

Silkwood

MOUNT COTTON



*48 Land sites
selling fast*

A star is born!

**Silkwood Mount Cotton
location for new TV show**

LIVE AUCTION
*\$100,000 goes
to charity*

*back
to nature*
New regional park
now open

*Live, Work & Play
at Mount Cotton*
NEW BUSINESS PARK
TO CREATE JOBS
CLOSE TO HOME!

SILKWOOD MOUNT COTTON STAGE ONE LAND RELEASE 09



Leroy Loggins

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Staggering sales tag Silkwood as landmark development

Welcome to the second edition of the SILKWOOD, Mount Cotton Magazine for 2009. Our February edition showcases the launch of Mount Cotton's newest and most sought after property destination, proving that despite the down turn in our national property market, Mount Cotton's landmark master planned and environmentally sensitive community, Silkwood Mount Cotton, is still proving to be one of South East Queensland's fastest selling residential estates.

The launch of Silkwood, Mount Cotton on January 5 marks the second stage of Yarrum Equities renowned Cotton Ridge development.

Since its release to the market, Silkwood Mount Cotton has achieved staggering sales with 16 of its 48 land sites sold within the first three weeks.

To top it off, Silkwood Mount Cotton has also been chosen as the location and backdrop for Channel 9's new summer series of *King Gee Jack of All Trades*.

See the latest majestic images of Mount Cotton's stunning regional park and meet one of the first families to call Silkwood Mount Cotton home.

For further information about Silkwood contact our land sales office on 1800 60 30 99 or visit our web site www.silkwoodmountcotton.com.au. See you at Silkwood!



□ This aerial photograph shows Silkwood's close proximity to the bay and wonderful bush locality.

Silkwood, Mount Cotton announces record land sales

Mount Cotton is a rare commodity and Silkwood offers the opportunity to live close to the city yet still enjoy a unique urban country way of life with large spacious blocks of land, a designer home and a rare bayside lifestyle.



Silkwood Mount Cotton has recorded nearly \$3 million in land sales in just 21 days since its release.

Local Queensland developer Yarrum Equities announced the release of Silkwood Mount Cotton on January 5 and has sold 16 of 48 land sites, at an average price of \$240,000.

Situated just 35km from Brisbane's CBD, flanked by Redland Bay and vast fields of natural forest and leafy landscape, Silkwood Mount Cotton is part of Cotton Ridge, hailed the number one selling residential estate and master planned community in South East Queensland.

Principal of Century 21 Cleveland, Randall Curry said that the release of 48 large 800sq m (average) land sites in stage one of Silkwood, ignited strong buyer interest with more than 100 enquiries

a week since January 5 and up to 200 people flocking to view Silkwood's first release land sites during the weekends.

"The response to the release of stage one of Silkwood Mount Cotton has been staggering despite recent reports of poor sales in the national home buyers market," he said

Director of Yarrum Equities Pty Ltd, Murray Cetinich said that despite the boom of interstate migration to South East Queensland by around 1000 new residents a week,

to date the majority of purchasers to the first development Cotton Ridge and its surrounding precincts had been local buyers.

"The enormous demand for land in the region has seen purchasers flock to the estate, queuing at the Mt Cotton sales office upon the release of each new stage of development as it is one of the last opportunities available to buy land at Mount Cotton, which is strategically located between both Brisbane and Gold Coast," Murray said.

Continued page 3



Live House Auction



King Gee Jack of all Trades HOUSE

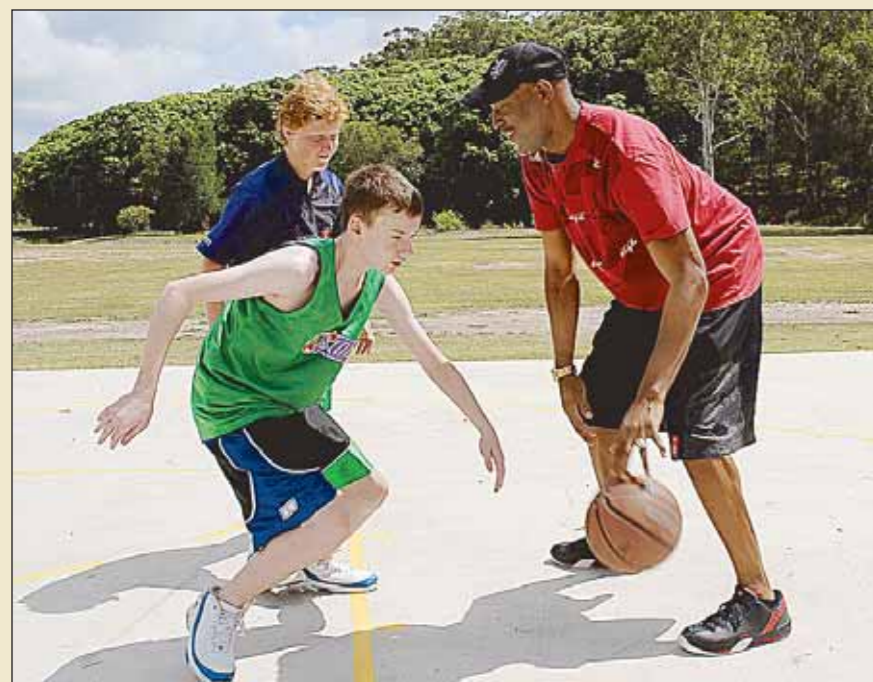
Bid for the *Jack of all Trades* house at the live auction.
12 noon, February 28
at Silkwood, Mt Cotton

SEE PAGE 7

www.silkwoodmtcotton.com.au

“ The enormous demand for land in the region has seen purchasers flock to the estate, queuing at the sales office upon the release of each new stage of development as it is one of the last opportunities available to buy land at Mount Cotton. ”

Park yourself at Silkwood



Local team members of Jazz Basketball Club at Mount Cotton, Keeland Cetinich and Blake Randall try out the park's new half court and shoot it out with international superstar and former basketball great Lerroy Loggins.

REGIONAL PARK COMPLETED AT MOUNT COTTON

HAVING grown up in Mount Cotton, local developer Murray Cetinich looks over the completion of Mount Cotton's new regional park with pride.

"You can just breath in all its beauty," he says – and it is hard not to notice the huge smile that sweeps across the face of this father of five, who has an affinity with Mount Cotton that spans over 30 years.

"I just know this place so well, I grew up here and now my kids are growing up here," he says.

"I knew the view, I knew what the area had been and I really wanted to build a statement to Mount Cotton that could not only be enjoyed by the surrounding residents but also be enjoyed by the greater Redlands."

"The combination of the park's vast open spaces, playgrounds and native bushland give you the feeling of total freedom."

"It is the perfect fit for Mount Cotton and the surrounding communities. Even the city folk who visit us out here have trouble going back to the city," he laughs.

The combination of the park's vast open spaces, playgrounds and native bushland give you the feeling of total freedom. It is the perfect fit for Mount Cotton and the surrounding communities



more like a recreational retreat than a simple park. It is a soothing and stylish space with surprises at every turn.

There are vast stretches of green grass, playing fields and barbecue shelters and for the more adventurous there is a network of bicycle and walking tracks, a large flying fox, skate park and massive state-of-the-art playground for the kids.

Add to that sweeping views, the abundance of native bush land and natural watercourses - and you have an experience for the whole family.

"This is a place not just to be looked at, it's one to be experienced," Murray said.

"Everything in it is has been created for enjoyment in mind, from the plants, the outdoor settings and shaded entertainment areas, to the multitude of playgrounds and fields for both the kids and the grown ups."

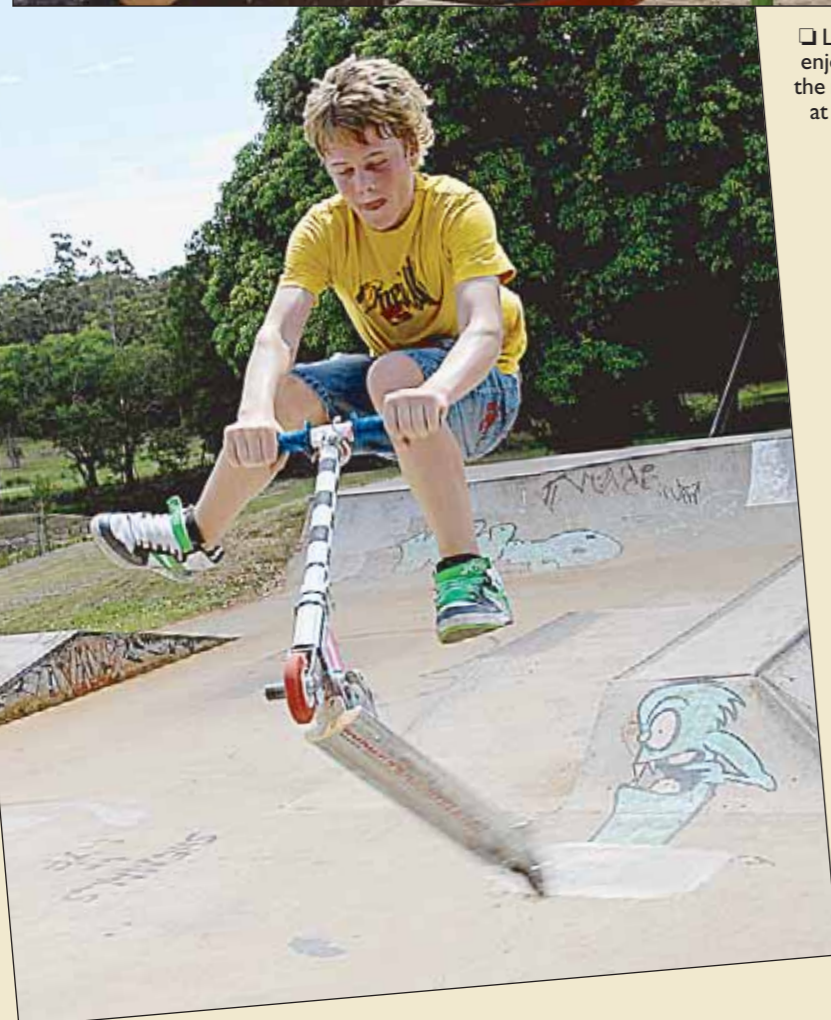
However, as the new park is located in the heart of Mount Cotton's fastest selling residential development and master planned community, it is the residents of both Cotton Ridge and its newly released "sister" development Silkwood Mount Cotton, that will receive maximum views of the park and its raw beauty.

Built on the cusp of the laid back bush setting, both developments benefit from the park's "backyard" location as they either back directly onto it or overlook it.

The new homes at Silkwood Mount Cotton will showcase the parkland and blend into the park's spectacular surroundings.



Local thrill seekers enjoying a fast ride in the new Regional Park at Silkwood Mount Cotton.



Developer Murray Cetinich enjoys a day out at Mount Cotton's new Regional Park.



□ Silkwood Mount Cotton is set amidst an abundance of native bushland.

We have found our own piece of heaven

... the perfect place to raise our children

I moved out here from Alexandra Hills in 1997, mainly because it was two minutes from my husband Michael's workplace.

We had three young children and the estate was slowly developing.

The Woods was the new prestigious estate.

Surrounded by convenience, the estate boasted a local shop, the school bus two blocks away, the park across the road, the bay a five minute drive away, and the choice of two major shopping centres only 10 minutes away, halfway between the city and the Gold Coast, yet we were in our own country heaven – it seemed the perfect place to raise children.

Now my youngest is well into high school, I have never thought any different.

I moved into a small house on a cottage block in 2000, did a few renovations, then sold and built a small house on a good sized block back in The Woods in 2002.

Four years later, I sold, built a bigger house on a small block, and unfortunately instead of



□ Donna Romeo ... "I'm so excited – it's full steam ahead to Silkwood."

stretching the budget to get into Cotton Ridge, I put in a pool here.

A year in, this home was enough when I saw I could get a second chance at the Cotton Ridge lifestyle, with the announcement of Silkwood.

So now, it's full steam ahead to Silkwood. I'm so excited, the blocks are surprisingly the cheapest and the best in the whole of the Redlands, if not Brisbane.

I have full confidence in the

I have full confidence in the developers. I'm very impressed with their sensitivity to the environment in the planning, and of the conserving of mature trees. I'm so excited ... It's full steam ahead from here.

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The regional park should be a huge drawcard to the area. With playgrounds, lakes, basketball and sporting areas, skate park, abundant paths and bikeways, it caters for young and old, even the family dog.

There's a convenience store, doctors and chemist ... there's not much more to ask for.

Donna Romeo

Families relax in the new regional park

ENJOYING Mount Cotton's new regional park land are Justine Roselt, Lisa Lester, Jill Hubner, Danielle VanDen-Boogaard, Theresa Beens, Jenni Taylor and kids as they celebrate Sasha's 5th birthday at Mount Cotton's new Regional Park land.

"We live at Redland Bay but come to the new park a couple of times a week sometimes three times! We love the shade coverings and barbecue areas, they are very beautiful. The kids can play safely on the new playground and we can supervise easily from our picnic table. The kids enjoy playing on the flying fox and there is lots of room to cycle and walk."



Live and work in the Redlands as 2000 new jobs up for grabs

As many as 2000 permanent jobs will be created in the Redlands soon with the much anticipated launch of the new Redlands Business Park to be built on the corner of German Church and Redland Bay roads, Redland Bay.

The new business park is nearing the completion of Stages 1 and 2 of the development and promises new employment uses by mid-2009.

Developer and director of The Fox and Bell Group, Garry Hargrave said it was the first local project to create business, investment and employment opportunities in the southern part of the Redlands.

"It is anticipated up to 2000 permanent jobs will be created. Local workers and their families appreciate the ability to work and live in close proximity," Mr Hargrave said.

It is anticipated up to 2000 permanent jobs will be created by the new Redlands Business Park. Local workers and their families will appreciate the ability to work and live in close proximity

"Many jobs are part time or have flexible hours and it is not practical or efficient nowadays to have long commutes to work.

"With everyone being time poor it is such an advantage to work five or 10 minutes from your home. Employers are recognising this and benefit by having a stable and

reliable work force."

Developer for Mount Cotton's largest master planned community, Cotton Ridge and Silkwood Mount Cotton, Murray Cetinich, welcomed the new business park as an added benefit of living in the Redlands.

"With a challenging economy and the job market fast evaporating around us, it is reassuring that the Redlands will have so many new jobs up for grabs," Murray said.

"It gives people even more of a reason to live here. Not only do we offer a unique urban country lifestyle close to the city and the Gold Coast, but now we can also promise positive opportunities for small businesses and new jobs within our local work force.

"Land prices for Mount Cotton, are currently affordable and offer



great value.

"It is also close to major shopping centres, schools, public transport, major arterial roads, several golf courses, Sirromet Winery and Moreton Bay.

"With the completion of the Redlands Business Park new jobs

and small business will be an added attraction for people wishing to enjoy a lifestyle where you can live, work and play all within your local community," he said.

For more information on the Redlands Business Park visit www.redlandsbusinesspark.com.

'Jack House' auctions for charity . . .

Your chance to live in the house that Jack built



□ Crew filming at Silkwood Mount Cotton.



□ The King Gee Jack of All Trades home under construction at Silkwood Mount Cotton.



With filming for Channel 9's *King Gee Jack of All Trades* almost complete, the crew will wrap up the show with a live auction filmed at Silkwood Mount Cotton on February 28 at midday.

Filming for the show's final episode will start from 10am and you could join hosts Amy

Kensett and Mike Broadby along with cast and crew for an exclusive post charity party to be held on site following the auction.

A total of \$100,000 of the home's sale proceeds will also be presented to Brisbane's Mater Children's Hospital.

If you would like to attend the auction or exclusive charity party for the Silkwood Mount Cotton and *King Gee Jack of All Trades* home, simply register on line at www.silkwoodmccotton.com.au or contact our sales office on 1800 60 30 99.

King Gee Jack of All Trades airs on Channel 9 Sundays at 12.30pm. We visited the show's location at Silkwood Mount Cotton to capture these behind the scenes pictures of tradies Andre Dietiker, Julian McDonald, Matthew Heath and Mike Stone who are battling it out for the title of Australia's best tradie.



□ ABOVE: Developer Murray Cetinich has pledged \$100,000 from the sale proceeds of the *King Gee Jack of All Trades* home to the Brisbane Mater Children's Hospital. Here he talks with program presenter Mike Broadby.

□ LEFT: One of the four tradies on the job in the construction of the *Jack of All Trades* home.



□ Terrie Cetinich (centre) with the construction team from Channel 9's *King Gee Jack of All Trades* attend a fundraiser for Brisbane Mater Children's Hospital at Michael's Oriental Restaurant.

REGISTER FOR LIVE TV AUCTION

Be part of the crowd

February 28

Filming starts from 10am

Auction time: 12 noon

Post charity party from 1pm

Visit www.silkwoodmccotton.com.au or contact the sales office 1800 60 30 99

Jack Of All Trades an experience of lifetime



Queensland Master Builder Mike Broadby talks to Suzie Lightfoot about his Silkwood Mount Cotton and his experience as a presenter and judge for Channel 9's lifestyle program *King Gee Jack of All Trades*.

What do you think of Silkwood Mount Cotton as the location for the *King Gee Jack of All Trades* home?

I believe the location at Silkwood Mount Cotton is perfect for the show's home. It has some great qualities about it. The blocks are larger than usual residential blocks, they offer an amazing bush setting and all have some slope which allows us to design and build some great looking, functional and environmentally friendly homes.

Have there been any environmental issues that you have had to consider during building the home as Silkwood is situated in an environmentally sensitive development and community?

The usual issues during

construction of keeping silt barriers in working order as these keep overland water flow from getting into the stormwater system and silting up the bay.

What has been the most challenging aspect of the show for you?

I would say the most challenging aspect was learning the on camera TV role on the run as it is my first time at this. Running a team of tradies on a building site is something I do and have done for the past 15 years, but doing it with a crew of 20 in and around the worksite has taken a little getting used to.

Tell me about the design of the home. What do you think are its stand out features?

The house is modern with a good environmental feel. It has been designed and built to suit South East Queensland's climate. That is, it uses the natural elements – sun and wind orientation – to make the house comfortable to live in all year round. The outdoor deck and veranda is on the eastern side of the house and is accessed through the kitchen and

rumpus sliding doors. The house is open plan with several large living areas all with polished timber floors and a huge landscaped backyard which is perfect for the kids.

What is your relationship like with the tradies on the show?

I've found all the tradies to be responsive and positive blokes. There haven't been any troublesome issues to date. I believe they see me as their boss and I guide them when they need help.

Tell me about the quality of the materials that have gone into the building and are there any new innovations?

All the materials used on the house in the show are of the highest quality. From the Sir Walter Premium turf to the Kitchen Connection joinery and the Resene paint. The Hebel Powerpanel and Dulux Accretex acrylic rendering system is innovative and especially designed to work together to create that perfect rendered finish.

Have the tradies learnt a lot from being on the show?

I believe all four tradies have learnt a lot about themselves from being on the show. When you

come from being your own boss, get thrown in the deep end and have to work under some pretty extreme conditions, you soon learn what sort of person you are.

What has been your funniest moment?

The funniest moment was when a thunder storm ripped through Mt Cotton and all of the non-Queensland crew were like kids in a toy shop watching the rain come down.

The most exciting moment?

The first day of shooting at the Queensland Stunt Academy.

The most embarrassing moment?

Not being able to get my lines right at the Cat Training Centre.

The most rewarding moment?

Seeing the contestants give it there all, and then talking through their efforts after the challenges were completed. Some of the guys have really learnt a lot about themselves and I think they will all come away from this experience better people. I hope they all take their new found knowledge and put that to good use back in their own day to day lives. I know I will.

The sweet dream continues...

PREMIUM LAND

AT A DREAM PRICE

HOMESITES NOW SELLING

**16 BLOCKS SOLD
IN 3 WEEKS**



The developers of Cotton Ridge have now released its 'sister' development for sale - introducing Silkwood! Now is your chance to secure your dream homesite in a dream location!

Stop daydreaming – now is the perfect time to wake up to the best urban lifestyle in the country.

- Best of all worlds' location: Moreton Bay at your doorstep, 40 mins to CBD, 40 mins to Surfers Paradise.
- Natural bushland setting surrounded by protected parklands and bush corridors.
- Within easy reach of schools, cafes and restaurants, public transport, services and 3 major regional shopping centres.
- 4 local golf courses.
- Average size 800m².

SALES OFFICE OPEN 7 DAYS 9AM - 4PM

Village Drive, Mount Cotton
Phone 1800 60 30 99
or visit www.silkwoodmtcotton.com.au

Silkwood
MOUNT COTTON



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