



CrbDirect

A Member Of The
Chameleon Realty Group



Marketing Quality Accredited Homes With Dream Lifestyles

Chameleon Country

Nestled Between The Sunshine Coast
and Hervey Bay



Chameleon Country

Nestled between the Sunshine Coast and Hervey Bay, adjoining the protected waterways of the Great Sandy Strait to the east, and State Forests and National Parks to the West, Chameleon Country offers a unique range of true qualities of life and nature. Chameleon Country comprises 3 principal townships and 4 hamlets, with international and domestic airports, and 1 hour from the sunshine coast. With a population of around 8,000 Chameleons, it is a perfect place to complement the world heritage natural attractions.



Cooloola Cove is the Residential Heart of Chameleon Country, and is the principal residential community. 'The Cove' has the area's only Woolworths & Specialty Shopping Centre, an increasing population of over 2,000, with room for growth.

As a planned residential community, alternative lifestyles are supported by differing land sizes ranging from 600m² in a modern development, to the traditional 1/2 and 1/4 acre lots with room for all those big boy toys.

Land is fully serviced and the median price is under \$100,000. Situated between Tin Can Bay (5 minutes drive) and Rainbow Beach (20 minutes drive), 'The Cove' has direct access to surf beaches, Fraser Island and the magic that is the Great Sandy Strait and Fraser Island.

Tin Can Bay is the historical fishing village that first brought European settlers to the area, with abundant quantities of crabs, prawns and fish being transported through the Great Sandy Strait to Hervey Bay, or out through the narrow passage between Great Sandy Island (Fraser Island) and Inskip Point, to Brisbane and Sydney. Today 'The Bay' retains a number of town services and visitor accommodation. The daily hand feeding of rare wild Indo Pacific Dolphins is a major draw card for international eco-tourists.



Rainbow Beach sits at the northern end of the Great Sandy National Park which extends south to Noosa Heads. For the adventurous, the wide sandy beach provides a unique highway access to the Sunshine Coast. The extensive surf beaches, camping grounds, backpacker accommodation and international hotel, attract visitors from across the world who take the short barge trip across to world heritage Fraser Island.



Great Sandy Strait Marine Park and World Heritage Fraser Island to a range of dream Lifestyles for the Young at Heart who appreciate the Hamlets only 2 and 1/2 hours drive north of the Brisbane's international Chameleon Country has an extensive range of facilities and services



Spread along the 70km stretch of mainland that borders the western edge of the Great Sandy Strait, are the 4 coastal hamlets of ***Tinnanbar, Poona, Boonooroo and Maaroom.*** With populations of some 300 residents each, the hamlets look out over the numerous sand islands dotting the Strait towards Fraser Island, which is only a short 'tinnie' trip away. Each hamlet has beach front properties, with sealed roads and power, water is via rain water tanks. For those whose lifestyle includes privacy and quiet, with unbelievable water and Island views, these hamlets are absolutely perfect. If your passion is fishing, boating or exploring fantastic scenery, it is all here — right out your front window.



CrbDirect

is a member of the Chameleon Realty Group, offering specialist real estate services across Chameleon Country. We are a family owned and operated Licensed Real Estate Agency & Auctioneer, based in Cooloola Cove, with a continuous trading history of over 8 years. Our services include residential, sales, letting, property management and developing house and land packages.

Recognising that a property is more than a serious financial investment, it is also a home, a place of sanctuary and the cornerstone of our dream lifestyle shared with family and friends. Buyers have the peace of mind of knowing that we only offer for sale a limited number of Accredited Properties at genuine Value-for-Money prices. Price listing information, for each accredited property, is available to genuine buyers.



***Living The
Dream***



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Marketing Quality Accredited Homes With Dream Lifestyles

CrbDirect selects only a limited number of properties which meet our stringent Accreditation Standards. Buyers have the confidence of knowing that each ***CrbDirect*** Accredited Property:

- is an Outstanding Example of its Market Category;
- possesses the features which provide a Unique Lifestyle ;
- represents Quality of Design and Construction;
- is offered for sale by Genuinely Committed and Informed Vendors; and
- represents True Value-for-Money.

Office: Shop 5, Cooloola Cove Shopping Centre, 46 Queen Elizabeth Drive, Cooloola Cove QLD 4580



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Selected Accredited Properties For Sale

Your CrbDirect Team only offers for sale properties which meet our exacting quality standards for: Design, Construction, Landscape Setting and Presentation.

Each CrbDirect Accredited Property possesses a unique combination of features, which together with the world heritage natural attractions of Chameleon Country, ensure residents enjoy a truly relaxing and fulfilling lifestyle.

Selected 1/2+ acre Cooloola Cove properties:

- ♥ Mature Shady Garden Family / Entertainer - 3 Bedrooms, study
- ♥ 'Hill View' - Double Storey Country Homestead - 3 Bedrooms, self contained unit
- ♥ 'Twin Peaks' - Corporate Retreat - 7 Bedrooms, multiple living areas
- ♥ Vacant Residential Land - 2 sheds
- ♥ Vacant residential Land

Each property is fully serviced and zoned residential.

Supporting List Price information is available to genuine buyers.

Buyers have the option of utilising the services of CrbDirect, or communicating directly with the vendors.

Property Search & Purchase

The exacting standards, of CrbDirect's accreditation process, restrict the number of properties able to be accredited, and offered for sale, at any particular time.

Should buyers be unable to match their requirements against the quality properties currently accredited, then the Chameleon Realty Group can help buyers find their dream property within Chameleon Country.

Chameleon Realty Brokers Pty Ltd, is the Specialist Buyers Agency (within the Chameleon Realty Group) whose team members combine their knowledge of Chameleon Country, and the local property market to:

- Identify buyer's requirements
- Shortlist suitable properties
- Negotiate the property's purchase

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5488 0288

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Quality Accredited Properties
With The Lifestyles You Deserve





				
4	1	2	2	4

PRESENTED FOR SALE
74 Endeavour Drive
Cooloola Cove

Modern Queenslander
Coastal Lifestyle
on 1/2 Acre

Quality home with multiple entrances onto 360° wide verandas set within established gardens & shady entertaining areas.

Established gardens provide privacy, outstanding street appeal, and multiple alfresco entertaining and family living areas.

Full vehicle access to extensive rear yard with open shady spaces, fruit trees and kitchen garden.

Large colorbond double garage with attached carport.

Central location 5 mins to Bay & Shopping.

\$429,000

Pricing information available to genuine Buyers.

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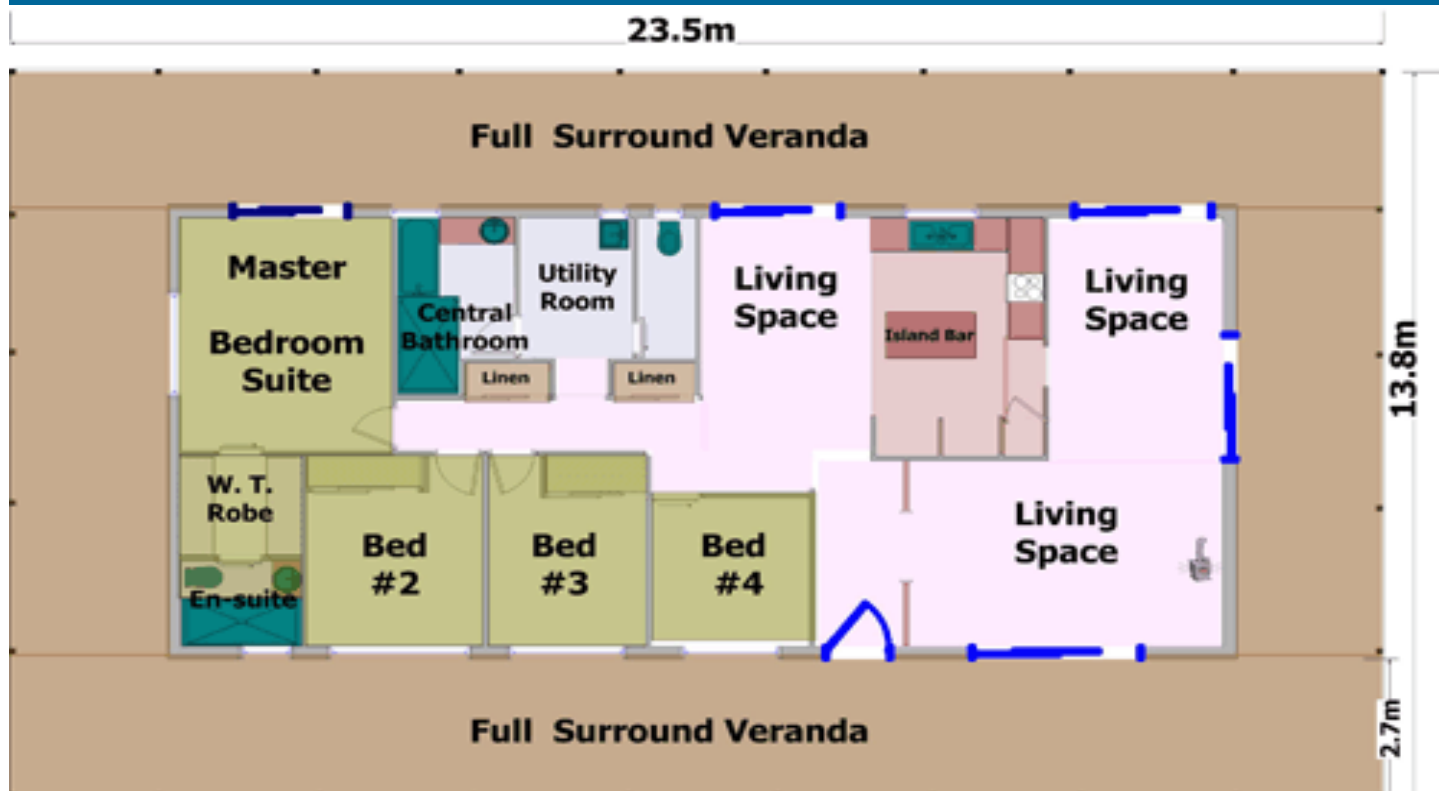
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Quality Accredited Properties
With The Lifestyles You Deserve



Modern Queenslander - Coastal Lifestyle
Quality Home With Multiple Entrances Onto 360° Wide Verandas
Set Within Established Gardens & Shady Entertaining Areas



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4	2	2	2	4
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\$548,000
Below Replacement Cost
 Pricing information available to
 genuine Buyers.



PRESENTED FOR SALE
"HILL VIEW"
69 Endeavour Drive
Cooloola Cove

Traditional Double Storey Brick
Country Homestead

Calling all retired country folk who want to
 live by the coast without leaving their
 Country Homestead.

"Hill View" has been lovingly positioned to
 capture panoramic views over 'The Cove'.

The 1st floor is the principal living area with
 formal dining / entertaining areas, and
 private balconies.

The ground floor is for relaxed entertaining,
 with a full size billiard room, double bed
 guest unit and alfresco entertaining.

The 3,186 m² corner block is fully land-
 scaped with 5 bay workshed & lots more.







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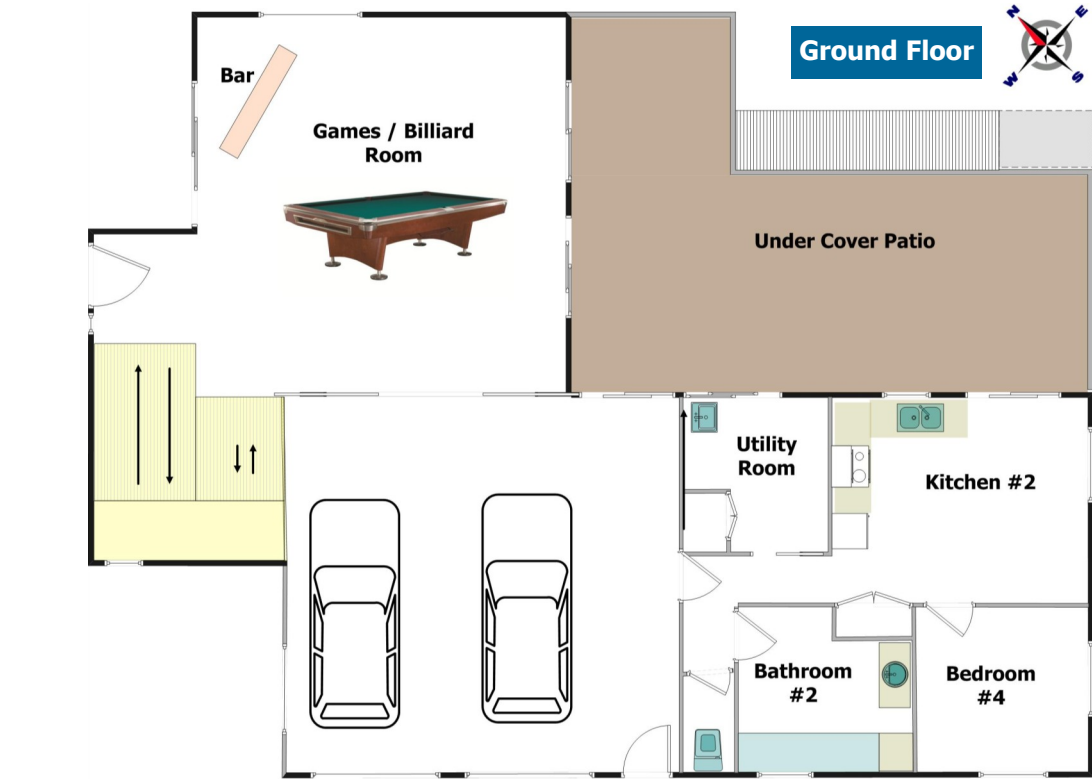
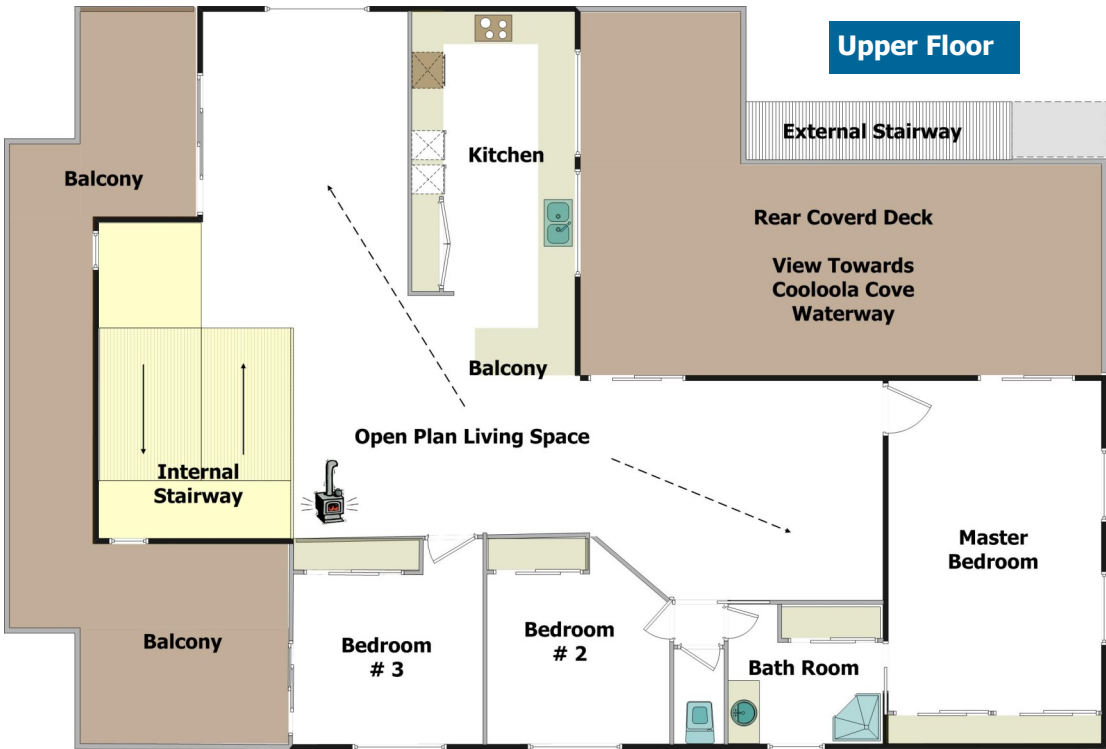


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**Quality Accredited Properties
With The Lifestyles You Deserve**



**Traditional Double Storey Brick Country Homestead
In Prime Coastal Location
Set On Over 3/4 Acre With Panoramic Views**



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**7**

**1**

**3**

**3**

**4**

PRESENTED FOR SALE
"TWIN PEAKS"
52 Investigator Av.
Cooloola Cove

**Corporate Residence
& Training Venue**
Over 1/2 Acre

This is a truly unique opportunity to acquire a private corporate residence / retreat or training venue.

"Twin Peaks" comprises two double storey villas set within private landscaping adjoining a state reserve.

The 7 bed/multi-function rooms provide functional flexibility. Large internal rooms, 3 bathrooms, 2 kitchens and alfresco areas reinforce the functional flexibility.

The corporate function extends to the huge colorbond garage with attached workshop.

\$552,000

Pricing information available to genuine Buyers.

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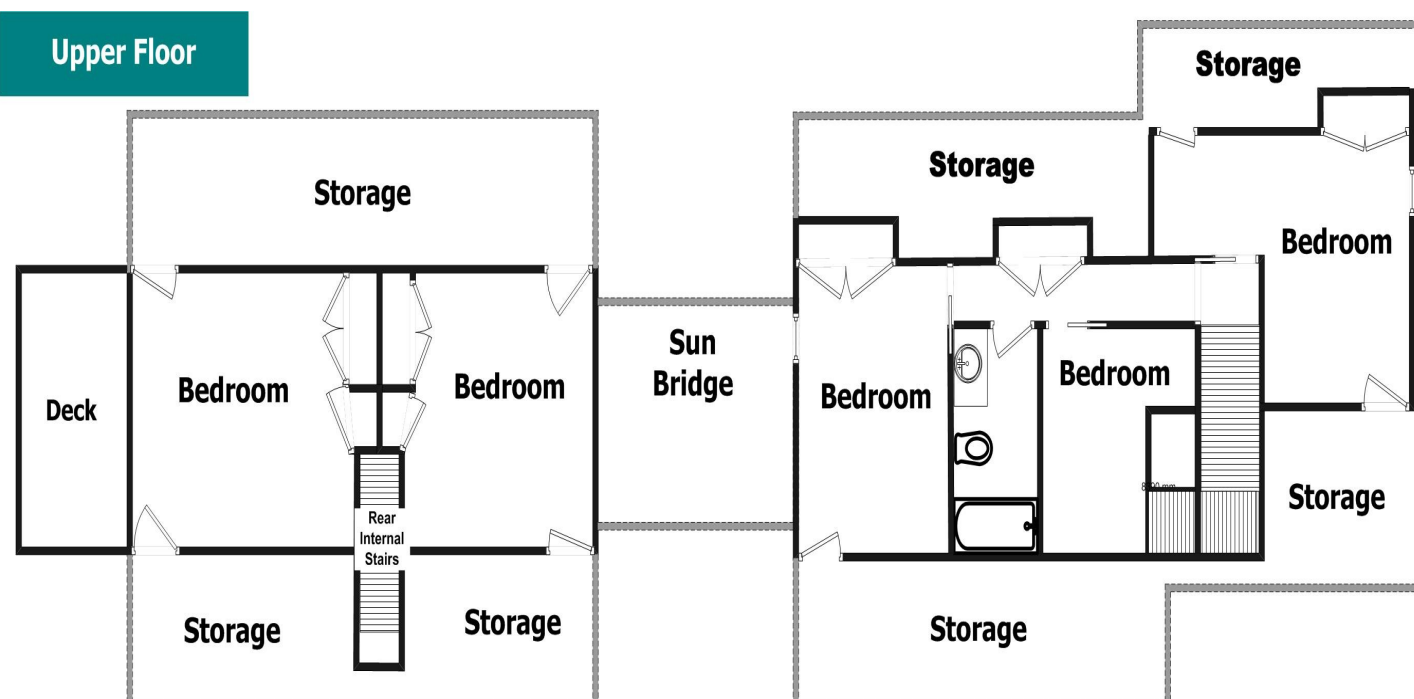
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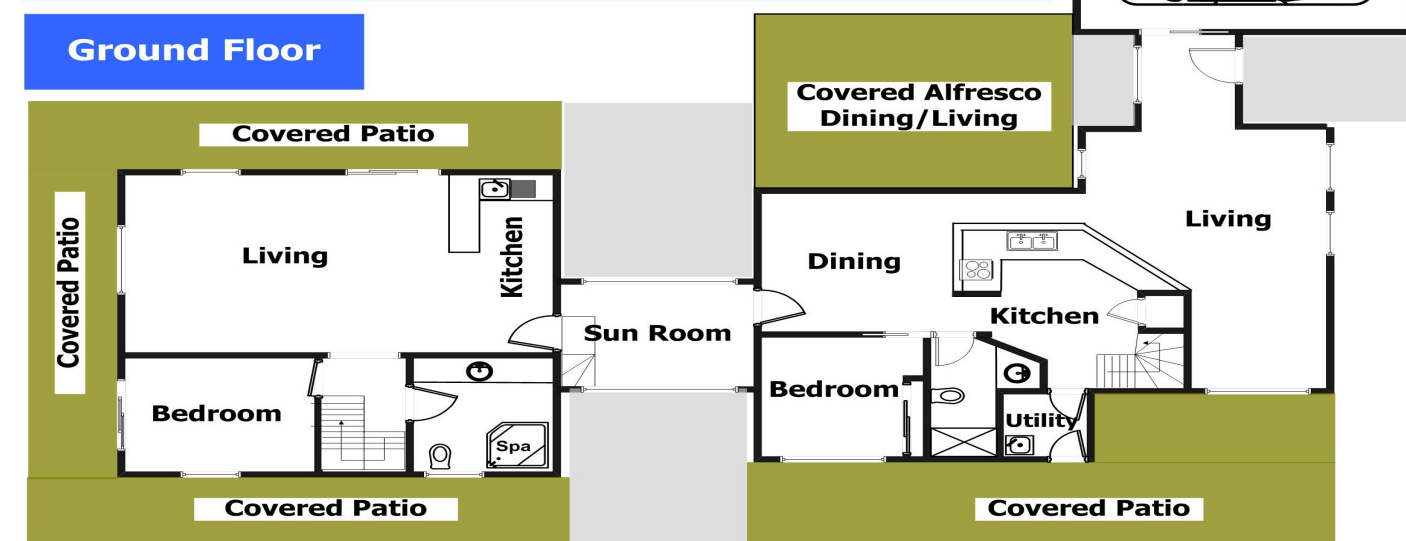
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Outstanding Corporate Residence / Training Facility
Flexible Internal Design With Optional Use Rooms
Private Alfresco Meeting / Entertaining Areas



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**Two Fantastic Freehold Residential Lots in Seawitch Crescent
Both Over 1/2 Acre - Close To Woolies
Quiet Circuit With Views Over Bushland**



Priced For Quick Sale \$112,000
19 Seawitch Crescent



They say I'm mad
What about these
price?

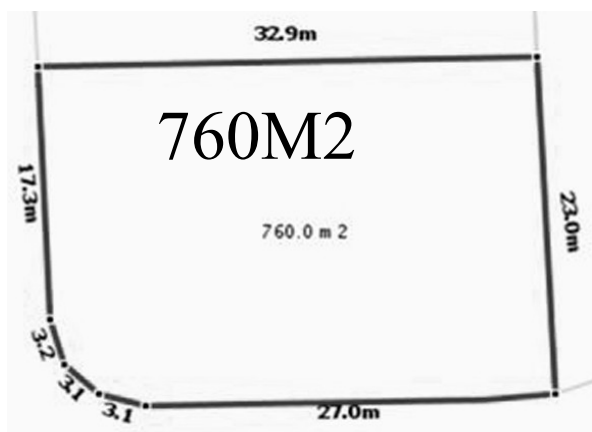


Reduced to \$130,000
30 Seawitch Crescent - 2,144 m2
Council Approved
Shed - Lined with Mezzanine Floor
Second Large Fully Lined Room
Power & Water Connected
Established Tropical Landscaping
Private & Romantic Setting



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\$99,000
760 m²



They say I'm mad
What about this price?

A great big lot in
Cooloola Sands for
under \$100K

**Fully Fenced - 1/2 Acre - Fruit Trees
Reduced For Quick Sale From \$140,000**



NOW
\$115,000
2,010m²

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