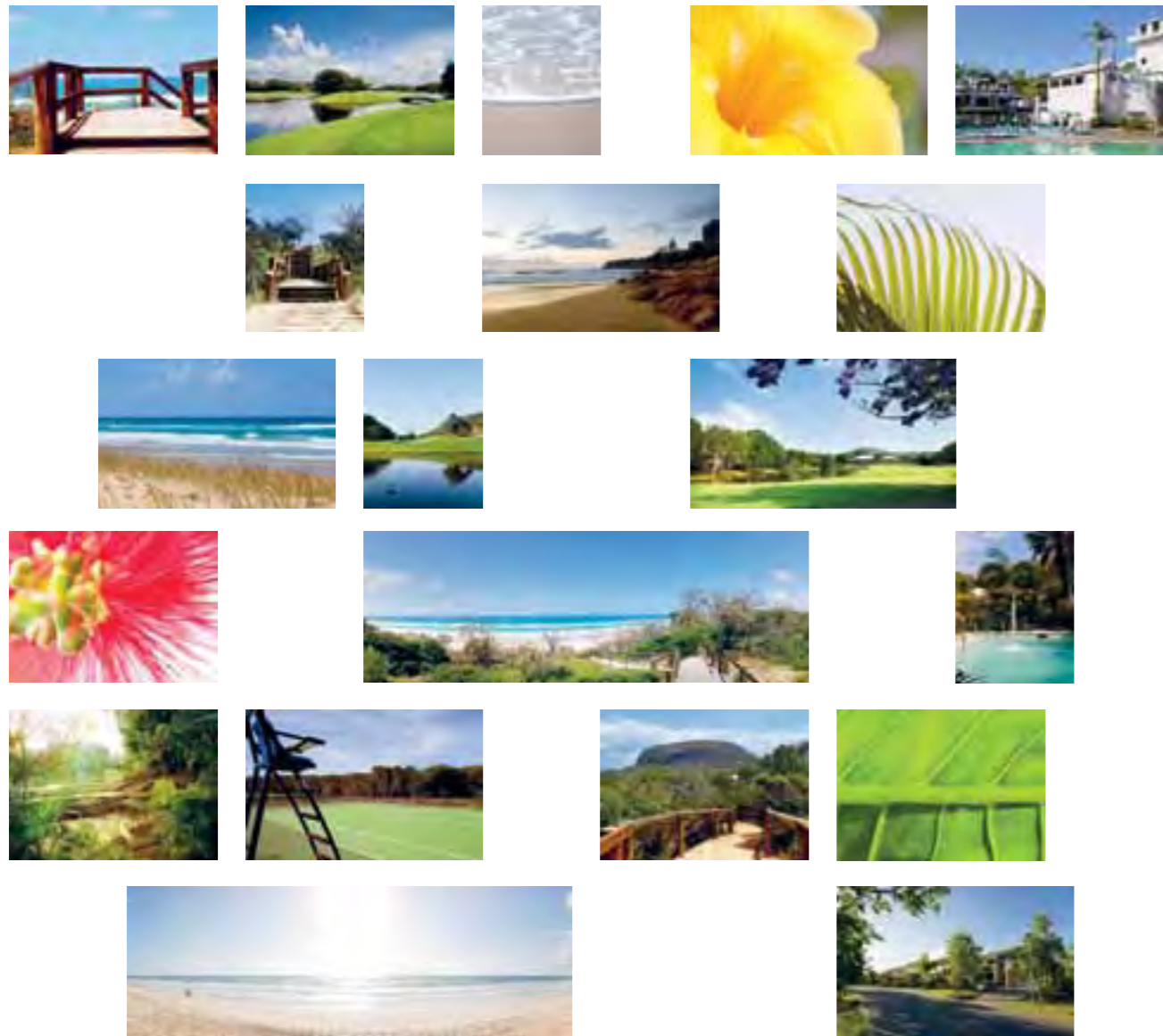


Meandering along the white sand,  
waves lapping at your feet. Striding up  
the fairway towards a perfectly manicured  
green. Linger over a glass of wine  
as the sun dips below the horizon.  
Who says this feeling can't last forever?

Secluded tranquility, pristine sands, five-star luxury. What most look for in a holiday destination, *others find at home.*

The Coolum Residences are the perfect blend of resort-style living and vibrant local community. Located at the heart of Queensland's Sunshine Coast, The Coolum Residences are a recreational haven brought together under the watchful eye of Mt Coolum.

Considerate by nature. Beautiful by design. The Coolum Residences deliver a spacious, understated style of living that's pure pleasure.



Blessed by  
sunlight and  
the warm  
*hospitality of  
Queenslanders.*



Eumundi Markets



Rainbow Beach



Mooloolaba Harbour



Picturesque Noosa



The Glass House Mountains at Sunset

The Sunshine Coast captures the spirit of Queensland at its best. The people are laid back, the Pacific waters sparkling and the beaches plentiful and golden – with an average of 300 days of sunshine a year to enjoy them in.

Stretching from Caloundra in the south to Cooloola in the north, the region is an enticing mix of thriving communities and stunning natural surroundings. From the bustling coastal towns of Mooloolaba and Maroochydore and cosmopolitan Noosa, to the serenity of Rainbow Beach and the

rolling green hinterland of the Glass House Mountains, the Blackall Range and the Mary Valley.

Every year, 3 million people visit the Sunshine Coast to share its charms. You'll find The Coolum Residences half way up the coast, bringing the whole area within easy reach. So, whether you're looking to invest, buy that holiday getaway you've always dreamed of, or make The Coolum Residences your home, you'll find plenty of reasons to choose the Sunshine Coast.

## Local attractions.

### NOOSA

Boutique shopping, fine dining and unique style, framed by two rugged national parks where you're sure to spot a koala or two.

### EUMUNDI

Local produce and distinctive arts and crafts are the draw here every Wednesday and Saturday at Eumundi's famous markets.

### RAINBOW BEACH

Northernmost point of the Sunshine Coast and gateway to World Heritage listed Fraser Island, the largest sand bar in the world. Explore by 4x4, but keep an eye out for dingoes.

### MAROOCHYDORE

Home to the Sunshine Coast's largest shopping centre, Sunshine Plaza features 220 retailers including Myer, Target, Kmart, Best & Less and Coles plus a 12 screen cinema and a leisure and entertainment precinct.



Coolum.  
It doesn't take  
long to get here,  
but you always  
*feel miles away.*

Blessed with some of the best surf breaks on the Sunshine Coast and a wide soft arc of pristine white sand, Yaroomba beach to Coolum's south is the stunning highlight of this low-key seaside village.

The atmosphere may be relaxed, but there's always something going on.

There's a vibrant, diverse local community and many major events throughout the year, including the PGA Golf Championship at the Hyatt Regency Coolum resort.

You can be here in no time, too. The Coolum Residences is mere minutes from the Sunshine Coast Airport at Maroochydore – a direct destination for Jetstar and Virgin Australia flights from Sydney, Melbourne and Adelaide – and just over an hour's drive from Brisbane and its international and domestic airport. It means you'll spend more time secluded away, and less time getting away.



# Lose yourself in nature

Along with all the luxuries of contemporary living, you can just as easily get away from it all and step back to nature. Mt Coolum National Park is one of the most ecologically diverse areas in Australia and home to over 700 species of plant – 590 of which flower, making spring time beautiful. Among the variety of heaths, ferns and trees is the Mt Coolum she-oak, a rare casuarina you'll only find on these hills.

Mt Coolum itself is an easy climb, with signposted trails to the summit, or for the less energetic, there are plenty of trails around it. As you make your way to the peak, and the incredible 360 degree panorama that awaits, be on the lookout for whistling kites and if you're very lucky, you may even catch a glimpse of one of the peregrine falcons that nest near the hilltop.



# Naturally harmonious resort-style living

Living at The Coolum Residences gives you the opportunity to enjoy the five star facilities of the Hyatt Regency Coolum, right at your doorstep, with various membership options open to you. Benefits include access to the following:

## PGA RATED GOLF COURSE

At the heart of the resort is the magnificent par 72 golf course designed by the legendary Robert Trent Jones Jr. – an irresistible challenge to both professionals and amateurs alike. Golf buggies are available to help you navigate around this scenic course.

## SPA

Indulgence, revitalisation and a sense of total well-being are always just a short stroll away at The Spa. With a seductive range of skin and bodycare treatments, outstanding facilities and a staff of fully-qualified beauty therapists and fitness professionals, it's the perfect place to unwind.

## WINING AND DINING

Enjoy a wide range of dining experiences at restaurants to suit every mood, from a quick bite to eat, to romantic candlelit dinners. Wherever you dine, the emphasis is on fresh, local, seasonal ingredients, ensuring there's always something new to look forward to. And if you don't want to leave home, you can even have it delivered to your door.



## KEEP ACTIVE

Other sporting facilities include the Tennis Centre with seven floodlit courts, and several sparkling swimming pools. Canoeing, archery, billiards and pool are also available at a fee – and if you have children, you can drop them off for adventures at Camp Hyatt while you make the most of a little peace and quiet.

But if activity is your thing, don't forget there's a whole range of options just minutes away – from paddling, cycling and jogging to surfing, fishing and beautiful bushwalking.



From beautiful bushwalking tracks, to a testing par 72 golf course. From revitalising spa treatments to superb dining experiences. The Coolum Residences offer access to a quality of lifestyle that's as relaxing as it is energising.

A portrait of an inspiring community, framed by nature.

With the understated architecture of the residences, spacious natural surroundings and the convenience of having everything you need right on your doorstep, The Coolum Residences have been created with well-being and contentment at the heart.



### A BIRD'S EYE VIEW OF THE COOLUM RESIDENCES

#### LEGEND

- |   |  |
|---|--|
| THE COOLUM RESIDENCES - NOW SELLING     | THE COOLUM RESIDENCES - EXISTING DEVELOPMENT |
| THE COOLUM RESIDENCES - FUTURE RELEASES | BEACHSIDE - RECREATIONAL FACILITIES          |
| RESORT - VILLAGE SQUARE                 | PROPERTY INFORMATION CENTRE                  |
| RESORT - TENNIS CENTRE                  | BEACH CLUB                                   |
| RESORT - GOLF CLUBHOUSE                 | GOLF COURSE HOLES                            |
| RESORT - THE SPA                        | DAVID LOW WAY                                |

This plan (The Coolum Residences Master Plan) depicts the developer's intentions at the time of printing, for the development at The Coolum Residences. The final development outcome is subject to change as a result of further detailed design and relevant authority approvals, Nov 2011.

# Which side appeals to you most?

Everyone has their own idea of perfection. Whatever your way of life and style of living, you'll soon find a place to call home here. The Coolum Residences are spread out over two main areas. You can choose to live resort-side, close to the golfing green, lakes and luxury facilities of the Hyatt Regency Coolum, or beach-side, where access to majestic Yaroomba beach is just a stroll away.

## Unwind *resort-side.*

If you want the full five-star resort-living experience with all the luxury and facilities of the resort just moments from your door, this is the address for you. The Vantage grounds are perfectly manicured, creating a tranquil, simple space that brings you close to nature, without compromising on comfort. Vantage house and land packages offer stunning golf aspects, with rainforest, woodlands and lakes nearby and many properties directly overlooking the fairway.

## Be inspired *beach-side.*

Every sun-seeker's dream is a house by the beach. At Whitehaven, Belle Mare and Cala Luna, you can make it come true. With their own exclusive recreational facilities, these luxury beach-side communities will create a relaxed atmosphere full of barbecues, tennis matches, bushwalks, and refreshing dips in the pool.

The ultimate in sophisticated beachside living, it is all just a buggy-ride away from the heart of the Hyatt Regency Coolum resort.





Two leading community builders join forces and the result is more than *a little special.*

Lend Lease is one of the world's leading fully integrated property solutions providers, with strong development, investment management, project and construction management and asset and property management capabilities.

The group was born out of a vision to create a company that could successfully combine four disciplines; property, financing, development and investment with the aim of being the leading international property and infrastructure group. Lend Lease is committed to creating and building innovative and sustainable solutions, forging partnerships and delivering strong investment returns.

For over four decades it has been at the forefront of creating world class residential communities and shopping centres, and has been an active member of the Sunshine Coast community since 1997, developing several notable projects in the area – including Sunshine Plaza, North Shore Coastal Village and Twin Waters.

Sekisui House is recognised as one of the country's most innovative and ecologically progressive companies, with over 50 years' experience and having built over 2 million homes in Japan alone. Dedicated to every element of the home building and property development process, they live by a uniquely people-oriented philosophy called "Love of Humanity" – the bedrock of everything they do, and every home they create.

*A unique approach.*

Sekisui House brings new ways of thinking to home design, and a human philosophy to home and community development – making them a natural choice for The Coolum Residences. Always striving to develop homes from the perspective of the families and communities to enjoy, Sekisui House creates places with a connectedness to nature, and a pervading feeling of comfort and peace.

And because they know that families grow and change over time their homes are crafted with thoughtfulness to meet the needs of families for generations to come. They call this Universal Design – a design philosophy which encourages everyone in the family to enjoy the space around them, in the present and the future. You'll find the hallmarks of Universal Design throughout all pioneering SHAWOOD homes and the guaranteed unique Sekisui House service and commitment in every home that they build.



Your journey  
*begins here.*

However beautiful the photographs, or evocative the prose, there's only one way to truly get a feel for what it's like living at The Coolum Residences – and that's to experience them for yourself.

We have a dedicated local team based onsite who know the area inside-out. Whether you're looking to buy land and build something from your imagination, or choose a property and move right in, they'll be delighted to introduce you to all the community has to offer. They'll talk to you to find out more about the kind of lifestyle you're looking for and help you explore the options open to you here and of course, give you the full tour.



#### VISIT IN PERSON

Open seven days a week, you'll find our property information centre located on David Low Way, Yaroomba and just a couple of minutes stroll from the Hyatt Regency Coolum or stop off on the way to the Dune Club on the courtesy shuttle bus. Feel free to drop in or call us free call on 1800 688 530 to make an appointment and arrange a tour.

#### EXPLORE ONLINE

If you'd like to discover more from the comfort of wherever you are, visit our website [thecoolumresidences.com.au](http://thecoolumresidences.com.au) or find us on Facebook.



You might also find some of the following links useful.

#### THE SUNSHINE COAST

[tourismsunshinecoast.com.au](http://tourismsunshinecoast.com.au)  
[discovermaroochy.com.au](http://discovermaroochy.com.au)  
[tourismnoosa.com.au](http://tourismnoosa.com.au)  
[thedaily.com.au](http://thedaily.com.au)

#### COOLUM

[coolum.com.au](http://coolum.com.au)  
[coolumadvertiser.com.au](http://coolumadvertiser.com.au)

#### SUNSHINE COAST AIRPORT

[sunshinecoastairport.com](http://sunshinecoastairport.com)  
[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)  
[visitsunshinecoast.com.au](http://visitsunshinecoast.com.au)  
[visitcoolum.com.au](http://visitcoolum.com.au)

#### REAL ESTATE

[reiq.com.au](http://reiq.com.au)  
[domain.com.au](http://domain.com.au)

#### LEND LEASE

[lendlease.com.au](http://lendlease.com.au)  
[thecoolumresidences.com.au](http://thecoolumresidences.com.au)

#### SEKISUI HOUSE

[sekisuihouse.com.au](http://sekisuihouse.com.au)  
[thecoolumresidences.com.au](http://thecoolumresidences.com.au)



Freecall: 1800 688 530  
International: +61 7 5455 1900  
PO Box 1123 Coolum Beach Qld 4573  
thecoolumresidences.com.au

This information has been prepared to indicate, at the date of preparation, the developer's intended development of the project. No warranty is given that the completed development will reflect this information. Prospective purchasers are advised to carry out their own investigations as to all aspects which are important to them and should read the developer's contractual rights to vary the development before they sign any contract as of November 2011.