

Canopy News September 2006

Chris Gay, (Market Chat -the Weekend Post Realtor, Saturday, September 30, 2006) states:

"location – and specifically proximity to community services, and availability of facilities and infrastructure – seems to hold firm as the perennial key to future capital growth."

Mr Gay goes on to list all the attributes that make a suburb a desirable place in which to live, so I put our estate, Canopy's Edge to the test.

Desirable aspects of suburban living



Schools – Carovonica, Smithfield High School, James Cook University, Holy Cross, TAS and Peace Lutheran College – all are nearby.



Shopping Centres – Smithfield Centre is just across the road. With its \$20 million upgrade being completed before Christmas; we are pleased to say that we are within easy walking distance, with no hills to negotiate. The proposed traffic lights and pedestrian crossing make access a breeze! The commercial area opposite Smithfield gives the homeowner ample opportunity to browse for those things a homeowner can't do without - even the backyard pool can be bought there! The proposed Bunnings will make quite a difference to people in our estate too!



Public Transport – again, the proximity to Smithfield becomes a feature that sets this estate apart. Reliable bus and frequent service is only a walk away. We also have the bus stop for Kuranda near the entrance to our estate, and our estate has allowed for growth – a bus route has been designed on Ashwood Circuit – check out the park at the back of lot 25 – that's a designated bus stop.



Parks – how lucky are we? Not only has the developer included parks and walking trails through the estate, but we back onto hillside environmental park! Natural and man enhanced, we have it all. This picture was taken on site and shows the natural beauty that surrounds us here at Canopy's Edge. Why not make it your back yard?



Cafes and Restaurants – as close as you would wish. Smithfield Centre boasts excellent Coffee Shops, and Smithfield Tavern serves a fine meal. For something a little different and not too far away, we tried the Fork and Knife at Freshwater – seven minutes away, and fabulous food. It's about the same time to travel to Yorkey's Yacht Club. If you prefer to go north, you can reach Palm Cove with all it has to offer in 15 minutes. If the big city is more in tune to your sense of fun, you can be in the CBD in less than 15 minutes– without speeding!



Medical Services – Cairns Base Hospital and specialists' medical services in town are only 12 minutes away, and the medical facilities of Smithfield of course are even closer.



A Safe Neighbourhood – with four security cameras already operating on site 24 hours a day, and with Smithfield Police Station so close, our neighbourhood is indeed already well protected.



I think we have a perfect record card!

Why not come out to the estate to see what is on offer. We have it all, and builders are already on site, confident that Canopy's Edge is a great neighbourhood in the making.

Stage One C is selling now! Land from \$164 000!