

Canopy's Edge Estate - why do people buy here rather than anywhere else?

The easiest answer to that is - because they fall in love with the estate!

When it comes down to analyzing life decisions, it isn't so easy.

The Real Estate answer is location, location location! Canopy's Edge estate is handy to everything, and that's the truth. We are 15 minutes from the heart of Cairns' CBD, 10 minutes from the international and domestic airports, 20 minutes from Kuranda and only a few minutes from the northern beaches.

To date, (End March 2007), almost 80% of available blocks have been sold. Our blocks start at \$190,000 and our largest block available in this stage is 929square metres, and it could be yours for \$259,000. We already have an impressive waiting list for blocks in stage two.

If it's services you are after, then we have them all.

Medical services? We are well served, from the local GP to specialist services -and Cairns Base Hospital is only 15 minutes away.

Interested in education? Child care centres are a few minutes walk away, primary school children are well catered for at Caravonica, our closest school. The nearest secondary school, Smithfield High, enjoys an excellent reputation and those looking for a university education choose from courses offered at James Cook University. A number of excellent independent schools are close by.

Shopping? Smithfield is well known in Cairns for shopping excellence. See why the new Smithfield Centre is the spirit of the Northern Beaches! Check out the Centre by logging on to www.smithfieldcentre.com.au . You'll be delighted with the community spirit that is alive and well in Smithfield.

Transport solutions? www.sunbus.com.au/tt_cairns.php With buses stopping at the entrance to the estate on Kennedy Highway, and Smithfield Centre just across the road, we have all destinations covered.

AND NOW FOR SOMETHING COMPLETELY DIFFERENT!

Ready for the Future? We are absolutely ready for the future!

Fibre optic cabling will be laid through the estate, allowing the residents here to have access to the latest electronic development in phone, television and internet technology. Have a look at what's going to happen to our estate by linking to www.telstrasmartcommunity.com . Copper wire is a thing of the past!

As a Telstra Smart Community™ member, Canopy's Edge Estate, with Telstra®, offers its residents high speed internet access, mobile coverage, and great fixed line deals through optic fibre cable. All your services (telephone, broadband data and TV services) use this single, powerful cable.

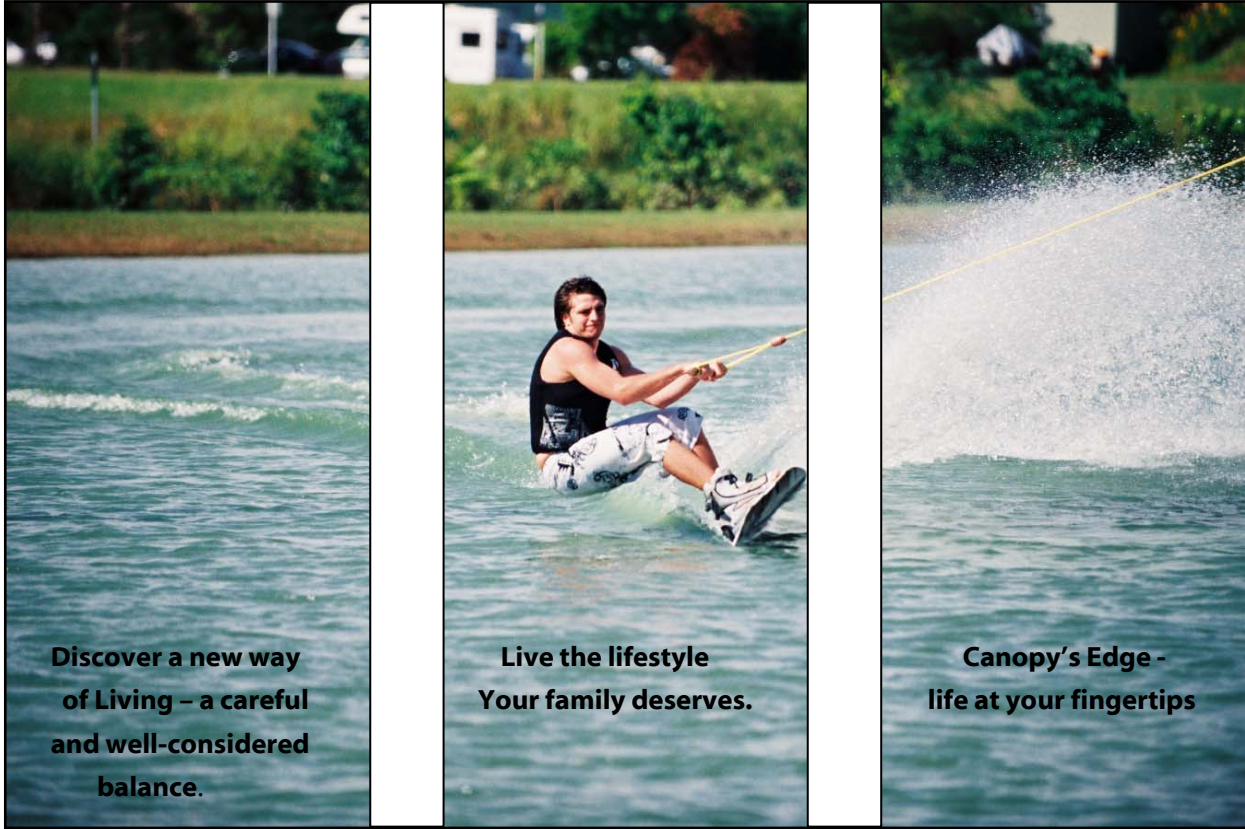
Your developer has made a contribution to your telecommunications charges for the first twelve months, and you can use it in a number of ways to suit your lifestyle. Imagine being able to utilize \$1,500 worth of telecommunications services in your first year of residency – absolutely free.

In partnership with Telstra® the developer will take the service to your home. Visit www.smartwiredhouse.com.au to investigate the possibilities of ready access to your communications and entertainment needs, all at unimaginable broadband speeds.

Remember, using this system, your home can serve your needs into the future when you plan now to take advantage of Smart Wiring™ . Don't be left behind as the world progresses.

Relax at Cable Ski Cairns. No other estate is closer to Cable Ski Cairns than Canopy's Edge. The growing ski and wakeboard community delight in year round skiing, and it's right on you own estate. The walking and cycling trails lead you through the estate to Cable Ski Cairns.

What more could you want?



**Discover a new way
of Living – a careful
and well-considered
balance.**

**Live the lifestyle
Your family deserves.**

**Canopy's Edge -
life at your fingertips**

If you think this is what you want , contact our sales office – Phil, Susan or Linda will be happy to answer any questions you have about life at Canopy's Edge.

Ph 07 4038 3888

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