



PACIFIC PALMS REAL ESTATE
SUMMER RELEASE 2023/24

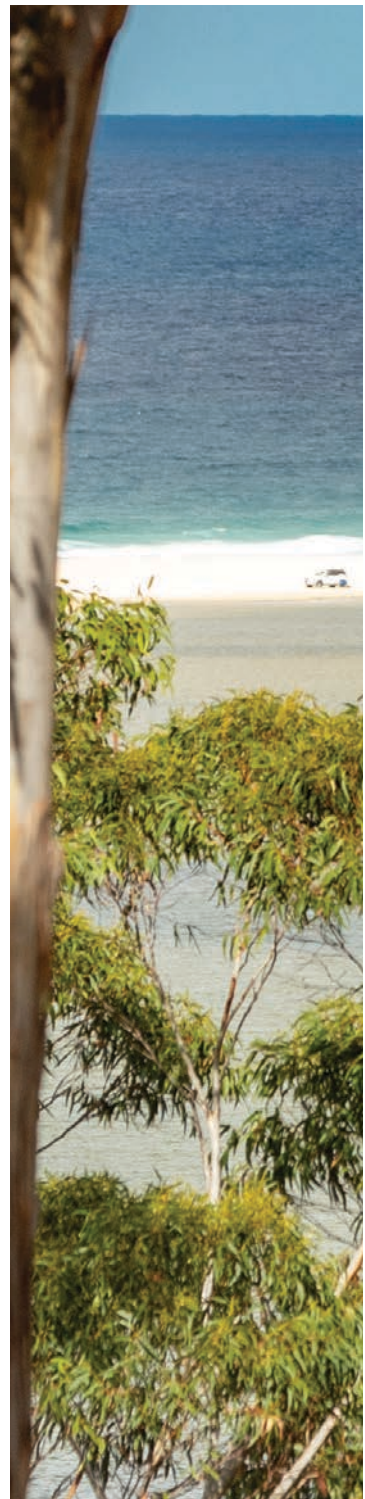
Summer time where the living is *easy*

With the warm weather gently making its presence felt, we are also seeing signs of the Pacific Palms market warming up. Following the spike in property prices, we are now experiencing the inevitable settling down, back to a level that is a reflection of the current lending policies and market confidence.

Suffice to say, property values in this pristine area were never going to plateau for long, with record sales recently recorded in Boomerang Beach and Seal Rocks. A notable mention must go to Smiths Lake, the quiet achieving suburb. Slowly but surely, Smiths Lake has come up into the millionaire's club, with regular sales over a million dollars for well positioned lakefront or lakeview properties. Location is everything. Pacific Palms is superbly situated within easy access of Newcastle, The Hunter Wine Region, and Sydney. It will continue to grow, not only for holiday makers but for new residents with city based jobs. Thanks to technology and a work from home ethos that has recently evolved, they can now call "The Palms" home. They are easy to spot, with a big smile from ear to ear as they swim or walk their dogs at our beautiful beaches and lakes before their workday begins.

So many opportunities, exist in this beautiful area, either to live or to have a holiday home – either way, it's good for the soul. If you would like to chat to one of the friendly sales team about life in "The Palms" we would love to hear from you.

Pacific Palms Sales Team



A photograph of a bottle of Jim Barry wine and two glasses of white wine on a table. The background is a blurred view of a beach and ocean under a blue sky. The text 'We Know Holidays' is overlaid on the right side of the image.

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!



17 Red Gum Road, Boomerang Beach - Guide \$1,690m

Situated a mere 200 metre level stroll to the gorgeous sand and surf of south Boomerang Beach, you'll find this modern, exquisitely crafted torrens titled beach house.

- Absolutely fantastic location, walk to everything, surf, the shops, coffee!
- Beautiful true north aspect, hear the surf, smell the sea
- Light filled living area with stunning blackbutt flooring
- Custom designed kitchen
- Ducted air conditioning
- Three bedrooms with built in robes and ceiling fans.



11 Reef Circuit, Blueys Beach

Contact Agent



Location is everything, you will find yourself on the white sands of Blueys Beach in no time at all. Elevation, privacy, North East breezes, lush green outlooks, sunshine and style are some of the attributes that first come to mind.



28 Boomerang Drive, Boomerang Beach Contact Agent



The three luxury villas are attached to the main home and are currently utilised as five star bed and breakfast accommodation. A wonderfully private property situated on a 765 square metre block with established gardens and an easy level walk to North Boomerang Beach.





3/23 Newman Avenue
Blueys Beach
\$1.090m



12 Croll Street
Blueys Beach
\$1.350m

Land Size 544sqm



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

Land Size 5005sqm

**Unit 2/167 Boomerang Drive, Boomerang Beach
\$ 1,525m**

The easy care beach house you've been looking for is right here in beautiful Pacific Palms. This contemporary designed, 2 storey townhouse is generous in size with entertaining areas inside and out offering total flexibility in dining options. Wonderfully positioned to perfectly catch the sun all year round. Winter days here are simply glorious.



**204 Boomerang Drive, Blueys Beach
\$1,690m**

Situated just on the fringe of Blueys village (300m level walk) is this classic Queenslander style home. Beautifully built and immaculately maintained by the original owners, this gorgeous property is big enough for the whole family to relax and unwind in comfort.





44 Belbourie Crescent
Boomerang Beach
Contact Agent

5 2 2



13 Palmtops Avenue,
Elizabeth Beach

5 2 2



46 Amaroo Drive,
Smiths Lake
Guide \$770k

3 2 2



8 Gordon Crescent
Smiths Lake
\$850k

4 2 2



25 Amaroo Drive
Smiths Lake
\$699k

3 1 2



60 The Jack
Smiths Lake
\$775k

4 1 1



83 Amaroo Drive
Smiths Lake
\$1.4m

5 2 4



149 Amaroo Drive
Smiths Lake
\$830k

2 1 1



3 Harcourt Crescent
Smiths Lake
Guide \$995k

5 2 3



20 Patsys Flat Road,
Smiths Lake
\$1.395m



187 Amaroo Drive,
Smiths Lake
Guide \$950k



45 Patsys Flat Road,
Smiths Lake
\$1.350m



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.



32 Patsys Flat Road, Smiths Lake
Contact Agent

Views, views and more views! Set in one of the most sought-after dress circle areas in Smiths, this beautifully presented super sized home provides a very flexible floor plan.





25 Tropic Gardens Drive,
Smiths Lake
Contact Agent

4 2 2



26 New Forster Road
Smiths Lake
\$345k

Land size 733sqm



27 Amaroo Drive
Smiths Lake
Contact Agent

Land size 626sqm



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

Land size 658sqm



Lot 71, 5 Keith Crescent
Smiths Lake
\$290k

Land size 597sqm



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

Land size 1,031sqm



Lot 31, 96 Coomba Road
Charlotte Bay
\$780k

Land size 15977sqm



19 Warramutty Street
Coomba Park
\$525k

2 1



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

Land size 708sqm



Lot 17, 77
Coonabarabran Road
Coomba Park
\$290k
Land size 658sqm



Lot 123, 47
Yallambee St
Coomba Park
\$180k
Land size 733sqm



Lot 92, 28
Coonabarabran Road,
Coomba Park
\$255k
Land size 556sqm

Dream homes are made here





Matt Healey
0438 212 270



Sharon Teague
0438 412 581

SALES
TEAM



Sam Semmens
0438 412 317



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



44 Coomba Road
Charlotte Bay
\$1.9m



32/13 Banksia Street
Blueys Beach
\$495k



23 Racecourse Road
Bungwahl
\$1.54m



169 Amaroo Drive
Smiths Lake
\$991k



10 Hillside Parade,
Elizabeth Beach
\$825k



Lot 99, 5 Karen Place
Smiths Lake
\$260k



Lot 68, 76
Coonabarabran Road
Coomba Park
\$225k



17 Boomerang Drive
Boomerang Beach
\$1.650m



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

Coastal Walks

Booti Booti Walk - Elizabeth Beach

The Beach Road in Boomerang Beach

Seal Rocks Light house

Cape Hawke Walk - Forster





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.



blueysmotel.com.au

02 6554 0665

186 Boomerang Drive, Blueys Beach
info@blueysmotel.com.au



#Explore Coast

BARRINGTON

Coast

THE HOME OF HOLIDAYS

midcoast new south wales

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www.pacificpalmsrealestate.com.au