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# Natgroup

GOLD COAST CORRIDOR'S ESTATE AGENT SALES

August 2011 Vol. 3

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# Welcome

On behalf of everyone at Natgroup, I'd like to extend a very warm welcome to this week's edition of Natgroup magazine.

Lately I have been receiving numerous emails and text messages from people around the country asking whether they should wait and see what interest rates do or to buy now!

As an overview of where the economy is possibly heading we look at employment and interest rates, however what we should be looking at is own personal situation. Things to consider are will you need two incomes for your household?, are you extending your family? and is there room in your existing family budget for any adjustments?

If you talk to most real estate agents we will always tell you how. However there are some better times than others to buy. It is always a good time to buy if you need a property and hold long term.

There are ways to see what's happening in the market place. When the market is slow you see for sale signs up for a very long period of time or the same property has been advertised for months. This indicates you have time to think what and where you are going to buy and get a better price.

When a market begins to change, even us real estate agents don't see it turn until the market is already on it's way.

To best see a market change, keep focused on our window displays and for sale signs. When you see them going under contract and more sold signs. When you see these movements you know the market is on the go!

Edgar Natolo

**Edgar Natolo, CEO  
Natgroup Real Estate**





## Ormeau Hills



Who would have known that right here in between the Gold Coast & Brisbane you could escape into an Asian influenced tranquil retreat within an urban setting. This home, with the use of wood, water and light exudes the lifestyle that a lot of us need.

The use of windows lets in an abundance of light, the design and large sliding doors attracts the cool flowing breezes through the home.

- ▶ 4 large bedrooms (2 of them are BIG)
- ▶ Extensive use of wood with high quality parquetry flooring throughout
- ▶ Outdoor alfresco with built-in BBQ on town gas
- ▶ Black bottom salt water pool
- ▶ Massive garage with high ceilings, own entry & workshop

To fully appreciate this home, please book an inspection. It is truly magical at dusk!

\*Video available to view online\*

**For Sale: \$620,000**

**Contact: Edgar Natolo 0409 507 007 or [edgar@natgroup.net](mailto:edgar@natgroup.net)**

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**GOLD COAST CORRIDOR**

**OFFICE 07 5546 7178**

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## Ormeau



If you are looking for a first home or investment property, put this one on your list to inspect. The home offers 4 good sized bedrooms, main with ensuite and WIR, and remaining bedrooms with built in robes. There are 2 separate living areas, including a carpeted lounge room and tiled dining/family. The back yard is large and offers a covered entertaining area. Features:

- Four bedrooms (main with ensuite & WIR) - Built ins in bedrooms and ceiling fans throughout
- Good sized yard with undercover patio - Double lock up garage
- Popular Ormeau location - Close to schools, shops & transport - Would return \$380 per week rent

**For Sale: \$385,000**

**Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net**

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## Ormeau



With the needs of the modern family in mind, this home is a stunning display of contemporary architectural design & open plan living. Multiple living areas around central kitchen that merges out to alfresco. 4 large bedrooms + study, ducted air-con, high ceilings, upgraded kitchen with 2pac, stone bench & gas, 27sq home + plenty of yard space.

**For Sale: \$555,000**

**Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net**

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## Benowa



Enjoy living at Royal Pines overlooking the lake, the fairways & the hinterland with the security & privileges of a 5 star residential resort while living only a few minutes from the Gold Coast beaches. Features of this stunning 53sq luxury home include:

- 5 bedrooms + study upstairs (guest bedroom downstairs) - 4 ensuited bathrooms - 3 living areas (including 2 upstairs)
- Formal & casual living areas plus alfresco area - Bosch appliances & marble fitted in kitchen - Fully ducted Carrier air-conditioning & heating
- Triple garaging including 1 space for the golf buggy - Built-in BBQ facilities - Water tank installed under pool deck.

**For Sale: MAKE AN OFFER**

**Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net**

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## Ormeau



If you are looking for quality this is the home for you. All the upgrades have been included in this sensational Metricon Soho home. This beautiful home will certainly impress. Some of the many features of this fabulous home include: • Large study will easily convert to media room or 4th bedroom • Formal lounge • Formal dining • Large family room opening onto the fully tiled alfresco entertainment area with fan • Dream kitchen with gas cooker and Caesar stone bench tops • Air conditioning • Woollen carpet in bedrooms and study • Cedar plantation blinds • French doors • 9 foot ceilings • Water tank connecting to washing machine and toilets This is certainly a special home. Everything has been thought of. The owners have even had the piercing installed when the house was built so a sparkling in ground pool can be installed. Located in prestigious Jacobs Ridge Estate close to parks and schools an inspection is highly recommended.

**For Sale: \$545,000**

**Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net**

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CLICK TO VIEW VIDEO





## GOLD COAST CORRIDOR OFFICE 07 5546 7178

4/19 - 21 Peachey Road, Ormeau QLD 4208  
F: 07 5546 7844 W: [www.natgroup.net](http://www.natgroup.net)



Sales Manager: **Edgar Natolo**

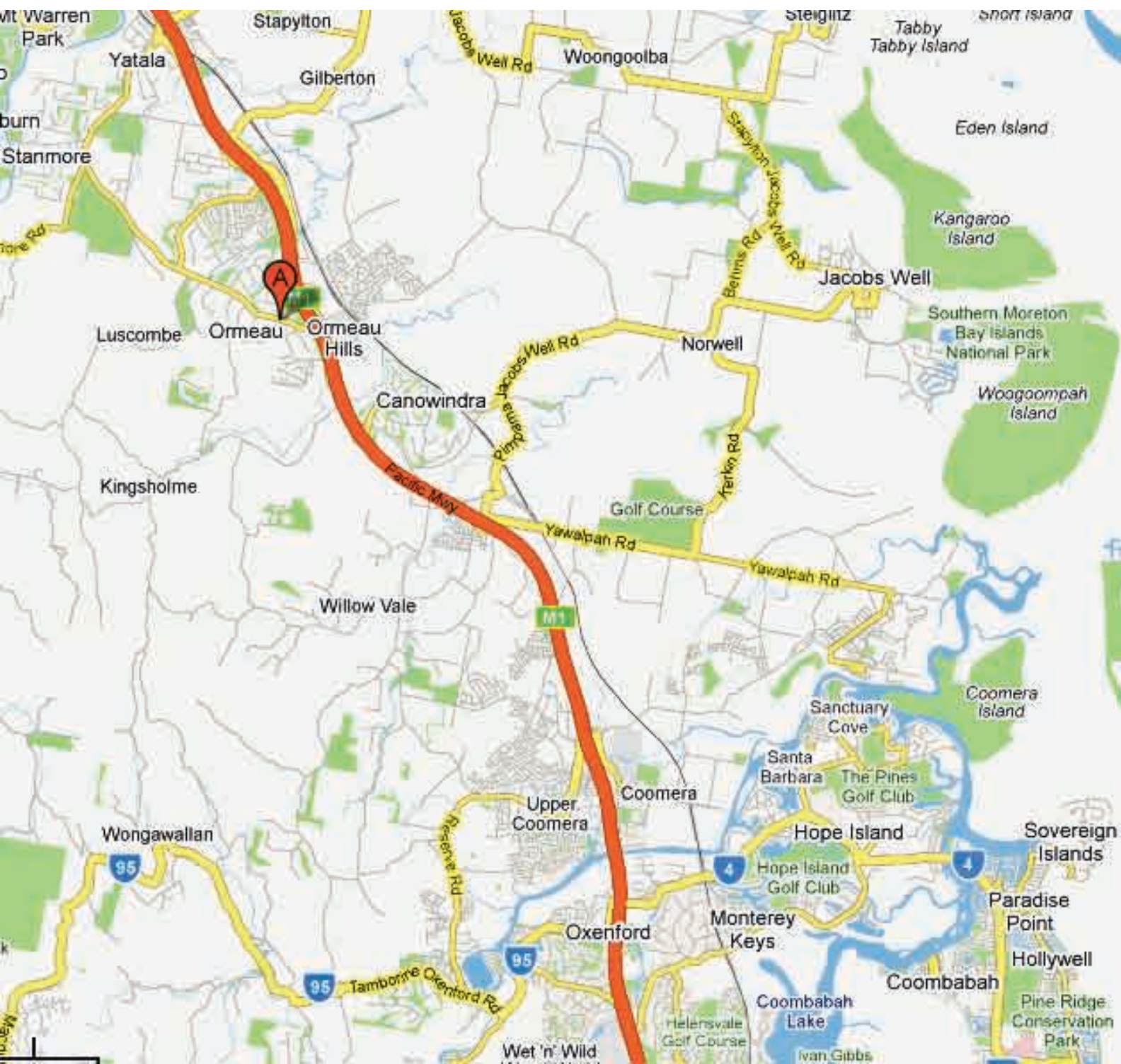
Opening Hours: 9am - 5pm Monday to Friday

9:30am - 3pm Saturday

By Appointment Sunday

# SALES

**Covering:** Ormeau, Pimpama & surrounds, Upper Coomera, Coomera, Oxenford & Surrounds





**natgroup**  
Real Estate

Ormeau Real Estate Pty Ltd  
T/A Natgroup Real Estate  
ABN 13 096 910 244

4/19 - 21 Peachey Road  
(PO Box 581)  
Ormeau QLD 4208

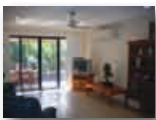








T (07) 5546 7178







F (07) 5546 7844

E sales@natgroup.net

W www.natgroup.net

# OPEN HOUSE *Invitation*

	Property	View	Price	Agent	Web ID
	2/23 Jasmine Circuit, Ormeau	Saturday 9:30 - 10am	\$280,000+	Clinton 0404 450 380	RES1486
	15 Belair Drive, Yatala	Saturday 9:30 to 10am	\$619,000 neg.	Greg 0411 819 785	RES1489
	10 Johnson Parade, Ormeau Hills	Saturday 10 - 10:30am	\$415,000+	Edgar 0409 507 007	RES1492
	12 Johnson Parade, Ormeau Hills	Saturday 10:30 - 11am	\$620,000	Edgar 0409 507 007	RES1491
	5209 Marine Drive West, Sanctuary Cove	Saturday 11am - 12 noon	Make An Offer	Edgar 0409 507 007	RES1460
	29 - 35 Plantation Road, Tamborine	Saturday 11 - 11:30am	AUCTION 12 noon	Greg 0411 819 785	LAND273
	6 Vivacity Drive, Upper Coomera	Saturday 11:30 - 12 noon	\$379,000	Clinton 0404 450 380	RES1488
	35 Summerlea Crescent, Ormeau	Saturday 12:15 - 12:45pm	Make An Offer	Clinton 0404 450 380	RES1402
	2 Rosewall Place, Oxenford	Saturday 12:30 - 1pm	\$670,000+	Edgar 0409 507 007	RES1445

	21 Glenafton Court, Ormeau	Saturday 1 - 1:30pm	\$390,000+	Clinton 0404 450 380	RES1484
	45 Penneshaw Street, Ormeau	Saturday 1 - 1:30pm	\$465,000	Clinton 0404 450 380	RES1483
	1030 Lakeview Terrace, Benowa	Saturday 1:30 - 2pm	\$1,670,000	Edgar 0409 507 007	RES1487
	46 Peachey Road, Ormeau	Saturday 1:45 - 2:15pm	POA	Clinton 0404 450 380	RES1356
	33 Highcrest Circuit Crestwood Heights	Saturday 2:15 - 2:45pm	\$522,000	Edgar 0409 507 007	RES1479
	13 Howard Hughes Ct, Maudsland	Saturday 2:30 - 3:30pm	\$845,000 neg.	Greg 0411 819 785	RES1436

Please accept this as your invitation to attend the above open houses.

Attending the open house will assist you in keeping up to date with property prices and activity in your area.

If you would like any information prior to the open house, please do not hesitate in contacting one of our agents on the above numbers or 5546 7178.

Kind Regards

*The Team at Natgroup*







**Under Contract**



**Ormeau**

Situated in Jacobs Ridge Estate is this gem of a property featuring:  
 - 4 bedrooms with built-ins - 2 bathrooms  
 - Formal living area - Open plan kitchen, dining & family area  
 - Modern, workable kitchen - Outdoor alfresco under roofline  
 - Massive back yard - Side access on both sides of the house  
 This one is definitely not to be missed. walking distance to park & a quick drive to town centre, local shops & the M1.

**For Sale: \$410,000**  
**Contact: Edgar Natolo 0409 507 007**

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**Coomera Waters**

Are you searching for a property offering peace, serenity & is close to water? Then look no further. This exceptional property is located in a quiet private road, surrounded by other prestige homes. Features include:  
 - Main with spa ensuite & private balcony - Wet bar to dining room  
 - Air con - Sound proofed media/music room - Vacuumaid - Office/study  
 - Extra-large garage to accommodate 2 large 4wds - Off street parking for boat or car  
 - 2 x rec clubs, marina, shops, natural gas  
 - 24 hour security

**For Sale: \$620,000 to \$650,000**  
**Contact: Edgar Natolo 0409 507 007**

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**Pimpama**

True acreage suburb always retaining its peaceful, quiet & private identity, located close to Dreamworld while being only 30 minutes to Surfers Paradise & Brisbane. This home is close to schools, shopping centres, rail station. 4054sqm corner lot with resort style pool, alfresco, media room, spa ensuite, library/study, ducted air-con, 2 x 22,500lt water tanks, open fireplace, double garage with 3 phase power + 3 car garage.

**For Sale: MAKE AN OFFER**  
**Contact: David Small 0418 864 354**

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**Cedar Creek**

10 Acres set on real fertile soil that can be used for grazing of cattle & horses or market gardening, with the benefits of a full irrigation licence from the Albert river. Whole property is fully fenced with steel post & rails. Currently being used for a small manufacturing business with very large sheds, 3 phase power, fully equipped office, kitchen plus shower & toilets. Owner breeds Brahman cattle & has the entire infrastructure in place, such as cattle crush, animal nursery & paddocks to separate the bulls, calves & cows. Paddocks also have shaded areas for the protection of the cattle. Home has 3 bed with built in robes. Kitchen is well equipped & lounge dining room are very open plan, lead out to the back patio which overlooks down to the Albert River.

**For Sale: \$799,000**  
**Contact: Greg Cochrane 0411 819 785**

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**Upper Coomera**

This immaculately presented home is feature packed and ready for you! Offering 4 good sized bedrooms all with built-ins and main with ensuite. The tiled living area is large and opens out onto the large undercover entertainment and BBQ area, which is absolutely perfect for entertaining family and friends. The kitchen offers plenty of cupboard and bench space and a dishwasher! With plenty of windows to capture natural light, this home is a must to inspect.

**For Sale:** \$379,000  
**Contact:** Edgar Natolo 0409 507 007

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**Maudsland**

This magnificent home is set on 4707m2 block, with great views from the front of the property. Features include:  
- 4 great size bedrooms plus study - Ensuite & walk in robe to master  
- Very large kitchen - Formal lounge & dining plus family room  
- 4 car lockup garage with remote & drive through access  
- 3 under cover patios  
- Plus rear access to backyard.

**For Sale:** \$845,000 neg.  
**Contact:** Greg Cochrane 0411 819 785

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**Oxenford**

If you're looking for a spacious dual residence & want to be nestled against a natural reserve which enjoys pure scenic & tree line views then take a look at this! Just some of the features included in the main house are: - 4 massive king size bedrooms - Large separate modernized kitchen - Formal open dining area with high raked ceilings - Undercover parking for 4 vehicles - Vacuum aid system - Internal intercom system - Outdoor balcony enjoying the majestic views. In the downstairs large granny flat, features include: - Full size kitchen area - Open plan lounge & dining area - Bigger than king size air-conditioned bedroom - Study area - Private outdoor area. Also includes salt pool & BBQ area all on over half an acre in quiet area close to everything including Movieworld!

**For Sale:** \$670,000 to \$720,000  
**Contact:** Edgar Natolo 0409 507 007 or edgar@natgroup.net

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**Jacobs Well**

5 2.5 2

Everything has been thought of in this amazing family home. Located in Calypso Bay & surrounded by million dollar homes, this elite address provides the lifestyle you deserve. Features include: Servery off kitchen to alfresco dining area, Formal lounge & open plan casual living area, Vacuum maid, ducted air-conditioning & sound system, Large soundproof media room with raised stage, Sparkling pool with water feature, Fully fenced backyard with side access. This amazing property is located between Brisbane & the Gold Coast. Calypso Bay offers quick access to open waters for all the boating enthusiasts.

**For Sale:** NOW \$795,000  
**Contact:** Edgar Natolo 0409 507 007

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**SOLD**

**Ormeau**

4 2 2

Situated in the popular Jacobs Ridge Estate this home has to be sold either at Auction or before if possible. 4 yrs old, it sits on a 668 sq/m allotment comprising of 4 bedrooms, 2 bathrooms & large family room so plenty of room for the kids & with a undercover roof alfresco area, you will enjoy living here. This home will sell & cheaply! Buy it with a tenant in place until Feb 2012, paying \$410 weekly. You will get a sound investment from this home.

**For Sale:** offers over \$380,000  
**Contact:** Ian Powell 0414 979 068

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**SOLD**

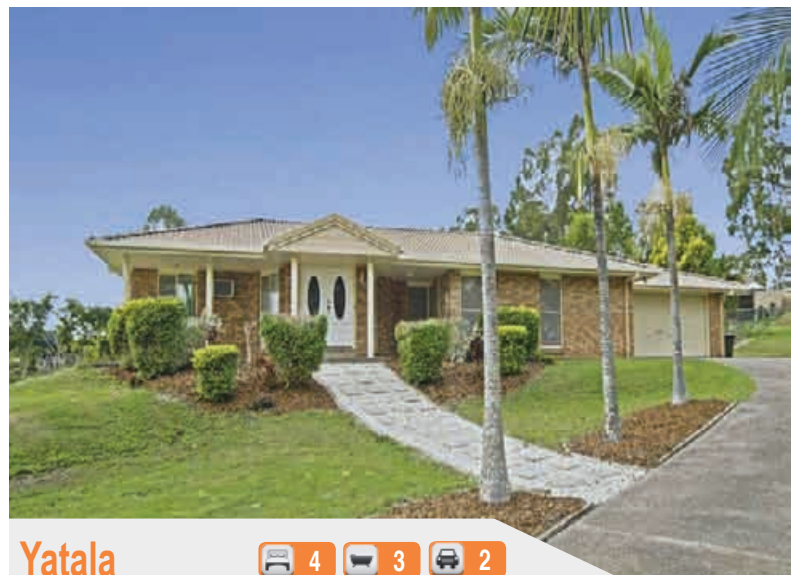
**Ormeau**

4 2 2

This 620 sqm allotment with a home approx 4 yrs old will be sold at Auction, but can also be purchased before hand, if the right price is achieved. Its spacious open plan design will appeal to any family or just take over the terms of the current lease in place, which is valid until July and receives \$410 per week for your trouble. There is a park opposite and being situated on a corner, this will be ideal for those wanting rear yard access.

**For Sale:** offers over \$380,000  
**Contact:** Ian Powell 0414 979 068

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**Yatala**

4 3 2

This is a very large home on a 5000sqm block in the Yatala area surrounded by beautiful homes. Features:

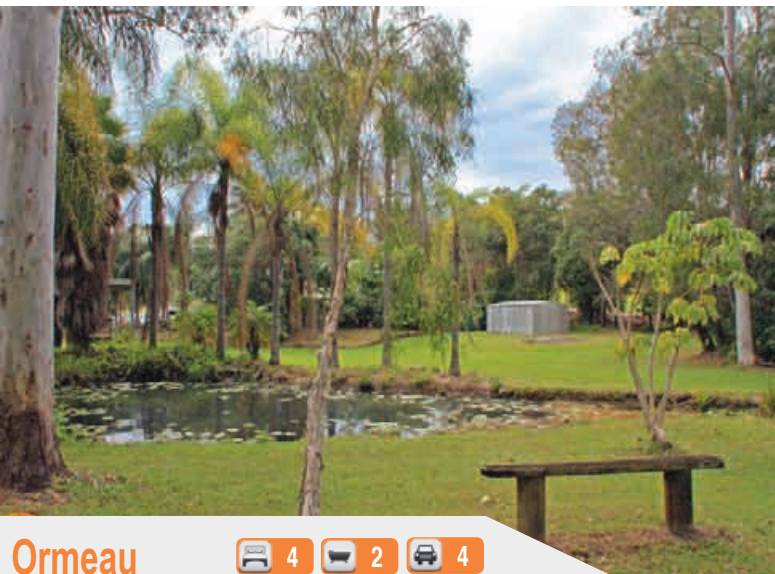
- 4 bedrooms with built-ins (master with ensuite, WIR & air-con)
- Formal living & dining room with great views
- Fully renovated kitchen with new appliances
- Family room with open fireplace + rumpus room with great views of the mountains
- Two large patios, front & back, superb for entertaining.

Must be SOLD urgently!

**For Sale:** \$619,000 neg.  
**Contact:** Greg Cochrane 0411 819 785

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**Ormeau**



Take advantage of this opportunity as it may never be presented again. The aspect of this house allows you to enjoy the finer things. You will be buying a lifestyle. Watch the kids play from the large kitchen windows. Entertain around your sparkling in ground pool. Fix the truck in the huge shed. Watch the birds and nature on your doorstep. The possibilities are endless with this country home. This flat acreage property provides plenty of room for trucks, boats, and the caravan.

**For Sale:** Price Guide on Request  
**Contact:** Clinton Fuller 0404 450 380

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**Under Contract**

**Coomera Waters**



Perfect for those looking for a family home in an ever popular area, or the astute investor who can see the potential gain. Functional chef's kitchen overlooking open plan family & dining areas, separate formal living, large undercover alfresco, high ceilings, study/office, air-con, intercom, quality fixtures & fittings, side access with room for pool, shed + more. This is a bargain price, just finish off what has been started & reap the rewards!

**For Sale:** \$495,000  
**Contact:** Edgar Natolo 0409 507 007

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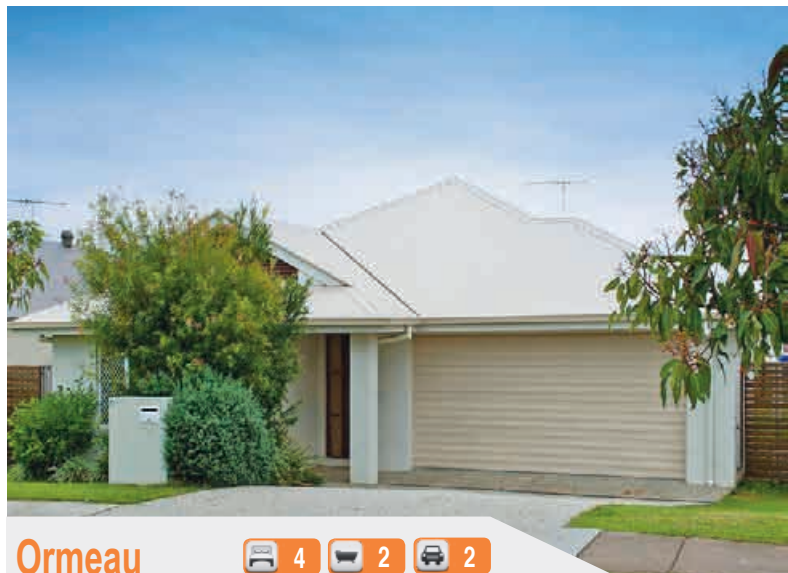
**Oxenford**



Invest or make this home your nest, you can't lose. This beautiful home situated in the sought after Regatta Waters Estate, is sure to impress, featuring a tranquil in ground pool with undercover patio. Features:-  
• 4 bedrooms • Main with ensuite and WIR • Office or study • Air conditioning  
• Open living areas • Formal dining • Formal lounge • Modern kitchen with stainless steel appliances • Covered patio • Tranquil In ground salt water pool with waterfall • Garden shed • Security screens all windows

**For Sale:** offers over \$529,000  
**Contact:** Edgar Natolo 0409 507 007

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**Ormeau**



Modern, large, stylish – are all words to describe this Jacobs Ridge home. You may have seen others, now it's time to see the best.  
- Oversized main bedroom - Large kitchen with plenty of space & double pantry  
- Undercover patio overlooking the backyard - Tiled living areas  
- Plenty of room for the kids to move  
- Rental return of \$400 p/w - Great street close to parks  
So, what are you waiting for? Contact us today to arrange your inspection.

**For Sale:** \$390,000 to \$410,000  
**Contact:** Edgar Natolo 0409 507 007

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### Ormeau Hills

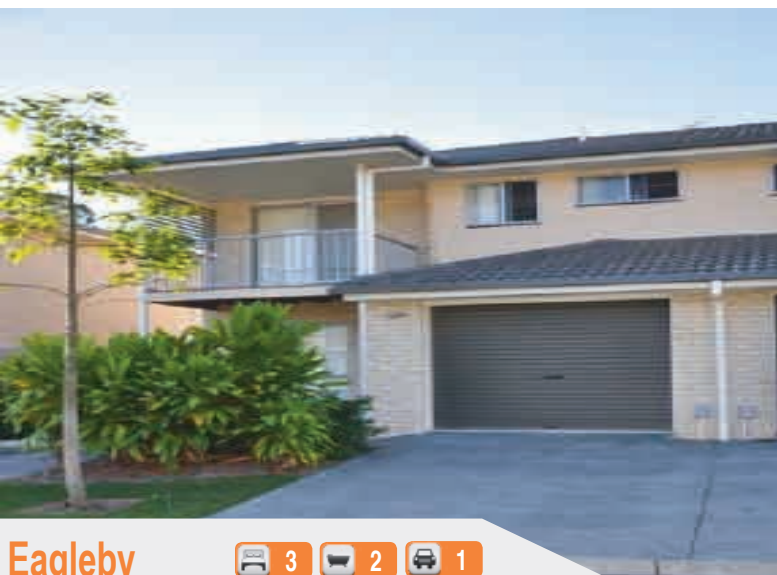


Make this one your new home! Located in the prestigious Ormeau Hills Estate and in one of the most sought after streets – you are sure to be impressed and feel on top of the world. This home has been designed to take in the scenic views over the mountains. Whether you are cooking in the large kitchen, relaxing on the rear patio or lounging in the large living area, the view is sure to be the focus point. The home features: - Large lounge room with new carpet & air conditioning & those amazing views - Large dining/ family - Kitchen with loads of cupboard space, stainless steel appliances & a 2 drawer dishwasher - Ceiling fans throughout - Main bedroom with ensuite & air conditioning, not to mention stunning mountain views - Undercover patio area perfect for BBQ's & entertaining - Beautifully landscaped gardens. If you are searching for a home that has that little bit more, then don't let this one slip away.

**For Sale: \$499,000**

**Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net**

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### Eagleby



This is a beautifully presented three bedroom townhouse.  
- Air-con & fans - Downstairs powder room  
- Covered patio area & good size back yard  
- Single lock up garage with remote plus space for another car outside  
- The complex as an in ground pool & BBQ area  
- All window & doors have security screens  
- Body corp. is \$20.00 per week  
- The complex has an onsite manager.

**For Sale: \$299,000**

**Contact: Greg Cochrane 0411 819 785**

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### Ormeau



This home was built in 2007 with nothing but style & quality in mind, on a 662 sqm block. To add to your quality of living there is a pool for your pleasure as well. Check out the other features on offer here:

- Plunge pool, pool umbrella, glass fencing • Stone kitchen bench
- Dlug with side parking • 3 x air conditioners
- Gas outlets (1 inside for heater) • Extra large alfresco area
- Crimsafe at front, tinted windows • Water tank & garden shed
- Solar hot water with gas booster.

The owner wants it SOLD for the next project.

**For Sale: \$499,000+**

**Contact: Ian Powell 0414 979 068**

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**Under Contract**



**Pimpama**



This beautiful 36.8Sq home has it all that a family would want, when you live on acreage of 4031sqm. Property features: • Master has walk in robe, ensuite & patio • Upstairs lounge • Formal lounge & dining room • Family room + rum-pus big enough to take a pool table • Large undercover patio which overlooks in-ground salt water pool • Large study at the front door with a powder room • Large 3 bay shed with 2 roller doors. The Train Station is in walking distance and the M1 is only 2 minutes drive and 35 minutes to Brisbane & Gold Coast. At a bargain price this property must be seen.

**For Sale: \$690,000**  
**Contact: Greg Cochrane 0411 819 785**

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**Ormeau**



Immaculate presentation is an understatement when describing this huge duplex. All bedrooms have air-conditioning, as well as the living areas. The large open plan living opens onto the large undercover patio, overlooking the large backyard, which even has room for a caravan! There is a study nook, stone bench tops in the kitchen and a larger than normal double garage. This property is definitely feature packed, and there are no body corporate fees. Put this one on your list to inspect.

**For Sale: \$369,000**  
**Contact: Edgar Natolo 0409 507 007**

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**Crestwood Heights**



Situated in the Crestwood Heights Estate is this stunning contemporary home featuring: - Master bedroom with WIR + built-in robe & double basin ensuite - 3 other bedrooms with built-in robes - Formal living area - Spacious open plan kitchen, living & dining area - Kitchen with Caesar Stone benches & gas cooking - Under roofline alfresco area - Easy to maintain yard  
 Located close to shopping centre with IGA, Bunnings & only a short drive to M1, schools, University & other major shopping centres. This is definitely the area you want to call home!

**For Sale: \$510,000**  
**Contact: Edgar Natolo 0409 507 007 or [edgar@natgroup.net](mailto:edgar@natgroup.net)**

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## Sanctuary Cove



Enjoy picturesque views of the newly designed Palms Golf Course in this open plan designed townhome with granite kitchen, downstairs powder room, private courtyard + verandah which could be converted to a Florida room. Community facilities of 24 hour manned security, tennis courts, lawn bowls, pools, sauna & gym. Marina village with restaurants, cinema, shops, etc + international golf courses & the Hyatt. FIRB approved!

**For Sale: \$760,000+**

**Contact: Edgar Natolo 0409 507 007 or edgar@natgroup.net**

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## Ormeau



Start your property portfolio with this great 3 bedroom brick and tile duplex. You will be impressed as soon as you walk through the entrance foyer of this stylish home. Features include:

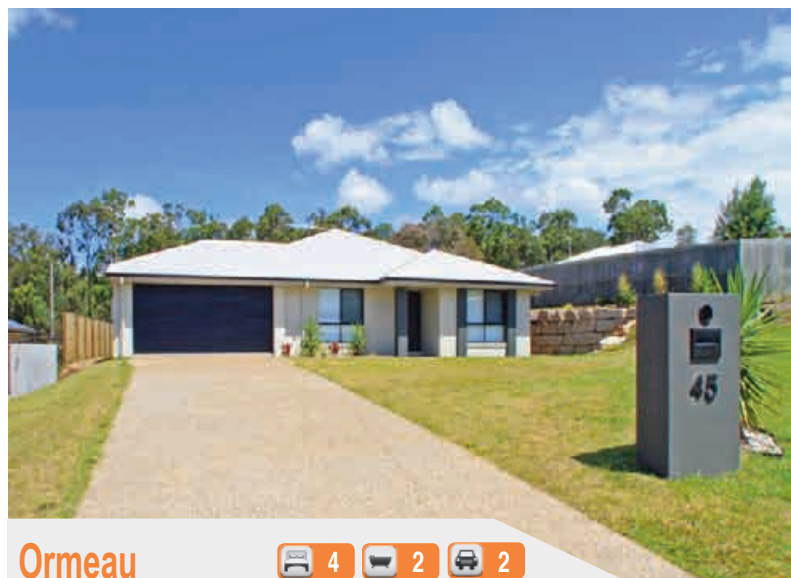
- Open plan living · Air Conditioning and fans
- Lovely timber deck · Double lock up garage
- Low maintenance yard

This home is priced to sell. Don't miss out.

**For Sale: \$280,000 to \$295,000**

**Contact: Edgar Natolo 0409 507 007**

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## Ormeau



Large family home located in the ever popular Jacobs Ridge Estate offering separate carpeted lounge room, tiled dining, family room AND rumpus! 4 large bedrooms all with ceiling fans & built in robes. The kitchen is a chef's delight with breakfast bar, dishwasher & all overlooking the undercover outdoor entertaining area. The back yard is large and flat, with plenty of room to install a pool or shed. This home is feature packed and ready for you! Opportunities to secure a large Jacobs Ridge home of this size & at this price are few and far between – so do not delay.

**For Sale: \$450,000**

**Contact: Edgar Natolo 0409 507 007**

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### Hope Island



Set amongst landscaped gardens & centered around a resort style pool, this townhouse in the pet friendly Sanctuary Gardens, is conveniently located within a short walk to the exclusive Sanctuary Cove & world renowned Golf Courses + a quick drive to the M1, for easy access to Brisbane. There is even a bus stop right outside! Facilities include: • Intercom access from gated entry • Plenty of parking for your visitors • Sundeck with sun loungers • Private gym • Sauna • Male & Female change rooms • BBQ pavilion overlooking the pool area • Large function room with full kitchen facilities.

**For Sale: \$349,500**

**Contact: Edgar Natolo 0409 507 007**

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**Under Contract**

### Ormeau



Absolutely nothing to do, this superb home set in a tropical haven is situated across from a fantastic park with tennis courts & playground & within a short distance to shops, train station & schools. - Large separate formal living & dining area - Spacious open plan casual living & meals area - Central kitchen - Private outdoor alfresco area perfect for entertaining - Sparkling in ground pool with water feature surrounded by tropical gardens. Offering complete privacy, this is THE home you have been looking for!

**For Sale: Offer Over \$495,000**

**Contact: Clinton Fuller 0404 450 380**

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### Ormeau



This is a home made for a family with all the luxuries. Check out the features:

- Air conditioned • Gas cook top & walk in pantry
- 3 internal living areas • Spa bath in ensuite
- Alfresco living area • Drive thru garage with lots of built-in cupboards
- Large block 630 sqm.

A feature packed home on offer here, so come and check it out before its gone, as other homes with less in the area, at higher prices, makes this one the Best Deal if you're wanting an as new home.

**For Sale: Offers Above \$449,000**

**Contact: Ian Powell 0414 979 068**

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### Ormeau



Our instructions are clear – sell our property! Stop searching, you have now found your new home! This spacious home is located in the popular Jacobs Ridge Estate, close to schools, parks & public transport. Do not miss out!

Features;

- 4 large bedrooms, main with ensuite
- 2 large living areas
- Study nook - Air-conditioning
- Fully fenced, flat block with room for a pool
- Covered patio area - Currently returning \$400 p/w rent.

**For Sale: \$400,000+**

**Contact: Edgar Natolo 0409 507 007**

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**Yatala**



This is a very large 2 storey house with key pad locks and 6 1/2 acres of land. Ideal for someone who wants to operate or get large trucks into and operate a home business doing manufacturing or repair businesses subject to council approval of course. My other features are: - 2 living rooms - Office/Study - Large Rear deck - Large games room with wet bar - 75000 liter water tanks (full) - Solar hot water - LPG cook top - Plenty of flat area to build another dwelling if you so need - Creek runs rear of property - Large sheds 24 M X 12 M X 4.8 M - one with remote door - Ideal for semi trailer access / home business - Another huge large shed also plus other car storage sheds - 3 phase power - Personal waste water treatment plant - Rural zoning for large house site.

**For Sale: \$950,000**  
**Contact: Ian Powell 0414 979 068**

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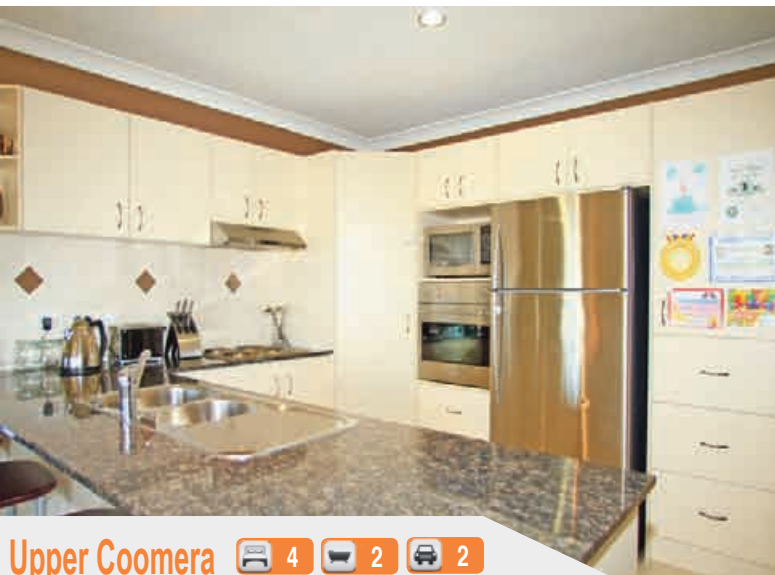
**Ormeau**



Are you an investor on the search for a 'bargain' or a 1st home buyer wanting to escape the rent cycle? It is rare to be able to buy an entry level home at this price with side access in Ormeau. YES, I SAID HOME! Brick and tile too! The owner is expanding his business and says "Sell it!" so will YOU be the lucky buyer. Features of this property are: • 645m2 lot • 3 bed • Shared bath • Large backyard • Covered patio area • Room for extensions • Side access for pool • Some renovation completed • Currently tenanted • Quiet street location • Close to shopping centre.

**For Sale: \$365,000**  
**Contact: David Small 0418 864 354**

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**Upper Coomera**



Stop the search! This immaculately presented home is situated close to shops, schools & a 2 min drive to the M1. Good sized bedrooms, large lounge with air-con, ceiling fans, built-ins to bedrooms, tiled family & dining areas, undercover outdoor patio plus plenty of room for the kids & pets. Possible side access to one side.

**For Sale: \$400,000+**  
**Contact: Edgar Natolo 0409 507 007**

CLICK TO VIEW ONLINE



**Ormeau**



This great property is located in the ever popular Jacobs Ridge Estate. The home offers 4 extra large bedrooms, they are absolutely huge. There is a good sized living area opening onto the undercover patio and fully fenced backyard. The kitchen is functional and well equipped for the keenest of cooks. The property would achieve \$440p/w rent, making the home a perfect investment.

Don't delay, inspect today.  
**For Sale: \$400,000**  
**Contact: Edgar Natolo 0409 507 007**

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**Biggera Waters**   

Wow, what a location! Enjoy water views from the home itself plus being located steps to the Biggera Waters Primary School, across the road from the Biggera Waters Shopping Centre & a short drive to Harbour Town & Runaway Bay Shopping Village. The home has air-con, sunroom, renovated kitchen, vacuumaid, alarm, tandem garage, carport, fully fenced yard plus so much more on a 506sqm block.

**For Sale:** \$399,000

**Contact:** Edgar Natolo 0409 507 007

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**Ormeau**   

Located in a quiet cul-de-sac in Jacobs Ridge & across from a park is this 1 year old 4 bed home with air-con, open plan living, under roof alfresco, water tank, low maintenance yard, double side gate allowing access & views to Stradbroke Island.

**For Sale:** \$400,000+

**Contact:** Edgar Natolo 0409 507 007

CLICK TO VIEW ONLINE



**Ormeau**   

**URGENT SALE** - Beautifully presented property looked after by current tenant. 4 bed with built-ins, formal lounge & dining, large family room, security screens, fans, patio, remote double lock up garage & fully fenced on 628sqm block. Close to everything.

**For Sale:** \$375,000 to \$385,000

**Contact:** Greg Cochrane 0411 819 785

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**Ormeau Hills**   

Are you looking for a unique home, something your friends will say "wow what a nice house"? Well here you have it...known as "The Hanger". Some features include: 750sqm corner block, reverse cycle air-con, well equipped and designed kitchen, amazing balcony with breathtaking views, in ground pool with waterfall with decked entertainment area, 4 car accommodation under house and fully landscaped gardens.

**For Sale:** \$490,000

**Contact:** Clinton Fuller 0404 450 380

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### Coomera Waters

Master built home with style & nothing but quality in mind. 4 beds + large study, ducted air, plantation shutters & timber blinds, security, vacuumaid, spa ensuite, alfresco, pool.

**For Sale:** \$790,000  
**Contact:** Ian Powell 0414 979 068



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### Willow Vale

Just over 4.1 acres of prime land with 48sq home with 4 bed +study & study nook, Smeg kitchen, solid timber floor, decking around pool, pizza oven & 45000lt water tanks.

**For Sale:** \$1,150,000  
**Contact:** Ian Powell 0414 979 068



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### Isle of Capri

Boutique townhouse in 5 star resort with pool, gym & theatre room. 3 bed, 2 bath, ducted air, new timber floor, gas kitchen, courtyard with BBQ. \$470 rent return/wk.

**For Sale:** \$415,000  
**Contact:** Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

### Helensvale

Situated in Riverlinks is this master built 50.5sq, 5 bed, 3 garage home on 755sqm block with pool, pontoon, 20,000lt water tank & views on 3 way junction..

**For Sale:** \$1,450,000  
**Contact:** Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

### Ormeau

Priced to sell is this 4 bed home with a yard big enough for a pool. 9ft ceilings, air-con, 2 living areas, 2 alfresco areas & water tank. Situated in quiet cul-de-sac close to parks.

**For Sale:** Make An Offer  
**Contact:** Edgar Natolo 0409 507 007



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### Ormeau Hills

Set on 10 acres in tranquil area perfect for horses. 5 bed, 3 bath, 4 living areas, fireplace, study, paddock, views, dam, patio & pool. Must be seen!

**For Sale:** \$1,050,000  
**Contact:** Greg Cochrane 0411 819 785



CLICK TO VIEW ONLINE

### Pacific Pines

Sherlock Homes built 4 bed home on 767sqm block in cul-de-sac. Fans throughout, gas hot water & cooking, patio, storage under house, internal access.

**For Sale:** \$465,000  
**Contact:** Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

### Jacobs Well

Bali inspired 4 bed, 3 bath, 3 garage home in Calypso Bay with formal & casual living, security, pool, pontoon, alfresco, upstairs kitchenette, direct water access.

**For Sale:** \$1,100,000  
**Contact:** Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

### Hope Island

Prime position, North facing 4 bed, 5 bath + study home. Only opulance here! Media room, bar, butlers pantry, enclosed alfresco with fireplace. Quality throughout.

**For Sale:** \$3,200,000  
**Contact:** Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

### Coomera Waters

Huge 5 bed home perfect for large family with rumpus, media, study, plenty of storage, air-con, formal & casual living & plenty of room for pool. Located in Jacobs Ridge.

**For Sale:** \$580,000  
**Contact:** Clintonn Fuller 0404 450 380



CLICK TO VIEW ONLINE

### Hope Island

Located in Gracemere is this secure home with amazing views, 5 bed, 4 bath, 3 garage, pool, pontoon, alfresco, BBQ facilities & stone features.

**For Sale:** \$1,690,000  
**Contact:** Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

### Jacobs Well

Waterfront home located in Calypso Bay with 4 bed + study & guest quarters, media room, fireplace, formal & casual living, alfresco, pool, pontoon, 18m water frontage.

**For Sale:** \$1,995,000  
**Contact:** Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

### Surfers Paradise

Amazing A style apartment with 2 bed, 2 bath & secure park. Views of Surfers, Coolangatta, Broadbeach, ocean, river & Hinterland. Over \$50,000 worth of upgrades.

**For Sale:** \$979,500

**Contact:** Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

### Numinbah Valley

Good quality land for agriculture farming or horses. 23.36ha of mostly flat land with views. 5 bed home. Adjoining 20.28ha block also available.

**For Sale:** \$1,500,000

**Contact:** Ian Powell 0414 979 068



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### Surfers Paradise

Situated on the 6th floor of the holiday Inn is this 1 bed apartment with living area, bath in bathroom, air-con, secure park, views & common door to next unit also for sale.

**For Sale:** offers over \$199,000

**Contact:** Edgar Natolo 0409 507 007



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### Logan Reserve

5 bed, 4 car accom acreage property close to everything with town water. 2.75 acres of flat useable land with massive sheds, pool, air-con & room for trucks.

**For Sale:** \$795,000

**Contact:** Ian Powell 0414 979 068



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### Laidley

House & land packages all turn key with 4 bed, 2 bath, chefs kitchen, fully fenced, driveway, landscaped & close to all amenities.

**For Sale:** from \$324,800

**Contact:** Ian Powell 0414 979 068



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### Pacific Pines

Great rental return or perfect family home. 4 bed, air-con, fans, outdoor area. Positioned in quiet area close to parks, schools, gym, shops & transport.

**For Sale:** \$420,000

**Contact:** Edgar Natolo 0409 507 007



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### Salisbury

3 bed home on 602sqm corner block close to transport, hospital & QE2 stadium. Currently tenanted at \$365/wk & zoned for res use but buy adjoining properties & develop.

**For Sale:** Offers Invited

**Contact:** Ian Powell 0414 979 068



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### Ormeau

5 bed home with air-con on 560sqm block located in Jacobs Ridge. 3 years old, North facing & currently renting for \$450/wk on periodic lease.

**For Sale:** \$475,000

**Contact:** Ian Powell 0414 979 068



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### Hope Island

Located in a secure gated community is this waterfront home on a large 1043 sqm corner block with side access. Not a thing to do to this beauty!

**For Sale:** \$850,000

**Contact:** Greg Cochrane 0411 819 785



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### Buccan

Set on 5 acres on the Logan River with room for horses or cattle. Ranch style 4 bed home overlooking lake, formal & casual living, rumpus & outdoor area.

**For Sale:** \$799,000 to \$849,000

**Contact:** Greg Cochrane 0411 819 785



CLICK TO VIEW ONLINE

### Maudsland

Masterpiece design on 567sqm block with magical sunset views from rear deck. 3 bed, 2 bath, 2 garage. Was \$522,000.

**For Sale:** \$465,000

**Contact:** Ian Powell 0414 979 068



CLICK TO VIEW ONLINE

### Jacobs Well

Situated in Calypso Bay is this architecturally designed 4 bed, 4 bath home with no expense spared. Butlers pantry, media, massive open living, ready for solar.

**For Sale:** \$1,850,000

**Contact:** Edgar Natolo 0409 507 007



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## Willow Vale

The home offers everything you could ever want and more – Large study, Sunken Lounge, Library, Fireplace, 4 large bedrooms (main with ensuite & large WIR).

**For Sale:** \$990,000

**Contact:** Edgar Natolo 0409 507 007



CLICK TO VIEW ONLINE

## Pacific Pines

Brand new conveniently located near parks, shops & schools. 3 bed + study nook, 3 bath, air-con, gas cooking, landscaped/low maintenance & remote garage.

**For Sale:** \$453,500

**Contact:** Edgar Natolo 0409 507 007



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## Jacobs Wells

55sq, 5 bed + study home with 18m water frontage. Media room, Smeg kitchen, air-con, vacuumaid, pontoon, underground water tank, Mediterranean inspired.

**For Sale:** \$2,100,000

**Contact:** Edgar Natolo 0409 507 007



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## Pimpama

Renovated 4 bed + study, 3bath, 5 car home larger than normal with Bali inspired pool & spa area. 9x6 shed, side access, air-con, alfresco on more than 4102sqm block.

**For Sale:** \$650,000

**Contact:** Ian Powell 0414 979 068



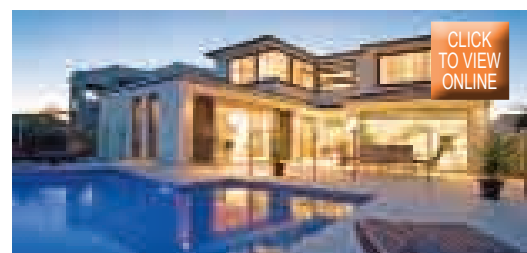
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## Maudsland

Stunning 5 bed, 3 bath + study home set on 5650sqm block with massive 10 x 7 shed. Quality fixtures & fittings make up this property that definitely needs an inspection.

**For Sale:** \$799,000 to \$845,000

**Contact:** Ian Powell 0414 979 068



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## Sanctuary Cove

Lifestyle on a platter! Waterfront home with media, enclosed BBQ area, pool, chefs kitchen, 9 metre jetty, buggy park, perfect for kids & pets.

**For Sale:** \$2,290,000

**Contact:** Edgar Natolo 0409 507 007



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## Wolffdene

Situated on 8.5 acres with over 100m river frontage, peaceful rural setting, dual living of 4 bed, 3 bath, 2 kitchens, patio, pool, dam & 6x3m shed..

**For Sale:** \$815,000 neg.

**Contact:** Greg Cochrane 0411 819 785



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## Ormeau

6 bed, 3 bath home with 3 living areas, cinema set on expansive block. Immaculately presented with modern design situated in Jacobs Ridge.

**For Sale:** \$565,000

**Contact:** Clintonm Fuller 0404 450 380



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## Jacobs Well

Luxurious 4 bed + study home in Calypso Bay. Sound proofed media room, outstanding kitchen with coffee machine, air-con, vacuumaid, security. Has it all!

**For Sale:** \$749,000

**Contact:** Edgar Natolo 0409 507 007



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## Tamborine

23 acre property with 4 bed home & natural watercourse. Prime grazing land, fertile soil, 100m road frontage, fenced paddocks, 3 bay shed currently running 13 head of cattle.

**For Sale:** \$1,000,000+ offers

**Contact:** David Small 0418 864 354



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## Jacobs Well

Architecturally designed waterfront home in Calypso Bay. 4 bed, 3 bath, media, vacuumaid, pontoon, direct water access to Broadwater.

**For Sale:** \$1,295,000

**Contact:** Edgar Natolo 0409 507 007



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## Ormeau

Modern 3 bed duplex with air-con, side access, fully fenced, immaculately presented, room for boat or trailer + lots of extras. Close to everything, across from park.

**For Sale:** \$425,000

**Contact:** Edgar Natolo 0409 507 007



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**Pimpama**

Sitting on 4218sqm of land is this 40sq 4 bed, 3 bath home with pool & tennis court. Owners want it SOLD so must be viewed to really appreciate it!

**For Sale:** \$845,000  
**Contact:** Ian Powell 0414 979 068



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**Jacobs Well**

Luxurious 60sq 4 bed, 4 bath, 3 garage home with office, study nook, huge living areas, scullery, cinema, dressing room, pool, alfresco & pontoon. Must to see!

**For Sale:** \$1,670,000  
**Contact:** Edgar Natolo 0409 507 007



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**Morayfield**

3 year young townhouse in secure gated complex with pool. 3 bed, open plan design, air-con, courtyard & patio. Close to shops, train & schools.

**For Sale:** \$250,000 to \$270,000  
**Contact:** Edgar Natolo 0409 507 007



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**Eagleby**

Cheap as chips! Situated in complex of 103 is this free standing villa with 3 bed, 2 bath. Ideal for investor currently returns \$325/wk. Walk to shops.

**For Sale:** \$299,000+  
**Contact:** Ian Powell 0414 979 068



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**Riverdowns, Helensvale**

3 bed home on ideal acreage block of 4000sqm. Extend existing home or construct a new one! Current home has been refurbished.

**For Sale:** \$750,000 to \$795,000  
**Contact:** Ian Powell 0414 979 068



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**Beenleigh**

Motivated vendors! 4 bed home sitting on 805sqm block half renovated. New retaining wall, SHW, electric external shutters. Complete the dream.

**For Sale:** ALL OFFERS INVITED  
**Contact:** Ian Powell 0414 979 068



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**Ormeau**

Close to everything this 4 bed, 2 bath brick & tile home has large open plan living & kitchen, patio, good size yard plus side access.

**For Sale:** \$399,000  
**Contact:** Greg Cochrane 0411 819 785



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**Ormeau**

Large 50sq home divided in to 4 separate living quarters. Study/office, 3 kitchens, 5 living areas, 3 patios, pool & spa, shed/office all on 1.5 acres. Owners will rent back!

**For Sale:** \$899,000+  
**Contact:** Ian Powell 0414 979 068



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**Riverlinks**

Masterpiece on 700sqm block South facing on the canal. Pontoon with power & home comes complete with an array of furniture in the price!

**For Sale:** \$1,300,000+  
**Contact:** Ian Powell 0414 979 068



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**Ormeau**

2 fully equipped houses on 5020sqm block. All up 6 bed, 3 bath, 3 car & no shortage of room. One is currently rented for \$760/wk.

**For Sale:** offers over \$690,000  
**Contact:** Ian Powell 0414 979 068

We have buyers looking in the following areas:

Pacific Pines  
 Oxenford  
 Coomera  
 Hope Island

Please call us today if you are looking at selling your home!

**5546 7178**



# LAND

**Natgroup Headquarters 07 5546 7178**

4/19 - 21 Peachey Road, Ormeau QLD 4208

F: 07 5546 7844 W: www.natgroup.net

# Natgroup land

Sales Manager: **Edgar Natolo**

Opening Hours: 9am - 5pm Monday to Friday

9:30am - 3pm Saturday

By Appointment Sunday

## SALES



### Pacific Pines

Flat 601sqm block facing acres of National Forest. It's rare to find a flat block of this size & price plus with this outlook. If you want peace & quiet with close proximity to schools & shops then this is where you will want to build your dream home. Survey and Contour Plans available.

**For Sale:** Price Guide on Request  
**Contact:** Edgar Natolo 0409 507 007

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### Tamborine

This almost 7 acres (2.74ha) acreage property is set in a secluded part with total privacy yet only mins to Town Centre. Gentle slope to rear plus 6x6m shed with power & phone.

**For Sale:** AUCTION  
**Contact:** Greg Cochrane 0411 819 785

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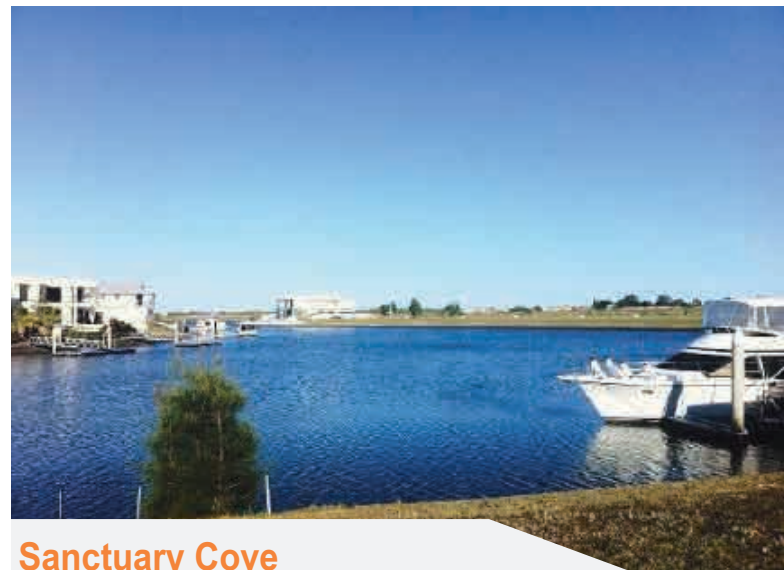


### Ormeau

Design your masterpiece on this large 881sqm block of land. Peaceful & quiet, the price makes your dream extremely affordable.

**For Sale:** \$252,000  
**Contact:** Ian Powell 0414 979 068

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### Sanctuary Cove

Build your dream home in one of the Gold Coast's most prestigious locations. 857 sqm of waterfront land in a secure community. Sellers are prepared to trade!

**For Sale:** \$1,450,000  
**Contact:** Edgar Natolo 0409 507 007

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### Pacific Pines

Build your dream home on this 1093sqm block with sweeping Gold Coast views with a prestigious address. Plenty of potential here!

**For Sale:** All Offers Considered

**Contact:** Edgar Natolo 0409 507 007



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### Ormeau Hills

Located in the gated precinct of Ormeau Hills, this land enjoys fantastic views in an area surrounded by high class homes. Build your dream home here!

**For Sale:** \$255,000

**Contact:** Edgar Natolo 0409 507 007



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### Ormeau

Good size block of 662sqm in Jacobs Ridge. Blocks like this are as rare as hens teeth. Most land selling higher than this, so priced right for the market!

**For Sale:** \$275,000

**Contact:** Ian Powell 0414 979 068



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### Jacobs Well

Feel like you are on holiday every day & build your dream home on this waterfront block with 18.6m frontage opposite park with uninterrupted views.

**For Sale:** \$630,000

**Contact:** Edgar Natolo 0409 507 007



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### Royal Pines, Benowa

Right on the golf course at Royal Pines, perfectly flat with 18m frontage. Quick buggy ride to golf course, secure community, marina, tennis, pools, FIRB approved.

**For Sale:** \$595,000

**Contact:** Edgar Natolo 0409 507 007



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### Maudsland

This is the last developers block available, elevated from the road, flat on top with about 270 degree views, and town water. Block size is exactly 4000sqm.

**For Sale:** \$420,000

**Contact:** Edgar Natolo 0409 507 007



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### Upper Coomera

Views to Surfers Paradise & Gold Coast, walking distance to shops, schools, transport, mins to M1. Build your dream home within nature.

**For Sale:** REDUCED TO \$249,000

**Contact:** Greg Cochrane 0411 819 785



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### Kingsholme

183.1ha of land at the top of Kingsholme with 360 degree views of the Gold Coast. Subject site is included & approved for 6 lot sub-division.

**For Sale:** \$2,000,000

**Contact:** Edgar Natolo 0409 507 007



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### Jacobs Well

736sqm waterfront block in Calypso Bay Sth facing to water, 18m frontage, pontoon/jetty in upmarket area. Look no further, build your dream home here!

**For Sale:** Reduced to \$535,000

**Contact:** Edgar Natolo 0409 507 007



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### Alberton

34,398sqm (8.5 acres) of land with 24 x 12 x 4.8m shed with mezzanine + 12m shed with air-con & 3 phase power. land is ready for your dream home to be built!

**For Sale:** \$900,000

**Contact:** Ian Powell 0414 979 068



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### Guanaba

Located amongst an exclusive enclave of properties within the Gold Coast hinterland. Natural bore in back paddock, 10.5 acres of paradise.

**For Sale:** \$700,000 neg.

**Contact:** Edgar Natolo 0409 507 007



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### Ormeau Hills

Build your dream home on this fabulous 913sqm block in prestigious Ormeau Hills. Blocks with these views rarely come along, you can see to Stradbroke Island.

**For Sale:** \$285,000

**Contact:** Clinton Fuller 0404 450 380



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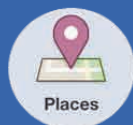
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Natgroup Real Estate Corporation



Gold Coast  
Ormeau  
Pacific Pines

Surfers Paradise  
Coomera

For all your real estate news, property information & everything else that is happening on the Gold Coast & Sth Brisbane, check out our pages today!

# Property INVESTOR'S CLUB

**NATGROUP**  
property management



**37 Oppermann Drive, Ormeau**  
**\$650 per week**



**1/10 Camlan Place, Ormeau**  
**\$350 per week**



**3 Mullins Street, Ormeau**  
**\$500 per week**

We are renting out properties in record time for record prices and now we have prospective tenants looking for their new home!

## WE NEED MORE RENTAL PROPERTIES

- We are the largest local agent with plenty of rental enquiries
- Record prices achieved higher than others
- Property management specialists (we own our own investments as well)
- Personalised service - our aim is to involve you every step of the way
- Online access to all your details, statements & more - 24 hours a day
- Discount for more than 1 property + so much more!

If you would like to know the various options available to you when renting your property, please feel free to contact us on **(07) 5546 7178** or **0406 754 756**

For your FREE copy of the "Audio CD" with the simple strategies we used to get these properties RENTED, SMS the word "Audio" to **0406 754 756** with your name & address.

Kind Regards

*The Team at Natgroup*



# Why Use Natgroup to sell your home!



## Magnet for Buyers

Natgroup is one of the Gold Coast's most recognisable brands attracting hundreds of buyers every month.

In addition, our advanced technology allows us to market your property to buyers across our entire network of offices.



## Accurate Valuation

We complete numerous valuations every week, giving us intimate knowledge of property prices in your area.

Our valuations take all local benefits into account, whether your property is surrounded by the best parks, restaurants, schools or transport links.

To arrange a free valuation of property, call (07) 5546 7178



## Longer Opening Hours

Our longer opening hours are essential to maximise viewing opportunities for your property - in fact over 35% of our viewings are carried out after work & at weekends. Accompanied viewings also mean we can use our expertise to help let your property.

Our offices are open every day. In addition, our phone lines are open 8am to 8pm, 7 days a week,



## Professional Photography

Presentation & timing are everything. Our specialist photographers are trained to take professional photographs, 360° tours & videos, all in just one visit.

The result: your property ready to go within days.



## Expert Advice

It takes skill & expertise to negotiate a sale successfully through to completion & still achieve the best possible price.

Through training & experience our team offer expert advice on both the selling process & your legal obligations.



## Comprehensive Marketing

Known for our comprehensive marketing, we spend thousands of dollars every year ensuring that our clients' properties receive maximum exposure across a variety of different media, including: key property titles, our weekly Natgroup Magazine, email marketing, SMS, PR & of course online.