



# RAINBOW Bay.COM.AU

**Brought to you by Sophie Carter...  
Your Rainbow Bay Specialist**

## 2010 Here we come!

Good morning!

2009 was a challenging year for a lot of us, most industries felt the pinch of the global economic situation and most of us experienced a lot of changes throughout the year.

Our year ahead is already beginning to look prosperous in Rainbow Bay. There have been a few sales in the area since Christmas and the developments are powering ahead.

Although the general market has stabilised at prices we saw in 2007, the up side of owning in Rainbow Bay is that in any market your real estate is still saleable.

I have been selling property in Rainbow Bay for five years now and am excited about the next stage that the boutique area is going through. The beach has also gone through a few changes in the past few years :) We've seen lots of sand... then none at all!! Thankfully it seems to have

balanced out and our bay is back to normal, nice high tides and low tides that are great for the kids to play around. The BBQ areas, grassed park & the paths are also being really well maintained. And of course we still have our resident bush turkeys, that seem to be breeding a little too rapidly.

Well I wish you all the best for this year. Have as much fun as you can and take time out to appreciate the beautiful things in our world :) Sophie

Volume 1, Issue 2  
Summer 2010

### Special points of interest:

- *Market is moving again*
- *Development Update*
- *Rainbow Bay Sales 2009*
- *Real Estate For Sale*
- *Facebook followers growing*
- *Contact Sophie for Rainbow Bay bookmarks for your home or office!*

## Development Reports

Council have not approved any new developments since 2009. This is the progress of each project that has been approved in Rainbow Bay.

**Apara** : Not Started  
Prices starting at : \$2.95m

**Point D** : Complete  
Prices starting at : Auction

**Ciel** : Complete  
Prices starting at : \$1.15m

**Eden** : Under Construction  
Prices starting at \$800,000

**Maili** : Not Started  
Prices starting at : \$998,250

facebook

Follow all the action of Rainbow Bay's Facebook page!

- Latest pictures
- New movies
- Properties posted
- Share your memories & thoughts of Rainbow





## Real Estate for Sale in Rainbow Bay



### 9/3 Ward Street (Eden Tower)

- Stunning 6th floor views over Rainbow Bay
- Lots of natural light
- Completely renovated
- Open plan with large balcony

\$489,000

Bed 1 Bath 1 Car 1



### 4/11 Eden Avenue (Ciel)

- Master bedroom with private balcony
- One apartment per floor
- Exclusive direct lift access
- Modern & Sleek in appearance

\$1,350,000

Bed 2+ Bath 2 Car 2



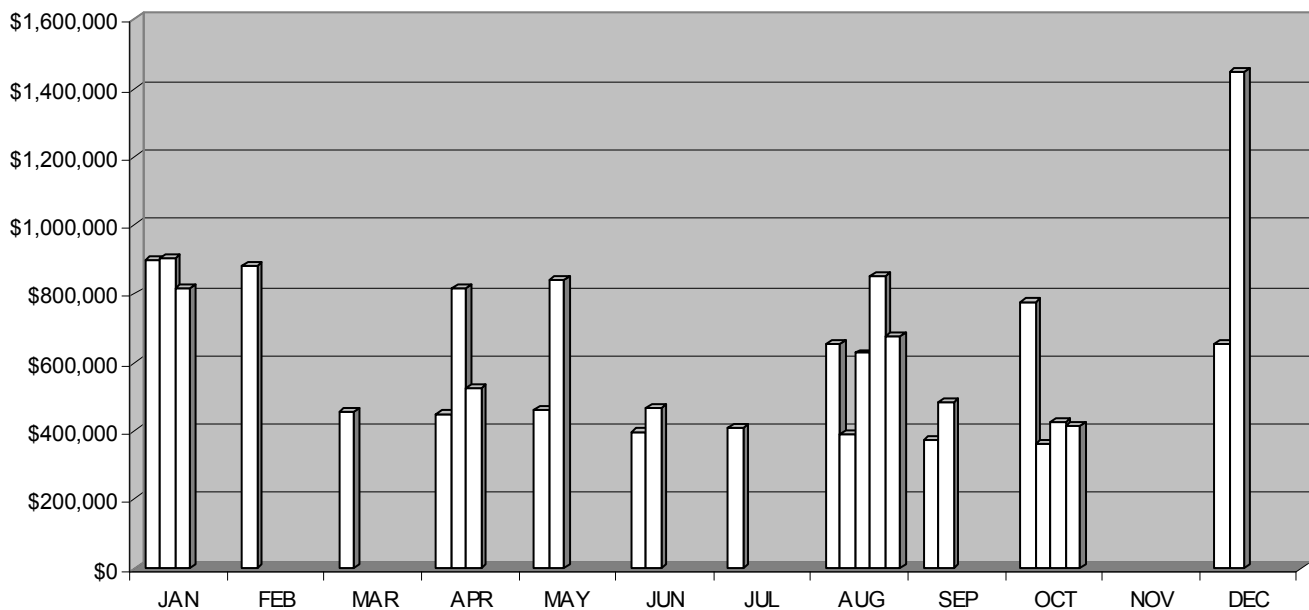
### 1203/255 Boundary St, (Commodore)

- Large unit located on the 12th floor
- Open plan lounge opens onto private balcony
- Modern decor with plantation shutters
- north over Rainbow to Surfers

Offers over \$699,000

Bed 2 Bath 2 Car 1

## Rainbow Bay Sales Statistics 2009 | 27 properties sold



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For an obligation free market opinion of your property feel free to contact Sophie on 0412 488 313 or [sophie@richardcarter.com.au](mailto:sophie@richardcarter.com.au)

