



Dear Property Enthusiast

One of Australia's most reputable valuation firms, Herron Todd White have this week publicised their national property clock.

HTW sees the Whitsunday market place being at the bottom of the market and about to enter into phases of recovery and a rising market. This is certainly what we are feeling on the ground particularly as with the amount of properties coming onto the market being less than the amount of properties we are selling each month. Major capital cities such as Brisbane and Melbourne are nearing the peak of the market and therefore have less opportunity for buyers. Sydney, Newcastle and Latrobe Valley are at the peak of the market place and we are seeing astute property owners in those areas cashing out and reinvesting their money back in the Whitsunday market place, which is a fantastic strategy; selling at the peak and buying at the bottom.

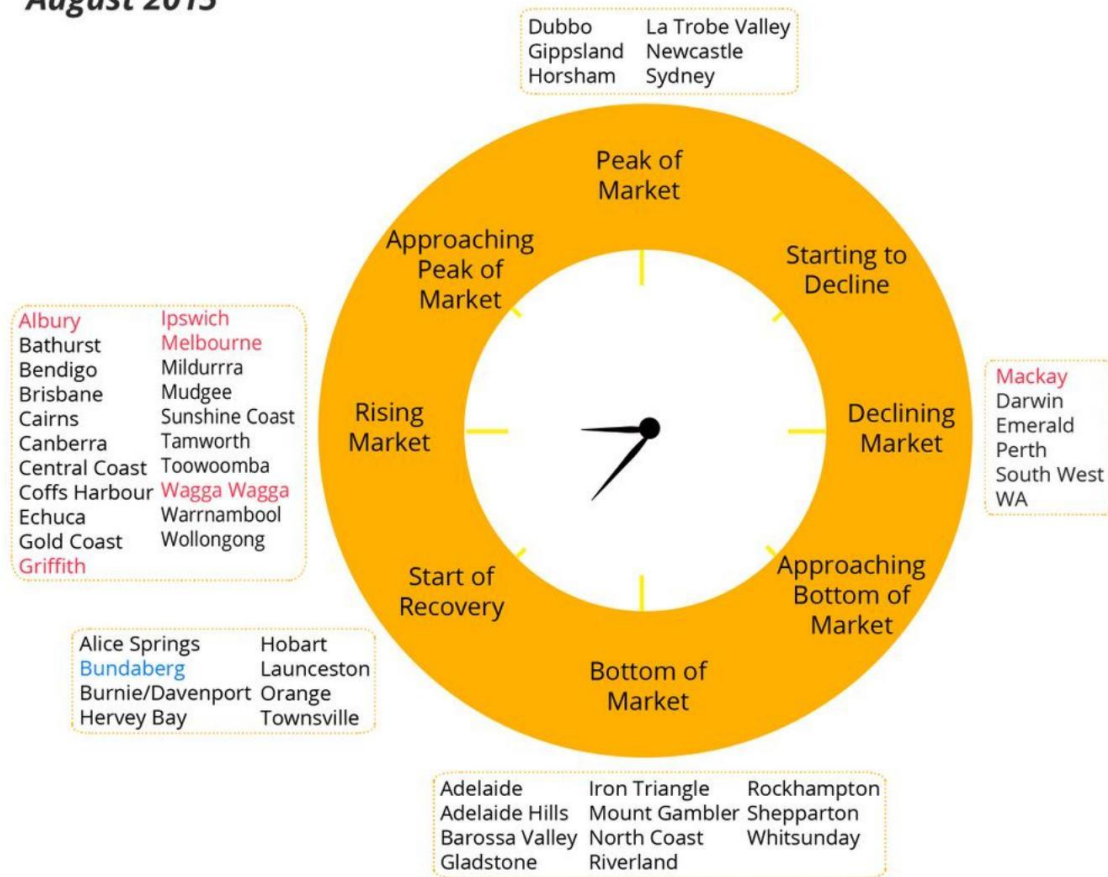
We are also seeing very astute property owners in Mackay cashing out and investing in the Whitsundays. Even though Mackay is in a declining market place some of these property owners understand that their values are going to decline further and whilst the picture may not be pretty currently it is getting worse and the story in the Whitsundays is one of recovery and therefore anything that they lose in Mackay they may well save in the Whitsunday market place.

The Whitsundays is well poised for growth as supply continues to dwindle and demand increases particularly as southern markets are overheating.

# National Property Clock

## Houses

August 2015



Red indicates change from previous month to a higher risk rating

Blue indicates change from previous month to a lower risk rating

Source: Residential Property Ratings Compiled by Herron Todd White, August 2015

## PRDnationwide Whitsunday Online Live Auctions

Bid in real time from anywhere around the world!

With technology inevitably changing the way we do things, the team at PRDnationwide Whitsunday are always keen to look at the way innovation and technology can be used to boost the real estate market.

This week for the very first time we will be holding our Online Property Auction. Bidders can register to view and bid live from Australia or anywhere around the world. Even phone bidders can view the live action and enhance their experience.

The auction will be held on-site at 230 Shute Harbour Road, Cannonvale on 31<sup>st</sup> August 2015 at 6:00pm. Click below to [register now!](#)

*Sell Smarter!*

PRD nationwide

# ONLINE AUCTION

Follow our property market  
from the convenience  
of your home

## Live Webinar

**Ideal for - understanding first  
hand the market activity -  
bidding without attending  
in person**

**31st August at 6pm  
Follow online**

**SIMPLY  
REGISTER  
HERE**

**Contact 4946 2000 for a property list**

Christie Leet  
Principal  
m: 0407 775 488  
d: 07 4946 2030  
f: 07 4946 6676  
e: [christieleet@prd.com.au](mailto:christieleet@prd.com.au)

## Just Sold

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**SOLD**

**Room for you, the kids and the boat at Jubilee Pocket**  
**2 Irrewaddy Way, JUBILEE POCKET**

Let's face it; we all want to get the best bang for our buck. If you're a first home buyer (or it can be your second or an investor seeking an investment property) wanting to have your own block of dir...

[More Info](#)

3 1 1

**Brad Sobott**  
**0411 236 507**  
[bradsobott@prd.com.au](mailto:bradsobott@prd.com.au)



**SOLD**

**Sensational Seaview at a Superb Price**  
**14 Woodark Crescent, CANNONVALE**

Looking for the perfect sea view block is not always easy. Especially when location is a key factor for walking to schools, bus, the beach and shops. Getting great neighbours with quality established ...

[More Info](#)

0 0 0

**Brad Sobott**  
**0411 236 507**  
[bradsobott@prd.com.au](mailto:bradsobott@prd.com.au)



**SOLD**

**Island Dreaming**  
**Lot D Palm Bay, LONG ISLAND**

With the sparkling Coral Sea a few steps across the sand from your door, this Island Bure located at idyllic Palm Bay on Long Island could be your holiday escape from the rat race. Bure 4 is a st...

[More Info](#)

1 1 0

**Robert Taylor**  
**0428 466 124**  
[roberttaylor@prd.com.au](mailto:roberttaylor@prd.com.au)

## New Listings

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**\$795,000**

**The Cove - Lot 14**  
**Lot 14/13 The Cove, AIRLIE BEACH**

The Cove is an exclusive offering with only 23 waterfront home sites. Located in the Great Barrier Reef Marine Park and one of Australia's most contemporary and exclusive marinas, The Cove is a perfec...

[More Info](#)

0 0 0

**Christie Leet**  
**0407 775 488**  
[christieleet@prd.com.au](mailto:christieleet@prd.com.au)

## New Rentals

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**\$210 p/w**

**NEAT & TIDY 2 BEDROOM FURNISHED UNIT IN CANNONVALE**  
**Unit 6/1 Adina Street, CANNONVALE**

Neat & tidy 2 bedroom furnished unit in Cannonvale, tiled living area, neat kitchen, built-in robes, combined bathroom/laundry, balcony off the living area and single carport with storage room. Great ...

[More Info](#)

2 1 1

**Property Management**  
**07 4946 2000**  
[vip@prdwhtsunday.com.au](mailto:vip@prdwhtsunday.com.au)



**\$260 p/w**

**NEAT 3 BEDROOM VILLA WITH AIR  
CONDITIONING  
4/12 Pandanus Drive, CANNONVALE**

Modern 3 bedroom villa, lounge & dining areas, neat kitchen, mirror built-in robes, ceiling fans, internal laundry & single carport. Small courtyard + storage shed. Available Now

[More Info](#)



Property Management  
07 4946 2000  
vip@prdwhitsunday.com.au



**\$360 p/w**

**FULLY FURNISHED UNIT AND AMAZING SEA  
VIEWS - ALL IN THE HEART OF AIRLIE BEACH!  
6/15 Hermitage Drive, AIRLIE BEACH**

This unit is in located a highly sought after area of Airlie Beach. In walking distance to the shops, restaurants, lagoon and nightlife of Airlie Beach you will be able to live a holiday. Comprising o...

[More Info](#)



Property Management  
07 4946 2000  
vip@prdwhitsunday.com.au



**\$400 p/w**

**SPACIOUS 3 BEDROOM DUPLEX IN QUIET  
LOCATION WITH DOUBLE REMOTE GARAGE  
1/89 Parker Road, CANNONVALE**

This property offers 3 bedrooms all with built in's, air conditioning and main with en suite, Electric cooking facilities in the easy and practical laid out kitchen with plenty of cupboard space, sepa...

[More Info](#)



Property Management  
07 4946 2000  
vip@prdwhitsunday.com.au



**\$400 p/w**

**MODERN HOME IN QUIET LOCATION WITH A  
SHARED POOL  
2/25 Manooka Drive, CANNONVALE**

This lovely 3 bedroom, 2 bathroom home features a mezzanine floor, external access from each bedroom and air conditioning in the main living area and main bedroom. Located in a private complex with a...

[More Info](#)



Property Management  
07 4946 2000  
vip@prdwhitsunday.com.au

## Holiday Rentals



**From \$500 per night**

**HORIZONS 3 Bedroom Holiday Home in  
Airlie Beach  
8 Horizons, AIRLIE BEACH**

Magnificent holiday home located in the award winning Horizons Estate defines overlooking Airlie Beach. From the stunning interior through to the large two level timber deck, you can see views forever...

[More Info](#)



Accom Whitsunday  
1800 466 600  
managerhi@prdwhitsunday.com.au

## New Commercial Leasing

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**\$11,440**

**AFFORDABLE WAREHOUSE**  
**Shed 2 / 145 Main Street, PROSERPINE**

\* Excellent signage opportunity with direct line of sight to main street traffic \* High clearance entrance and high clearance work area \* 4 exclusive use car spaces \* Separate electricity Meter ..

[More Info](#)

0 0 0

**Micheal Neil**  
**0423 367 454**  
[michealneil@prd.com.au](mailto:michealneil@prd.com.au)

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**from \$26,000**

**ONE OF THE LAST FEW GROUND FLOOR IN MAIN STREET**  
**Shop 2 400 Shute Harbour Road, AIRLIE BEACH**

PRDnationwide Whitsunday is pleased to offer this ground floor tenancy located at 400 Shute Harbour Road, Airlie Beach. \* 81m2 in Airlie Beach main street \* Adjacent to the popular Domino's Pizza..

[More Info](#)

0 0 0

**Micheal Neil**  
**0423 367 454**  
[michealneil@prd.com.au](mailto:michealneil@prd.com.au)

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**\$31,850**

**WELL PRESENTED SHOP IN AIRLIE MAIN STREET**  
**Shop 4 & 5 303 Shute Harbour Road, AIRLIE BEACH**

\* Well presented 90.6sqm suite \* Situated in Airlie Beach's main street adjacent to the popular Fish D'Vine Restaurant & Rum Bar \* Fit out includes reception / sales desk \* Modern tiled floors thro...

[More Info](#)

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**Micheal Neil**  
**0423 367 454**  
[michealneil@prd.com.au](mailto:michealneil@prd.com.au)

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## Open Homes

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**AUCTION 31st August 2015 @ 6pm**

**Renovator On 3.7 Acres With Pool**  
**Lot 83/205 Paluma, WOODWARK**

This affordable house on just over 3.7 cleared acres is a blank canvas just waiting for you to put your own stamp on it. Set back from the road the home comprises of 3 bedrooms and large living area ...

[More Info](#)

3 1 0

**Robert Taylor**  
**0428 466 124**  
[roberttaylor@prd.com.au](mailto:roberttaylor@prd.com.au)  
**Open:**  
**Fri 4:00PM-4:30PM**

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**\$439,000**

**4 or 5 Bedrooms - It's Your Choice!**  
**21 Corrimandle Grove, CANNONVALE**

This near new Moloko Home is ideal for families with a choice of either 4 bedrooms plus media room or office. There's nothing to spend and it is just like a new home with a fresh coat of paint inside...

[More Info](#)

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**Open:**  
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### **AUCTION 14 September 2015 @ 6PM**

#### **Huge 1215sqm Block With Great Family Home 22 Twin Creek Court, CANNONVALE**

Fabulous family home set on a huge 1215sqm block is located in a popular family estate giving you everything you need & more. Wide entrance hall leads to gourmet kitchen with stunning black granite b...

[More Info](#)



Robert Taylor  
0428 466 124  
roberttaylor@prd.com.au  
Open:  
Fri 4:45PM-5:15PM



### **AUCTION 14th Sept @ 6pm**

#### **Stunning Resort Style Acreage 227A Paluma Road, WOODWARK**

As you venture up the private driveway this stunning property slowly reveals its secrets. Nestled amongst private tropical gardens this beautiful family home truly compliments its surroundings. Desi...

[More Info](#)



Robert Taylor  
0428 466 124  
roberttaylor@prd.com.au  
Open:  
Fri 4:45PM-5:15PM



### **AUCTION 14th Sept @ 6pm**

#### **Near New Great Family Acreage Home 31 Windemere Drive, STRATHDICKIE**

Everything you want from your acreage family home is right here. This quality near new home really captures the essence of rural living. Offering flat 2.5acres located in sought after Windemere Drv m...

[More Info](#)



Robert Taylor  
0428 466 124  
roberttaylor@prd.com.au  
Open:  
Fri 5:30PM-6:00PM



### **AUCTION 31st August 2015 @ 6pm**

#### **No Brainer Duplex - Must Be Sold! 2/2 Shelter Court, JUBILEE POCKET**

As big as a house, excellent condition, no body corporate, extra media room, single level, double lock up garage, great sized convenient yard and a quiet street. What more could you want?? It's a no...

[More Info](#)



Robert Taylor  
0428 466 124  
roberttaylor@prd.com.au  
Open:  
Fri 5:30PM-6:00PM



### **\$475,000**

#### **Owner Has Reduced Price for Immediate Sale - Must Be Sold By Next Week 11 Scarlet Gum Crescent, CANNONVALE**

We have clear instructions by the owner to drastically reduce the price of this brand new home and have it sold by next week. This beautiful family home features 4 bedrooms, media room, sea views, q...

[More Info](#)



Robert Taylor  
0428 466 124  
roberttaylor@prd.com.au  
Open:  
Sat 10:00AM-10:30AM



**AUCTION 31st August @ 6pm**  
**Something Special at Conway Beach**  
**20 Ti Tree Avenue, CONWAY BEACH**

A mere stone's throw from the water is this truly amazing 4 bedroom beach house nestled in the tranquilly of Conway Beach. Set over 2 levels, downstairs features 3 bedrooms together with separate liv...

[More Info](#)

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Robert Taylor  
0428 466 124  
roberttaylor@prd.com.au  
Open:  
Sat 10:00AM-10:30AM



**\$639,000**  
**When Striking Design & Family Living Combine**  
**8 Raddle Court, CANNONVALE**

Architecturally designed this home sets new standards on offering unique finishes to its new owner. Upon entering this property you will be amazed at what sits behind its striking angled frontage and ...

[More Info](#)

4 3 4

Robert Taylor  
0428 466 124  
roberttaylor@prd.com.au  
Open:  
Sat 11:15AM-11:45AM



**\$618,000**  
**Brand New Moloko Home on 4004sqm in The**  
**Beautiful Cannon Valley Rise Estate**  
**70 Honeyeater Crescent, CANNON VALLEY**

This stunning property designed & crafted by Moloko Homes has been designed with today's family living in mind. It blends 2 separate living zones with 4 bedrooms incorporating a master suite with 'hi...

[More Info](#)

4 2 2

Robert Taylor  
0428 466 124  
roberttaylor@prd.com.au  
Open:  
Sat 12:30PM-1:30PM