

30 dream homes ready to build as natural paradise welcomes its new residents

WITH over \$16 million of sales settled and 59 blocks of land officially registered by council this week, the new residents of Silkwood Mount Cotton have cause to celebrate.

Over 30 new homes are set to commence construction in the coming months at the landmark Mount Cotton address, as the eco-friendly estate and its newest residents are given the green light to commence building dream homes.

The new release of land for sale at Silkwood Mount Cotton is now over 50% sold with 29 large blocks of land for sale remaining. The environmentally sustainable development is part of a master planned community, which includes Silkwood as well as its adjoining sister estate along Valley Way, Cotton Ridge. Both estates promote strict environmentally sensitive covenants in order to protect the natural bushland and fauna native to the Mount Cotton precinct.

The acclaimed development has been one of the fastest selling residential estates in SE Queensland over the past 5 years and has more than 253 homes sensitively integrated into the natural bushland of Mount Cotton. The estate has also proven to provide strong investment potential for buyers with large blocks of land that average 800m² and set in the lush bush surrounds of Mount Cotton, starting from \$263,000.

According to Randall Curry of Century 21 Bayside Realty, in the last 5 years the average price of land at Mount Cotton has risen from \$200,000 to \$280,000 recording strong capital growth of up to 40%.

New residents Geoff & Angela Burrows will commence building their dream home in late April to mid May 2011. Like other new land owners they are looking forward to the tranquillity of the estate.

"The most unique thing about Silkwood is the way the estate has been planned. The natural beauty of the bushland setting is retained and all homes in the estate must be built to suit this natural setting," Angela said.

Although Angela is originally from Sydney, husband Geoff grew up in Cleveland witnessing the massive growth in the Redlands and the drastic changes that have occurred as a result.

"We see the covenants as a protector of this beautiful sanctuary. So much development is taking place all around us and in many cases the result is that the environment and wildlife suffer," Angela said.

"The covenants at Silkwood protect the environment as well as protecting our most important investment - by making sure all guidelines are followed by all purchasers."



L-R: New residents, Angela & Geoff Burrows met their new neighbours Richard & Deana Haynes. Both couples are excited to be commencing the building process soon.

"We personally do not see the code as being strict; rather we view it as a huge plus for the environment and our community."

"The land for sale at Silkwood is also great value in comparison to what else is on offer in the local market simply because the prices are very affordable, they are all good size blocks and you couldn't live in a better designed development."

Situated just 35km from Brisbane's CBD, flanked by Redland Bay and vast fields of natural forest and leafy landscape, Silkwood offers a country lifestyle with major shopping centres, schools, other services and amenities only a few minutes away.

For enquiries on Silkwood phone 1800 603 099 or visit silkwoodmtcotton.com.au

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SUPPORT AND SERVICE

Is food a problem for you?

OVEREATERS Anonymous is not a diet club, but a fellowship of people recovering from compulsive overeating (or under eating).

The only requirement for membership is a desire to stop eating compulsively. There are no dues, fees or weigh-ins. Local meetings are held at St Pauls Anglican Church, 41 North Street (corner Cross Street), Cleveland on Saturdays, from 4.15pm-5.30pm; and at St James' Church Hall, Station Street, Wellington Point on Wednesdays, from 7pm-8.30pm. Phone 3030 3619 or visit www.oabrisbane.org

KinkKare for grandparents

KINKKARE Support Group Cleveland is for grandparents and other relatives raising children and grandparents denied contact. The group meets at the Donald Simpson Centre, 172 Bloomfield Street, Cleveland on the third Friday of the month, at 10.30am (except school/public holidays). Phone Maree Lubach on 3287 1664.

Russell Island AA

AA meetings are held at the Community Centre, Jackson Road, Russell Island (use side entrance) every Saturday, from 4pm-5.30pm. Newcomers are welcome. Phone Alan on 0414 060 418.

Biggest Morning Tea

BOOKINGS are closing for the Redlands Breast Cancer Support Group's Biggest Morning Tea at the CWA Hall, Cleveland on Friday, May 6, at noon. Admission is \$5 and raffle tickets in the multi-draw raffle are \$5.

There will be great prizes and plenty of gift vouchers, but you must book as seating is limited. Phone Wendy on 3824 2945 or Jackie on 3824 0817 for vouchers. Come along and bring friends and boost the total for the Queensland Cancer Council.

Come to movie night

YOU are cordially invited to a movie night of the delightful film *Letters to God* at the Cleveland Baptist Church, 240 Bloomfield Street, Cleveland on Saturday, May 7, at 7pm.

It's a story about a little boy who suffers from leukemia. He writes letters to God - based on a true story. The film is from the producers of *Fireproof* and *Facing the Giants*. It is rated PG and is suitable for the whole family. There is no charge and all are welcome. Phone 3286 2334.

Alcoholics Anonymous

IF drinking is costing you more than money, then AA can help you to recover. Alcoholics Anonymous is a fellowship of men and women who learn to solve their drinking problems.

The 24 hour helpline is 3255 9162.

Coeliac support group

DO you have coeliac disease or gluten intolerance? The Redlands Bayside Coeliac Support Group will hold its next meeting on Tuesday, May 10, from 7pm-9pm.

Come along to learn more about the gluten free diet, label reading and more. Phone Queensland Coeliac Society on 1300 458 836.

Autistic/Asperger's support

IF you are a parent, grandparent, carer or teacher of an autistic or Asperger's child, then the Redlands autism/Asperger's Support Group may be able to help you.

If you would like to know more about autism or Asperger's syndrome, need someone to talk to, or would like to share your child's latest success or achievement, then the group would love to see you. The next meeting will be held at 12 Cassandra Street, Cleveland on Friday, May 6, at 11am. Phone Alice on 3286 5053.

Get food parcels

THE Rock Christian Church is operating a food bank where those in the Redlands who are feeling the financial pressure of day-to-day living can access an emergency food parcel. In addition, people can access a large family food parcel for a \$40 process and handling fee.

This is great value for your hard earned dollar. Pick up is from The Rock Christian Church, 37 Neumann Road, Capalaba. Phone 3823 3572. Please note all people accessing the food bank are required to pay a once a year admin fee of \$10. Food bank opening hours are Tuesdays, Thursdays and Fridays, from 9am-2pm.

Chill out with BIG

BAYSIDE Initiatives group is a unique organisation run by and for people who have experienced mental illness. If you are lonely, unhappy or want to go somewhere to engage in social activities, then BIG is the place for you to just chill out or chat and make new friends who understand.

BIG is located at Unit 3, 127 Link Road, Victoria Point and is open every Monday, Wednesday and Friday, from 10am-2pm.

Activities include ten pin bowling teams, playing pool, table tennis, arts and craft, tai chi and fishing days. Phone 3820 9834.

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