

## Pacific Palms Area Information

Pacific Palms, one of nature's greatest seaside creations, is a holiday haven on the mid north coast, but steadily growing into a permanent residential address for people who have "discovered" the area while on holidays. It is a leisurely 3 hour drive from Sydney and boasts beaches, lakes, sub tropical rainforests and some of the most breathtaking coastal scenery that our state has to offer.

### Beaches District

This area begins from Boomerang Drive and culminates at Lakeside Crescent, and can be accessed at either end off The Lakes Way. It incorporates Blueys Beach, Boomerang Beach, Shelley Beach and Elizabeth Beach, with this 4 kilometre stretch renowned for its pristine beaches that cater for the surfing enthusiast, the family group or people that require that "all over" suntan. The district enjoys a markedly increased population over the holiday periods and epitomises the mid north coast lifestyle of leisure and relaxation. The vistas vary from stunning coastal views through to the natural bushland setting of Booti Booti National Park. Housing alternates from beach style resort living to contemporary architectural designs that sit comfortably alongside each other.

### Smiths Lake

The village of Smiths Lake grows in popularity all the time. It offers a quiet haven away from the bustle of the beaches area, yet still within reach in less than a ten minute drive. It entreats the part time fisherman, the casual boating enthusiast or the hardened angler that follows his passion 7 days a week, access to the sands of Celito Beach is also possible by boat across the sandbar. The area also offers a diversity of homes that make the area more than accessible for the new home buyer, the retiree with a lakefront aspect in mind or the couple wishing to build anew. It has seen increased interest in the current economic climate with purchasers enjoying an enviable house and land deal far below what a block of land can be purchased for in Sydney.

### Coomba Park

Coomba Park while only approx. 22 kilometres from The Lakes Way enjoys a more rural setting than the Beaches area and Smiths Lake with a host of properties enjoying the expansive views of the Wallis Lake system. The area still hosts an array of wildlife, and is very popular with weekenders and retirees wishing their own area of seclusion. Properties are dotted all along Coomba Road on the way to the main township itself, the area also offers more properties with acreage than its near neighbours.

### Tarback Bay

An area that sits on the foreshore of Smiths Lake, it also offers some commanding views of the waterway. Smaller in population and size it still offers the benefit of quiet seclusion while being within easy reach of all the popular amenities. As with Smiths Lake it offers very good value for the quality of the housing on offer.

### Seal Rocks

Seal Rocks is a picturesque, unspoilt coastal fishing village, still used today as it has been for many years. It has a general store/post office and a number of excellent beaches including Boat Beach, Lighthouse Beach, Treachery and Yagon Beaches... great for surfers! Travellers turn off the Lakes Way at Bungwahl and follow the partly sealed road for about 7 minutes to this sleepy little holiday haven, surrounded by protected National Parks, pristine beaches and majestic headlands. Boat, fish, swim, dive, snorkel, visit Sugarloaf Point lighthouse or just laze around and enjoy the peace and tranquility of this wonderland retreat.

### About Pacific Palms Real Estate

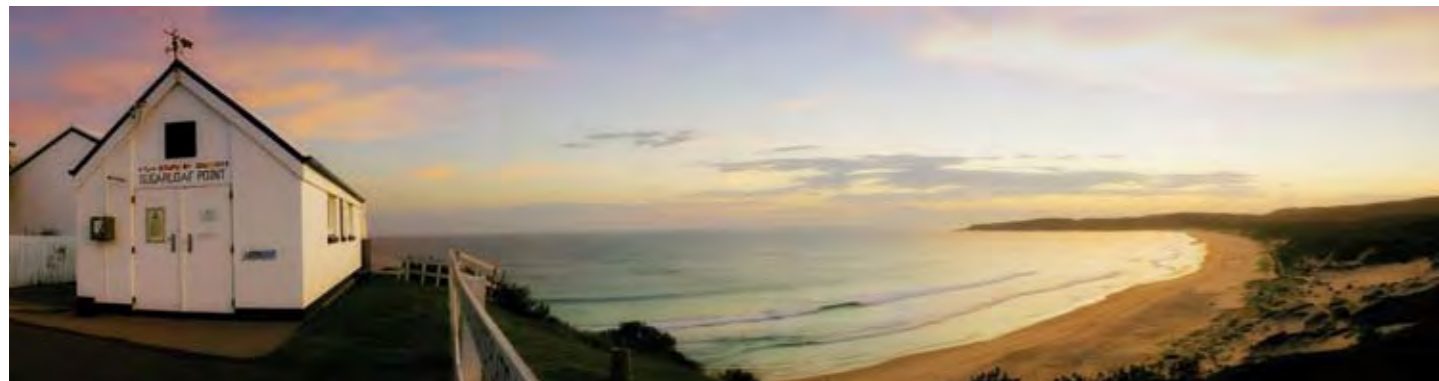
We firmly believe in the maxim "where we lead others follow", this is reflected in the quality of our Marketing, Sales Team and Professionalism and the fact that we hold the record sales price in the Blueys Beach, Boomerang Beach, Elizabeth Beach and Smiths Lake areas. And we continue to strive to give our owners an up to date overview of market trends in an effort to maximize the potential of their investment.



Boomerang, Shelley & Elizabeth Beaches with Wallis Lake system in background



Smiths Lake with access to Sandbar and Celito Beach



Lighthouse Beach from Sugarloaf Point, Seal Rocks

# Pacific Palms Market Report

# Hello and Welcome to the Summer edition of our report on the Pacific Palms Marketplace

At Pacific Palms Real Estate all our sales staff prospect regularly. We contact property owners in our service area to ask if they might be interested in selling, we do this not to be intrusive but because we constantly need to find properties for qualified buyers in our beautiful part of the world.

Despite many people being sceptical about our positive mood regarding the market place, we have just had 3 strong months of sales at Pacific Palms Real Estate and our team has achieved some of the best results in years using our exclusive and unique selling plan. Now is one of the best times in recent years to sell a property, or to upgrade because there is an equilibrium in the market between buyers and sellers which means particularly in the under the million dollar mark that the prices we are achieving are very strong indeed.

This is genuinely a great time to sell and our stock reserves are approaching lower levels. Let me also congratulate Sharon Teague and Matt Healey from our sales team, their great work recently culminated in negotiating the highest sale price in recent times at Boomerang Beach... well done to you both.

And one final point to conclude, all over the world economists and economic pundits are starting to talk about the prospects of recovery. At Pacific Palms Real Estate we certainly agree that the worst is behind us and the future for property in our region is strong. As always if we can help with any property matters please give us a call.



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Director  
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Sales Agent  
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Kind Regards,

Dominique Vasers  
Director

**How many properties have been sold over the past 9 months? 91**

**How many homes for sale today? 216**

**What is the median sale price in the last 9 months? \$377,433**

**Area with the most sales in the past 9 months? Smiths Lake**

## Pacific Palms Real Estate

### Beaches Office:

Boomerang Drive, Blueys Beach, NSW 2428  
Phone: (02) 6554 0999 Fax: (02) 6554 0199  
Web: [www.pacificpalmsrealestate.com.au](http://www.pacificpalmsrealestate.com.au)

### Smiths Lake Office:

Macwood Road, Smiths Lake, NSW 2428  
Phone: (02) 6554 4800 Fax: (02) 6554 4808  
Email: [sales@thepalms.com.au](mailto:sales@thepalms.com.au)

## Past 9 Months Sales in Pacific Palms Area

All care is taken to provide accurate sales data. All information is sourced from RP Data Ltd.

Property	Sold Date	Sold Price	Summary	Size
<b>Blueys Beach</b>				
258 Boomerang Drive	February	\$1,160,000	3 Beds / 2 Bath	4.05 Hectares
190 Boomerang Drive	March	\$400,000	4 Beds / 1 Bath	803m2
22/13 Banksia Street	April	\$300,000	2 Beds / 1 Bath	Unit
13 Newman Avenue	May	\$800,000	2 Beds / 1 Bath	582m2
<b>Boomerang Beach</b>				
3 Headland Road	January	\$900,000	N/A	1037m2
2/45 Belbourie Crescent	February	\$525,000	4 Beds / 2 Bath	864m2
23 Boomerang Drive	February	\$400,000	Land	998m2
3/4 Boomerang Drive	February	\$850,000	3 Beds / 2 Bath	1327m2
21 Coast Avenue	March	\$1,030,000	4 Beds / 2 Bath	1041m2
5 Peprico Place	March	\$370,000	2 Beds / 1 Bath	719m2
39 Headland Road	April	\$460,000	Land	613m2
29 Belbourie Crescent	April	\$400,000	2 Beds / 1 Bath	674m2
7 Moonah Street	June	\$920,000	5 Beds / 3 Bath	2008m2
2/105 Boomerang Drive	June	\$435,000	3 Beds / 2 Bath	841m2
24/90 Boomerang Drive	June	\$290,000	2 Beds / 1 Bath	Unit
1/105 Boomerang Drive	July	\$385,000	3 Beds / 1 Bath	841m2
<b>Elizabeth Beach</b>				
7 Palmtops Avenue	March	\$210,000	Land	713m2
7 Main Road	March	\$435,000	3 Beds / 1 Bath	1125m2
36 Hillside Parade	March	\$207,500	Land	820m2
2/26 Lakeside Crescent	April	N/A	4 Bed / 3 Bath	N/A
10 Main Road	May	\$310,000	2 Beds / 1 Bath	1126m2
<b>Smiths Lake</b>				
10 New Forster Road	January	\$125,000	Land	999m2
59 Amaroo Drive	February	\$755,000	4 Beds / 3 Bath	556m2
154 Amaroo Drive	February	\$315,000	3 Beds / 2 Bath	556m2
27 Keith Crescent	February	\$212,000	4 Beds / 1 Bath	708m2
8 Macwood Road	February	\$280,000	3 Beds / 1 Bath	736m2
105 Macwood Road	February	\$290,000	2 Beds / 2 Bath	873m2
29 Second Ridge Road	February	\$195,000	3 Beds / 1 Bath	556m2
30 Ski Cove Street	February	\$550,000	N/A	594m2
38 The Jack	February	\$240,000	3 Beds / 2 Bath	556m2
48 The Jack	February	\$170,000	2 Beds / 1 Bath	556m2
20 Phillip Road	March	\$308,000	4 Bed / 2 Bath	633m2
29 Ski Cove Street	March	\$119,000	Land	689m2
24 Third Ridge Road	March	\$248,500	2 Beds / 1 Bath	550m2
84 Amaroo Drive	April	\$330,000	3 Beds / 1 Bath	759m2
37 First Ridge Road	April	\$100,000	Land	738m2
22 Macwood Road	April	\$215,000	3 Beds / 2 Bath	660m2
5 Tropic Gardens Drive	May	\$124,000	Land	1524m2
12 Valley Road	May	\$95,000	Land	753m2
68 Amaroo Drive	May	\$148,000	Land	696m2
36 First Ridge Road	May	\$108,000	Land	979m2
4 Nature Place	May	\$350,000	4 Beds / 2 Bath	1050m2
1 Fourth Ridge Road	June	\$265,000	2 Beds / 1 Bath	709m2
37 Macwood Road	June	\$245,000	4 Beds / 1 Bath	558m2
3 The Jack	June	\$270,000	3 Beds / 2 Bath	556m2
6 Third Ridge Road	June	\$250,000	3 Beds / 1 Bath	649m2
46 Third Ridge Road	June	\$95,000	Land	765m2
25a Tropic Gardens Drive	June	\$270,000	2 Beds / 1 Bath	669m2
15 Third Ridge Road	July	\$87,000	Land	961m2
40 The Jack	July	\$75,000	Land	556m2
28 Second Ridge Road	July	\$115,000	Land	765m2
13 First Ridge Road	July	\$260,000	3 Beds / 1 Bath	556m2
45 Macwood Road	July	\$240,000	3 Beds / 2 Bath	543m2
31 First Ridge Road	September	N/A	Land	594m2
<b>Coomba Park</b>				
15 Burranjurra Avenue	January	\$190,000	3 Beds / 1 Bath	575m2
17 Coolangatta Street	January	\$88,000	Land	645m2
5 Goola Place	January	\$297,500	3 Beds / 2 Bath	2 Hectares
46 Moorrooba Road	January	\$199,000	2 Beds / 2 Bath	556m2
50 Coonabarabran Road	March	\$50,000	Land	556m2
5 Elanora Street	March	\$150,000	Land	721m2
63 Coonabarabran Road	April	\$53,000	Land	689m2
23 Elanora Street	April	\$110,000	Land	847m2
28 Elanora Street	April	\$182,500	2 Beds / 1 Bath	556m2
20 Wallaroo Street	April	\$200,000	N/A	594m2
1979 Coomba Road	May	\$295,000	Land	2.02 Hectares
151 Moorrooba Road	May	\$186,000	3 Beds / 1 Bath	645m2
69 Coomba Road	June	\$82,000	Land	556m2
77 Coomba Road	June	\$135,000	2 Beds / 1 Bath	367m2
8 Tallawalla Road	June	\$213,000	2 Beds / 1 Bath	645m2
17 Wallaroo Street	June	\$55,000	Land	715m2
58 Moorrooba Road	July	\$159,000	2 Beds / 1 Bath	556m2
39 Aroona Street	August	\$320,000	4 Beds / 2 Bath	2 Hectares
<b>Tarback Bay</b>				
15 Windsor Street	March	\$412,500	4 Beds / 3 Bath	722m2
1 The Lakes Way	May	\$270,000	Land	725m2
<b>Charlotte Bay</b>				
13 Coomba Road	May	\$310,000	Land	2.35 Hectares
<b>Bungwahl/Seal Rocks</b>				
69 Kinka Road	March	\$465,000	3 Beds / 1 Bath	715m2
75 Seal Rocks Road	May	\$350,000	Land	2023m2
2453 The Lakes Way	June	\$555,000	4 Beds / 2 Bath	2.11 Hectares
899 Wattle Hill Road	July	\$230,000	Land	2 Hectares
<b>Green Point</b>				
101 Green Point Drive	January	\$557,500	4 Beds / 2 Bath	847m2
121 Green Point Drive	January	\$290,000	N/A	613m2
104 Seabreeze Parade	January	\$280,000	3 Beds / 1 Bath	626m2
153 Green Point Drive	February	\$300,000	3 Beds / 1 Bath	613m2
114 Seabreeze Parade	February	\$265,000	4 Beds / 2 Bath	613m2
116 Green Point Drive	February	\$95,000	Land	613m2
92 Seabreeze Parade	March	\$263,500	3 Beds / 1 Bath	506m2
112 Green Point Drive	March	N/A	N/A	613m2
24 Emerald Place	March	\$413,000	3 Beds / 2 Bath	582m2
90 Green Point Drive	April	\$335,000	3 Beds / 2 Bath	930m2
9 Lucas Avenue	May	\$320,000	3 Beds / 3 Bath	702m2
88 Seabreeze Parade	June	\$339,000	3 Beds / 3 Bath	613m2