



PACIFIC PALMS REAL ESTATE
SPRING RELEASE 2023

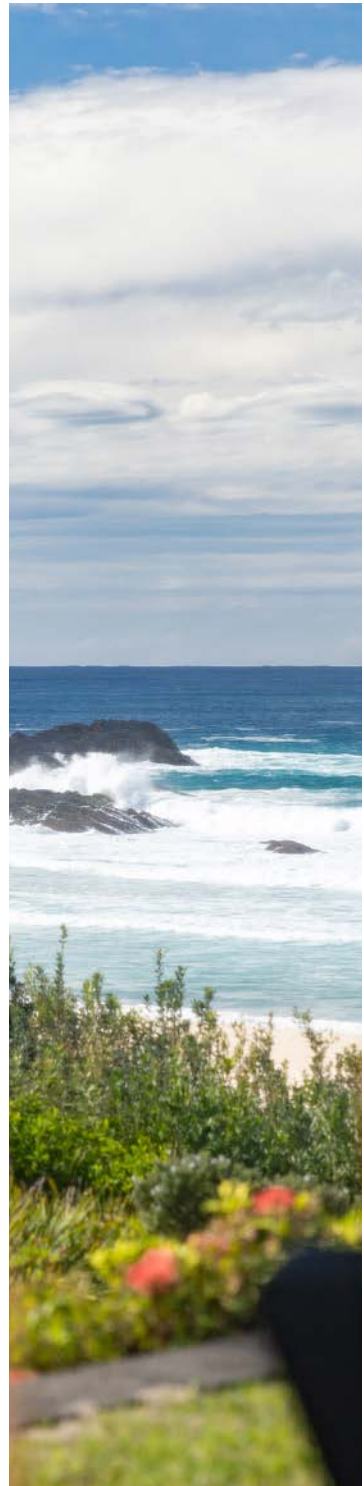
Spring is in the air....

The flowers are blooming, the weather is warming, and the spring market is upon us. Traditionally, winter is a quieter time here in the Pacific Palms. Sales are more irregular and there are fewer buyers in the market. Combining that with the interest rate increases over the last year and consumer confidence you would have expected the regional market to have seen a real shift in property prices. Nevertheless, Pacific Palms sees continued strength in the market. Whilst prices have shifted slightly since the Covid years, it is certainly not the 20-30% drop that the experts predicted. In fact, it has been suggested that we have already witnessed the bottom of the market and are now shifting towards a recovery phase of the property cycle.

We have seen a shortage of properties for sale in the last 18-24 months. This means demand for the area remains high. We have many specific buyers ready to jump into the Pacific Palms market for the right property. Acreage properties are particularly in demand, as more people look to leave built up areas and dream of more space. In the weeks prior to publication, we have seen an increase in inspections, and we believe this trend will continue through the summer months.

So, if you are considering selling, or you're looking for the perfect holiday home or forever home, come and have a chat with us. We can offer sound advice in an ever-changing market.

Pacific Palms Sales Team





We Know Holidays

Our holiday management team pay attention to detail, and are committed to our clients, providing exemplary service. We understand how important your property investment is to you and we make it our goal to identify what that specifically means for you.

Our team willingly contribute their time, energy and resources to collaborate and achieve a common goal – protect your asset, achieve favourable income, provide excellent property services and ensure superior promotion of your holiday home!



We Know Property

45 Patsys Flat Road, Smiths Lake
Contact Agent

Sitting proudly on a rise overlooking the tranquil waters of Smiths Lake is this stunning four bedroom, family home and entertainer. With an inground pool, covered alfresco dining area, and with top of the line fittings and finishes throughout, this is a luxury home where you will want for nothing.

- Four spacious bedrooms – one bedroom on ground level with walk in robe.
- Master wing on upper level with water views, superb walk in robe and designer ensuite.
- Spacious alfresco dining area is an entertainers dream, with a stainless steel built in outdoor kitchen with concrete benchtops, dishwasher and pizza oven.
- Luxury bathrooms on both levels.
- Undercover parking for 3 cars.



11 Coast Avenue, Boomerang Beach
Contact Agent



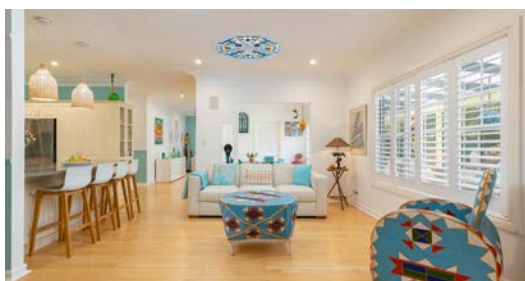
Introducing Montauk, a quintessential Australian beach house nestled at the North end of Boomerang Beach, NSW. This exquisite residence boasts five spacious bedrooms, three luxurious bathrooms, and an abundance of parking spaces, making it the ideal investment for families or discerning investors seeking the perfect coastal retreat.



204 Boomerang Drive, Blueys Beach
Contact Agent



Situated just on the fringe of Blueys village (300m level walk) is this classic Queenslander style home. On the upper level there is a large light filled living area, separate dining and gourmet kitchen, complimented by a beautiful inground pool with a gorgeous bushland reserve opposite and conservation zone to the side and rear of the property. This constant leafy backdrop ensures absolute privacy in your pool and entertaining area.





3/23 Newman Avenue
Blueys Beach
\$1.090m



17 Red Gum Road
Boomerang Beach
\$1.75m



6/285 Boomerang Drive
Blueys Beach
\$660k



28 Boomerang Drive
Boomerang Beach
Contact Agent



Situated on a private 765 square metre block of established gardens and in easy level walking distance to North Boomerang Beach, Comfortable three bedroom home with three luxury villas attached.



11 Reef Circuit
Blueys Beach
Contact Agent



Here we have a robust brick home, with level access from the street, and all level living throughout. Location is everything ... you will find yourself on the white sands of Blueys Beach in no time at all.



44 Belbourie Crescent
Boomerang Beach
Contact Agent

5 2 2



Lot 1, 15 Reef Circuit
Blueys Beach
\$850k

Land Size 5,005m2 approx.



32/13 Banksia Street
Blueys Beach
\$495k

2 1 1



8 Gordon Crescent
Smiths Lake
\$890k

4 2 2



25 Amaroo Drive
Smiths Lake
\$799k

3 1 2



60 The Jack
Smiths Lake
Guide \$795k

4 1 1



83 Amaroo Drive
Smiths Lake
\$1.4m

5 2 4



149 Amaroo Drive
Smiths Lake
\$850k

2 1 1



3 Harcourt Crescent
Smiths Lake
\$1.2m

5 2 3



7 Matthew Road
Smiths Lake
\$1.050m



12 Matthew Road
Smiths Lake
Guide \$875k



35 Macwood Road
Smiths Lake
\$799,500k



11 New Forster Road
Smiths Lake
Contact Agent



This architecturally designed gem is situated on an expansive 2,643m² waterfront reserve block, providing an ideal investment opportunity or perfect family haven. The contemporary home is set amidst towering eucalypts on the pristine shores of Smiths Lake.



610 Coomba Road
Whoota
\$900k



Your rural dreams can start here. Think of 610 Coomba Road as a blank slate with the potential to renovate into your perfect country home. Situated on 25 acres approx. with around 5 acres cleared, the quaint Queenslander features large living areas, 3 bedrooms and verandas overlooking the gardens.



69 Macwood Road
Smiths Lake
\$910k

4 3 2



26 New Forster Road
Smiths Lake
\$345k

Land size 733sqm approx.



2 New Forster Rd
Smiths Lake
\$350k

Land size 885sqm approx.



Lot 25, 152 Amaroo Dr
Smiths Lake
\$415k

Land size 658sqm



Lot 19, 38 New Forster Rd
Smiths Lake
Guide \$595k

Land size 1,031sqm



6 The Lakes Way
Tarbuck Bay
\$680k

3 1 3



19 Warramutty Street
Coomba Park
\$525k

2 1



Lot 2, 4 Wangaree St
Coomba Park
Guide \$325k

Land size 556sqm



Lot 151, 3 Warramutty St
Coomba Park
\$199k

Land size 708sqm

SALES TEAM



Matt Healey
0438 212 270



Sam Semmens
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Sharon Teague
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Carys Adams
0423 761 781

Since 2005, Pacific Palms Real Estate has established a benchmark in the area for property sales. In fact, we're renowned as the professionals who don't just sell property – we change lives! Our passionate team lives and breathes real estate, and our love of Pacific Palms is evident in our burgeoning market share of sales across two offices. Over and above our sales achievements, Pacific Palms Real Estate also manages over 300 holiday homes and permanent rentals in the region.

We can connect you with a range of sellers and buyers, both national and global, and help you find a new dream property in Palms Life.

RECENT SALES SNAPSHOT



12B Reef Circuit
Blueys Beach
\$700k



1/23 Newman Avenue
Blueys Beach
\$1.045m



27 Belbourie Crescent
Boomerang Beach
\$1.535m



23 Racecourse Road
Bungwahl
\$1.54m



44 Coomba Road
Charlotte Bay
\$1.9m



15 Gordon Crescent
Smiths Lake
\$1.275m



11 The Jack
Smiths Lake
\$839k



13 Fourth Ridge Road
Smiths Lake
\$575k



29 Second Ridge Road
Smiths Lake
\$565k



We Know

Property Management

Pacific Palms Real Estate is a boutique agency providing a specialised personal service to our clients. We are a small team and more often than not the first person you meet will be your personal contact through the continued process.

Our management team know the key priorities in managing your rental investment: thorough and careful tenant qualification and selection, regular inspections that are documented (written reports including photography) and one on one assistance to both landlords and tenants throughout the lease term. Our team also live locally – so who best to assist you with your local property needs.

Property Manager: Michelle Millard | michelle@thepalms.com.au | 0439 170 983



DISCUSS



PREPARE



KNOW



KEEP

GET READY FOR A BUSH FIRE FOUR SIMPLE STEPS TO MAKING YOUR BUSH FIRE SURVIVAL PLAN

Getting ready for a bush fire is easier than you think. By taking 20 minutes with your family to discuss what you'll do during a fire, you could save their lives, as well as your home.



www.rfs.nsw.gov.au

Step 1: Discuss. What will you do in a bush fire? Plan now.

Step 2: Prepare your home and get ready

Step 3: Know the bushfire alert levels

Step 4: Keep key information

Even if you are away from home, make sure you have a plan in place. Visit the RFS website for further information or reach out to your local fire station to make a plan today.



DISCUSS



PREPARE



KNOW



KEEP

Double Cheese & Spring Vegetable Tart



Ingredients

- 500g block shortcrust pastry
- Plain flour, for dusting
- 25g mature cheddar, finely grated
- 200g asparagus spears, woody ends trimmed
- 100g fresh podded or frozen peas
- 2 eggs
- 100g crème fraîche
- 150g double cream
- whole nutmeg, for grating
- 100g watercress
- 300g or 2 logs of soft, rindless goat's cheese

Method

STEP 1

Roll the pastry out into a rectangle on a work surface lightly dusted with flour. Scatter over the cheese, fold the pastry in half and roll out again into a circle that fits a 25cm tart tin with an overhang. Chill for 20 mins. Meanwhile, cook the asparagus in boiling water for 3 mins, then drain and refresh under cold water. Cook the fresh peas the same way for a minute, or simply defrost the frozen peas.

STEP 2

Heat oven to 200C/180C fan/gas 6. Prick the base of the tart well with a fork, line with baking parchment and fill with baking beans. Bake the tart for 30 mins, remove the parchment and beans, prick again if it has puffed up, then bake for another 10-15 mins until biscuit brown.

STEP 3

Meanwhile, beat the eggs in a bowl, add the crème fraîche and cream, season and add a pinch of freshly grated nutmeg. Scatter the peas and most of the watercress over the tart and crumble over half the goat's cheese. Pour over the creamy egg mixture, then lay the asparagus spears on top. Finally, slice the remaining goat's cheese and arrange on top, then bake for 25-30 mins until the custard is just set and the cheese is golden brown. Leave to cool in the tin, trim the edges of the pastry, then remove from the tin, scatter with the remaining watercress and serve cut into slices. Can be made up to a day ahead, leave out the fridge to keep the pastry crisp.



Welcome to Blueys Motel

Located in the heart of the village at Blueys Beach, and just 200m from the beach, this boutique 4 star motel offers 10 stylishly appointed rooms each with their own unique touches. It is the perfect place to rest after a day of house hunting. Relax and unwind poolside or enjoy a leisurely soak in the spa. There is no better way to end a perfect day in The Palms.



Blueys
MOTEL

blueysmotel.com.au

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186 Boomerang Drive, Blueys Beach

info@blueysmotel.com.au



#Explore BARRINGTON Coast

THE HOME OF HOLIDAYS
midcoast new south wales

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