

THE ESSENCE

Mar/Apr 2019



THE GREAT OUTDOORS

We love al fresco entertaining in autumn and our homes are totally geared for it!

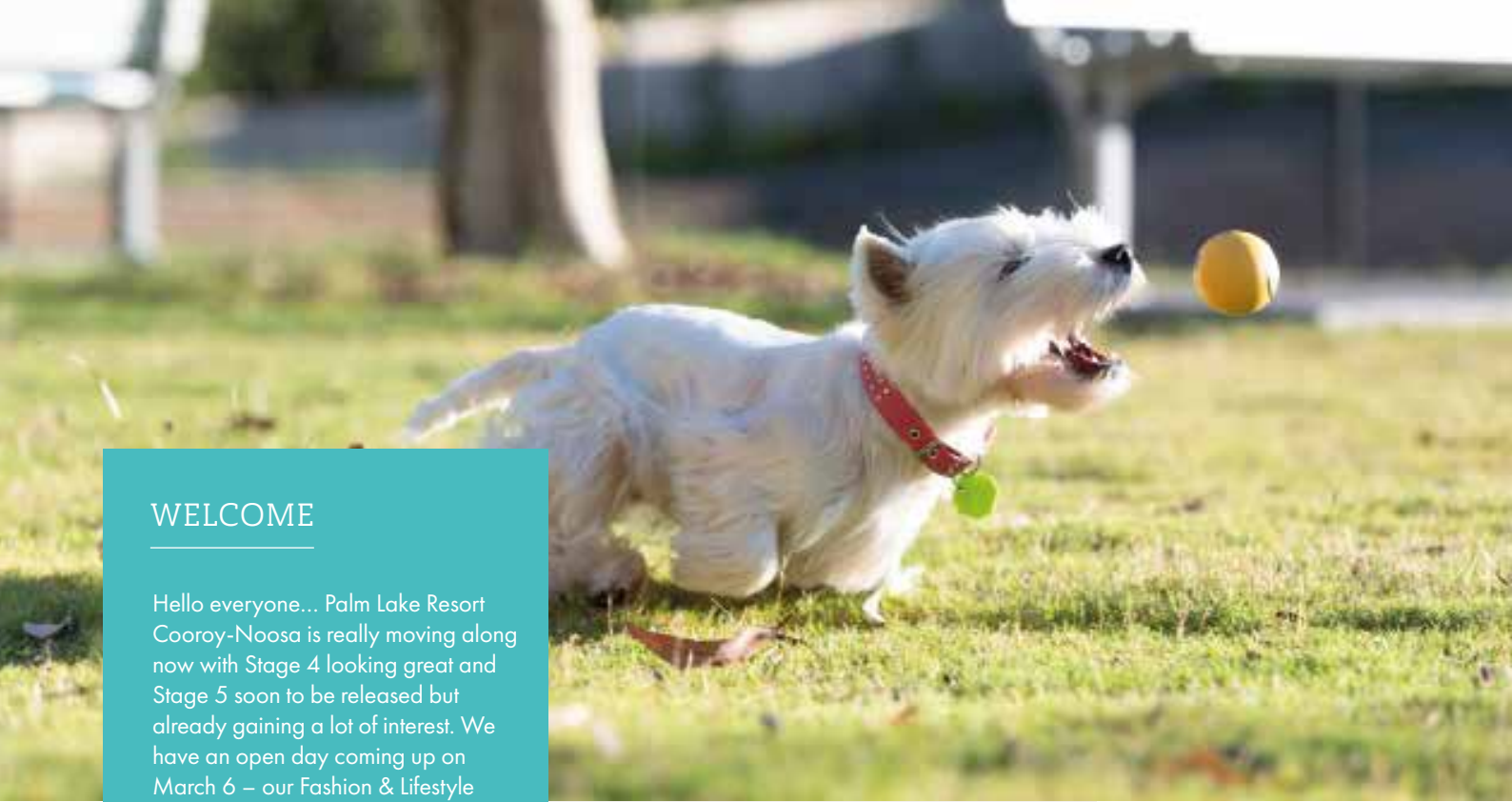
PREPARING YOUR HOME FOR SALE

All the tips from our Palm Lake Resort sales experts

AND LOADS MORE!

What's happening in our area, meet your neighbours, and more inspiration inside!





WELCOME

Hello everyone... Palm Lake Resort Cooroy-Noosa is really moving along now with Stage 4 looking great and Stage 5 soon to be released but already gaining a lot of interest. We have an open day coming up on March 6 – our Fashion & Lifestyle Festival. If you are on our database, you would have received your invitation in the mail. Numbers are limited so book as early as possible for a great day.

In other exciting news, our construction team has been busy finishing off our brand new display homes. They will be unveiled at our Fashion & Lifestyle Festival and open for your inspection.

Welcome to all the new residents who have moved into their Palm Lake Resort Cooroy-Noosa homes recently and are enjoying their new lifestyle:

Villa 115: Gwen & Athol Salisbury

Villa 138: Helen & Mal Hepburn

Villa 119: Karen & Sam Johnston

Villa 120: Annette & Ken Bishop

Villa 188: Sue Strain & Andrew Durham

Villa 110: Barbara & Ron Schilds

Are you thinking about joining these lucky new homeowners here at Cooroy-Noosa? Our Sales Team looks forward to seeing you on your next visit. Don't forget that we have free cake and coffee - the shout's on us! Freecall us on 1800 885 851 to make an appointment.

Until next time, stay well and safe.

Sandy Martin
Cooroy-Noosa Sales Manager

SURF'S UP

The Noosa Malibu Club and World Surf League present the Noosa Festival of Surfing from March 2-10, bringing together surfers of all ages from around the world to compete across numerous disciplines. From under 15 to over 65, men and women, boys and girls, all are welcome at Noosa's annual celebration of surfing. Ocean and land-based entertainment will cater to everyone - surfers and non-surfers, competitors and spectators alike. And the dog-surfing returns with the VetShopAustralia Surfing Dog Championships. Most events are free to attend although a few exclusive events will require an entry fee.

www.noosafestivalofsurfing.com

HUMAN CANVASES

The Australian Body Art Festival runs from April 6-7 and is a celebration of the passionate body painting industry. With an event as eclectic and inventive as this one, it should come as no surprise that the Australian Body Art Carnival has a history as interesting as the art that it produces. Eumundi was introduced to the world of body art by local body painter Ria Clauss, after she made the voyage to the 2007 World Body Art Festival in Austria. The idea blossomed and over the years the festival has been nurtured by hundreds of passionate volunteers and grown into Australia's premier body art event.

"The Australian Body Art Festival brings together artists from Australia and overseas to showcase living artworks," says Minister for Tourism Industry Development, The Hon Kate Jones MP.

"This year's theme of 'Other Worlds' is sure to inspire some incredible creations."

MARCH / APRIL

WHAT'S HAPPENING

FASHION & LIFESTYLE FESTIVAL

WEDNESDAY, MARCH 6 | 10AM - 1PM

Come along to our next Open Day and enjoy a fashionable feast of entertainment. A light lunch will be served and lucky door prizes given away. You will also be among the first to inspect our amazing new display homes. Come along. Be inspired. Enjoy the Palm Lake Resort lifestyle.

LIMITED NUMBERS - RSVP BY MARCH 1
Please email salescooroy@palmlake.com.au or freecall 1800 885 851.

CONTACT US

If you have any questions about Palm Lake Resort Cooroy-Noosa, if you are interested in touring our inspired display homes and world-class facilities, or if you would like to come along to one of our special events, simply contact us!

Freecall: 1800 885 851 **Email:** salescooroy@palmlake.com.au
Find us at: 19 Trading Post Rd, Cooroy QLD 4563 **Visit:** www.palmlakeresort.com.au

WHAT THEY ARE SAYING

"Why did we choose Palm Lake Resort? Palm Lake Resort was the best! The facilities are excellent and the homes are on one level and well finished with a spacious feel. Like Cooroy itself, Palm Lake Resort is full of interesting and diverse people. We enjoy being part of a community of likeminded caring people. Jo (Sales Consultant) was so helpful, professional and caring. She made what could have been a very stressful experience simple."

- Graeme & Tessa Parkinson (Villa 4)

"I chose Palm Lake Resort because of the great facilities. I like the variety of the facilities and especially the pools. I enjoy activities including yoga, swimming, aqua aerobics, art, bowls and tennis. Palm Lake Resort Cooroy-Noosa has attracted a lot of beautiful people."

- Evelyn Green (Villa 121)

AL FRESCO IN AUTUMN

STARRY SKIES AND BALMY NIGHTS. IT'S AUTUMN AND IT'S A WONDERFUL TIME OF THE YEAR TO BE SOAKING UP THE BENEFITS OF AL FRESCO LIVING BEFORE WINTER. PALM LAKE RESORT HOMES OFFER GREAT OUTDOOR LIVING. HERE'S WHY...

COMFORT PLUS

Downlights and outdoor ceiling fan, as standard

DID YOU KNOW?

Did you know, the term "al fresco" comes from the Italian and loosely means "in the cool air".

THE OUTDOOR ROOM

Palm Lake Resort Cooroy-Noosa homes offer a tiled outdoor covered living area, as a seamless extension of the open-plan internal living space.

GREEN DREAM

Fully landscaped front, side and rear gardens with Colorbond fencing and side gate (where applicable)

THE 'GREAT' OUTDOORS

Mother Nature provides her own relaxed ambience. Al fresco dining and entertaining is casual and cool and, generally, entertaining outdoors is more festive than in!

Pictured, Palm Lake Resort Cooroy-Noosa, ???? display home.
Inclusions vary. Contact the Sales Centre for more information.

PREPARING YOUR HOME FOR SALE

SELLING YOUR HOUSE CAN BE AN EMOTIONAL AND EXHAUSTING PROCESS. ENSURE YOU'VE DONE EVERYTHING YOU CAN TO MAKE YOUR HOME SALEABLE WITH THESE HANDY TIPS FROM OUR PALM LAKE RESORT REAL ESTATE EXPERTS.

So, you've decided it's time to pack up and move out of the house you're in – maybe it's too big, too high-maintenance, or maybe it just doesn't feel like home now that your children have flown the nest? Maybe it's time to 'right-size' into a community lifestyle resort filled with likeminded neighbours and an impressive assortment of world-class facilities and social opportunity? We just might know an address for you!

Many of our Palm Lake Resort sales team members have spent a vast majority of their careers in real estate, matching impressive homes with equally as amazing home owners. Sales manager Sandy Martin started with Palm Lake Resort in 2007 and has worked across resort locations including Bethania, Eagleby, Deception Bay, Upper Coomera, Hervey Bay, Bargara, Carindale and now Cooroy-Noosa. With 12 years' experience, we asked Sandy for her tips on how home owners can best prepare their home for sale.

"First impressions count and presentation is especially important," Sandy says. "Set the standard from the start. Ensure the front of your property, including pavements, the garage door and front door area, is clean and clear of any hazards because first impressions really do last. Also, deal with any minor maintenance - it's important for buyers to know they are purchasing a home that has been well cared for."



Inside the home, Sandy says the first step is to declutter and de-personalise – a rental storage unit may be your best friend here. Not only will decluttering give you a clear space to work with, but it will also be a big help when it comes time to pack up your things and move out. De-personalising helps a potential buyer see themselves living in your home, and they won't be able to do that if every wall and surface is covered with photos of your family and personal knick-knacks you've collected over the years.

Try to keep the furniture and décor understated for the same reason – you might love your bright floral armchair, but a potential buyer might not be able to look past it long enough to envision themselves living in your home. The more space you can create – without the house looking empty – the better, so clear the bookshelves and keep the benchtops bare. Clean out those wardrobes, too. Buyers will certainly look through them, to consider how much storage space your abode offers.

"Give your home a good spring clean," Sandy says. "Hire a cleaning company for a few hours that can help you out; it will be worth the investment. Ensure the kitchen and bathrooms in particular are immaculate and make sure that outdoor areas are manicured and maintained."

SANDY'S OTHER TIPS FOR PREPARING YOUR HOME FOR SALE:

- Consider painting bright feature walls in more neutral colours to appeal to a larger range of buyers.
- Make sure all lights are turned on and even consider upgrading a few lightbulbs to really brighten your space.
- Fresh flowers on the table, candles or air fresheners all help you immediately get into a buyer's good books.
- Have your furry friend minded for the duration of the inspection and tidy up after them to ensure the yards are clear.
- Leave buyers alone with the agent during inspections. This will put them at ease. They won't feel like they are imposing.

KEEN FOR GREEN, TO BE SURE

ST PATRICK'S DAY DEFINITELY HAS US SEEING GREEN – BUT DID YOU KNOW THAT GREEN CAN ALSO BE ONE OF THE MOST VERSATILE DECORATOR COLOURS?

Green lands right in the middle of the visible spectrum and, as such, is a balancing and harmonious colour. According to colour experts Dulux (paint suppliers for the Palm Lake Group), greens can create a peaceful, relaxed setting and can feel either warm or cool depending on the undertones. A softer shade of green can add a calming feeling in larger open spaces, working particularly well with natural light. These green tones create a fresh ambience in your home. Deep green tones can make a dramatic statement in any bedroom, evoking memories of forest canopies and driving through deep green fields. Citrus-inspired greens are refreshing and effervescent and create a sense of energy and fun. What green are you?



Schots Home Emporium large enamel pendant light, \$199
www.schots.com.au



Fenton & Fenton 'Woodrow' marble side table, \$420, www.fentonandfenton.com.au



Karibou Art Co. framed print, \$160
www.karibouartco.com.au



Above, GlobeWest velvet three-seater sofa, \$4840
www.globewest.com.au



Left, Outdoor Interiors Australia cushions, various sizes and prices, www.outdoorinteriors.com.au
Above, Beacon Lighting table lamp, \$229 www.beaconlighting.com.au



Schots Home Emporium 'Sari' dining chair, \$269
www.schots.com.au

GLOBE-TROTTERS FIND THEIR BLISS

LINZI WARD AND HER HUSBAND, COLIN, HAVE TRAVELLED THE WORLD IN SEARCH OF THEIR IDEAL LIFESTYLE. ALMOST 20 YEARS LATER, THEY'VE FOUND IT AT PALM LAKE RESORT COOROY-NOOSA.



"Cooroy is a lovely little town and it's nice to be away from the buzz of the tourists in Noosa," says Linzi Ward, a new resident at Palm Lake Resort Cooroy-Noosa. "Palm Lake Resort has beautiful vegetation, lovely flowers and wonderful caretakers. The atmosphere here is so warm. It feels just like home.

"Our house is called a Noosa. It's a fabulous big spacious place. The kitchen is bigger than it was in the big mansion I used to live in!"

You can take her word for it. Linzi and Colin have lived in every style of accommodation from "a mountain of a house on acreage" to backpackers' hostels all over the world. The English couple were in their 50s when they quit their jobs, rented out their home and set off on a global backpacking adventure.

"People found it very extreme but we met such amazing people while travelling," Linzi says. Along the way, at the age of 55, Linzi reinvented herself as an artist.

"It happened by accident because I lived next door to an artist. She invited me to her art class and I never stopped. I've done jewellery and painting and mosaic art," she says.

Linzi and Colin eventually settled down in "stunning, but cold" Queenstown on New Zealand's South Island. They loved New Zealand but, 10 years in, they found themselves hankering for a "heat change". Once again they packed up their lives, this time bound for Noosa. There, they found a beautiful big house to live in and lots of new friends. Linzi's artistic career flourished with exhibitions at local galleries and Colin indulged his love of golf. The couple were here to stay. Time rolled on and when they started to think about downsizing, they kept hearing one name over and over: Palm Lake Resort.

"Everybody was talking about this place, saying that it's not like any other retirement village and it really isn't. We looked at quite a few and this one shone," she says. "We were very impressed by the look of the place. The houses, the lovely wide streets and the facilities — they're astounding, we even have tenpin bowling! I do yoga, tai chi, a lot of swimming - we have an indoor pool and an outdoor pool. I like to swim in both and finish with a sauna.

"I thought I would miss my old home but I don't at all. Just the neighbours. We like to have everything immaculate so the big house was a lot of work. Here, you don't have to worry about mowing lawns and looking after property so you just do what you want to do.

"On one side of me, people are splashing in the pool, on the other, a band is playing and I'm going to start a mosaic class for beginners."

Along with the active lifestyle, Linzi says she's bowled over by the sheer vibrancy of the community resort lifestyle. She says the resort goes out of its way to integrate newcomers and build a strong sense of community.

"Meal days are every Tuesday and Thursday evenings and everybody attends so you get to know people very quickly. It's a marvellous idea. The social committee works tirelessly and they are brilliantly successful. I don't know anybody who isn't happy here.

"Whenever I tell young people about this place, they say that they wish Palm Lake Resort would reduce the age entry limit to 35 because they want to live here too!"

AROUND THE GROUNDS



Above: Check out the residents' art class, that takes place each Tuesday from 1-3pm. Do you have a creative streak? Feel free to come along!



Above and below left: Our Bistro is now open for meals three times per week: Tuesday and Thursday dinners as well as Friday lunch.



Above right: In bowling news, January saw a full house for Wednesday bowls match with seven rinks of triples. This level of attendance was unheard of when our first official bowls games started in January 2018. Here we are, a year on and with a full house of members – it's absolutely fantastic! Treasurer Jim Walsh says he hasn't ever seen such a quick uptake of the game anywhere before, "so we must be proud of our achievements to date".



ALEXANDRA-A

185.80 M²
20.08 SQUARES



Beds
2



Bath
2



Living
1



Activity



Outdoor
Living



Garage
2

BEDROOMS

Bedroom 1	3900 x 3600
Bedroom 2	3000 x 3200

LIVING AREAS

Activity	2800 x 3800
Living	5200 x 3930
Dining	5200 x 2800
Outdoor Living	4800 x 3300
Garage	6000 x 5800

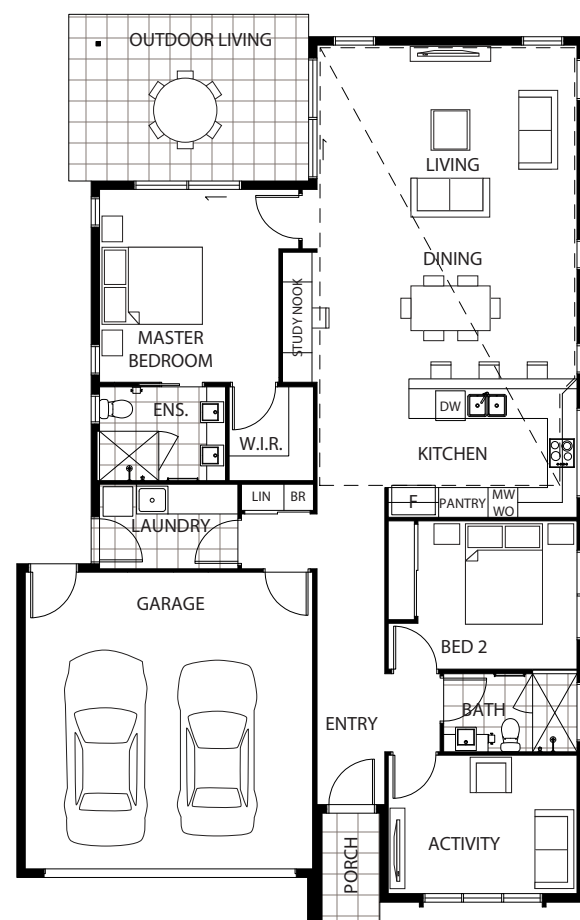
TOTAL AREAS

Living Area	129.73 m ²
Garage	37.49 m ²
Outdoor Living	12.85 m ²
Porch	2.24 m ²

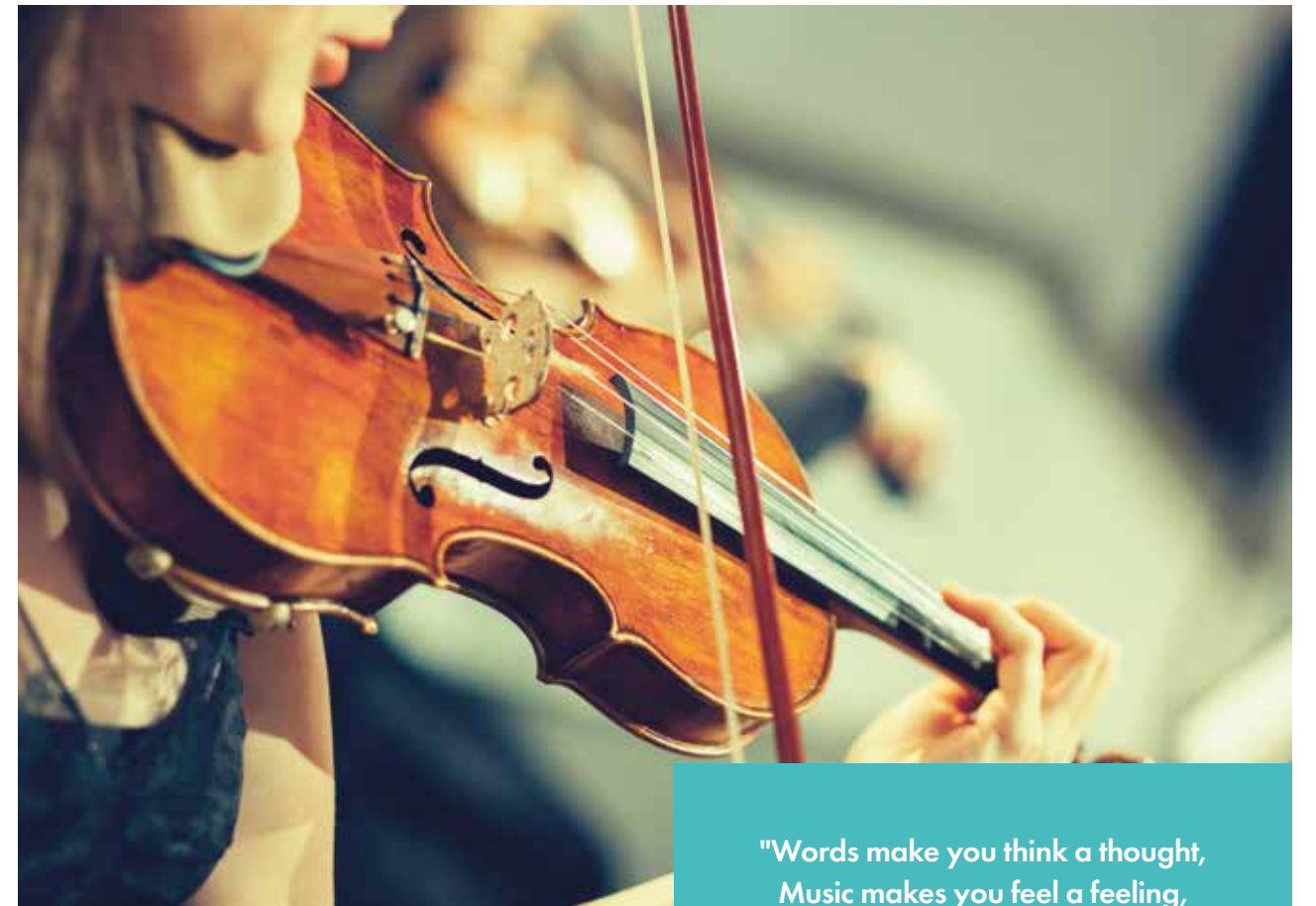
Total	185.80 m ² 20.08 Squares
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OVER 50s DESIGNER LIVING. IT'S TIME FOR YOU.



Artist's impression only. Subject to change without notice.



"Words make you think a thought,
Music makes you feel a feeling,
A song makes you feel a thought."

- E.Y Harburg

CARETAKERS' REPORT

If there is one thing that puts a smile on the faces of residents here at Palm Lake Resort Cooroy-Noosa it's the sound of music and song - especially live music.

Music is always an integral part of any social occasion or activity - from boot scootin' tunes at line dancing to dance tunes during water aerobics. At various times, we have had a piano player and a violinist come by and play at dinner times. Many professional local bands have also graced our main stage in the Pavilion, including a local busker from Cooroy who has now become a real crowd favourite.

After many weeks of fun rehearsals, our resort band "Trading Post Rock" (or "TPR") have already delighted residents with two live shows so far and many more to come.

If you love to play an instrument and love music from the 1960s and 1970s, you will be recruited by our resort band TPR! If you just love to dance, you can always join the crowd on the dance floor and boogie the night away.

If that is not enough, residents are on the resort bus off to



enjoy some live music at a local venue to see some rock n roll band or orchestral show. Up and coming musical-flavoured bus trips include the Johnny Cash Music Show And the Sunshine Rock & Blues Festival.

If you love to have a toe-tapping time, Palm Lake Resort Cooroy-Noosa is a fine place to be! Remember, you are never too old to rock the night away!

Deb & Mick
Resort Caretakers



Live a world class country club lifestyle

At Palm Lake Resort, we bring you the best in designer living.

Each resort boasts a luxurious world class country club with gold standard features including a ten pin bowling alley, movie theatre, championship undercover bowls green, indoor and outdoor pools, exclusive Million gym, sauna, spa and more. Plus enhance your lifestyle further with \$30,000* of luxury inclusions as standard with all new homes.

Contact us today to arrange your personal tour of our beautiful display homes, country clubs and resorts.



Master Builders Association Award Winning Resorts 3 x 3 for Best Resort, Best Country Club and Best Home and Gifts Best Lifestyle and Leisure Facility



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*Excludes design and construction