



# media release

## **WELCOME TO BOTANICA GATED WATERFRONT .... 4 UNIQUE HOMESITES NOW SELLING**

***N.B. New photography being taken Sunday 30/9***

Twelve years ago Janet and Ralph Hogan abandoned their stressful life running a busy Sydney advertising agency in search of a seachange.

Villa Botanica in the Whitsundays is the fulfilment of that quest. Perched literally at the edge of the sparkling Coral Sea just outside flavour-of-the-month Airlie Beach, their sprawling tropical home is set in one of Queensland's most extensive private botanic gardens.

Villa Botanica is the first of several magnificent homes now being built within the estate they have developed over the past decade. And this week sees the final release of four very special parcels of absolute waterfront land in a land sub-division that has already attracted 42 discerning buyers from Australia and overseas.

These absolute waterfront lots range from 1886 square metres to 2384 square metres. With setbacks from the ocean of just five metres, Botanica Estate is surrounded by 35 acres of shared forest, connected to town water and is just three minutes' drive from the Whitsundays' main shopping centre.

As Janet Hogan says, opportunities such as this final release will soon be a thing of the past. "Botanica is an oasis of beauty and calm right beside the sea. Imagine creating the ultimate home on half an acre of absolute waterfront land, drinking in a panorama of ever-changing views, falling asleep to the sound of lapping water and living in a community of like-minded individuals who value this setting as much as you do.

"That's the life you can build at Botanica.

"Recent coastal legislation changes mean that freehold waterfront land like this will never be seen again. And time has proven that prime waterfront land, especially natural waterfront, with good elevation and views, is the best real estate investment of all.

"That's why Botanica has chosen its neighbours carefully.

"Sensible building covenants and community by-laws ensure that your neighbours will all be people who, like you, seek to be immersed in exquisite natural beauty and calm, protected by gated security, who put their lifestyle above all else.

"With its protected rainforest backdrop, landscaped gardens, avenues of palms, private walking tracks, exclusive access to secluded Mast Beach and sweeping ocean vistas, Botanica reflects and enhances nature's gifts in a relaxed and welcoming environment where the emphasis is on harmonious living, to be enjoyed by a discerning and lucky few.

"Botanica is an investment for both the head and the heart."

Coastal land prices have risen exponentially over recent years – and the Airlie Beach area is no exception.

“In this market, Botanica is out there on its own. Combine the desirability and scarcity of lifestyle blocks averaging half an acre, with the unstoppable demand for rapidly vanishing waterfront land, in a secure, gated community and you’ll understand both the value and the potential of these spectacular homesites, which are priced between \$650,000 and \$825,000.”

Already two of the five first-release absolute waterfront owners have recognised the value and purchased adjoining lots. “Once grand homes are built on these super waterfronts, Botanica will truly be one of Queensland’s most sought after coastal addresses.”

Marketing agent for Botanica is Mark Beale of Ray White Whitsunday. “There’s no doubt that Botanica waterfront blocks are a one of a kind. Where else on the east coast can you purchase half-acre blocks with your bottom boundary five metres from the water?” said Mark.

“Every potential purchaser who inspects Botanica Estate falls in love with it immediately. They love the privacy and security of the gate and also the peace and quiet the estate offers. The north-east aspect with afternoon shade and the stunning views towards Airlie Beach, islands and marina can’t be beaten.

“Perhaps the biggest selling point to these buyers is that no matter how busy Airlie Beach gets, Botanica will always be quiet, secluded and will never change.”

## **SPECIAL LOTS, SPECIAL OWNERS**

These four last-release waterfront land lots are so special that they have their own “personalities” and simply need four very special owners who appreciate the unique lifestyle that Botanica offers.

### **MANGO PLANTATION**

Lot 2 2384 sq m.

This is the original location of the old mango plantation shed, built here with good reason. The views are breathtaking, wrapping around 180 degrees. Build your dream home on the high side to maximise the impact of this perfect panorama. There’s lots of room for terraced gardens, pool etc on this gently sloping block that extends all the way to a rocky granite foreshore – the perfect place to drop your crab pots.

### **WILD FIG**

Lot 9 1886 sq m.

Here is the opportunity to create a wonderfully exotic path or circular drive and gardens around this lot’s namesake, a wild fig whose gnarled roots encircle a granite boulder like an oversized bonsai. Instant landscaping and a fittingly dramatic entrance to a house that takes in sweeping north-easterly views to Hayman Island on this easy to build on, very attractive, elevated site.

### **BOTTLE TREE**

Lot 10 1906 sqm

The region’s own botanical claim to fame, the Whitsunday bottle tree, stands tall and proud on this beautiful block, waiting for a special garden to define its portly girth. Views to die for from terraced gardens down to your home that can be built within an almost unheard of five metres from your waterfront boundary. Fall asleep to the sound of water gently lapping just metres from your verandah.

### **TULIP OAK**

Lot 11 2212 sqm

The largest and most private of the blocks, Tulip Oak adjoins protected monsoonal vine forest (owned by the estate) on its southern boundary. With a massive 2212 sqm, and the right to build five metres from your front boundary, you can orient your home to the north-east and enjoy the wonderful, cooling northerlies and gun barrel views over the water to Hayman Island and beyond.

## **DAY IN THE LIFE OF BOTANICA**

"6am, amazing sunrise: the sky was shot with vivid reds, gold, pinks, reflected all over the water. After four years living here I still have to pinch myself. Had to drag Clover up from her secret spot on the waterfront. Late for school - as always! Saw an echidna crossing Botanica Drive. Clover wanted to take it for show and share. Suggested she stick with the shells she found on Mast Beach. Took the kayak out – my new fitness regime – and nearly ran into a turtle. Pete and Sue coming for dinner. Will ask Ralph to cook up those mudcrabs we caught on the full moon." - *Janet Hogan, resident/developer of Botanica Estate.*

## **BOTANICA WEBSITE**

[www.botanicawaterfront.com](http://www.botanicawaterfront.com)

## **SALES ENQUIRIES**

To take advantage of this rare and limited opportunity, please contact Mark Beale at Ray White Whitsunday – 388 Shute Harbour Road, Airlie Beach QLD 4802 – 07 4948 8500, 0404 498 790, [mark.beale@raywhite.com](mailto:mark.beale@raywhite.com)

## **MEDIA ENQUIRIES**

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