



THE PELICAN'S VIEW

News and Views from Pelican Waters

Buyers swoop on Boronia Grove

Greetings non-feathered friends. It's The Pelican here and let me start by saying; what a magic view I have.

Life is pretty special living at Pelican Waters but it's not all fishing and fluffing about you know.

You need a good work-life balance as they say, which is why I am very happy to be taking this new job as Pelican Waters' eye in the sky, giving regular updates on what is happening at ground level in what must be one of Australia's most exciting and beautiful residential communities.

Welcome to the first edition of The Pelican's View.

I love what they're doing with the place. Take Boronia Grove for example. What a hive of activity that peaceful little neck of the woods has been lately.

Being a Pelican, I like big bills, but I understand it's a different kettle of fish with you featherless folk. Nobody likes to pay more than they should, and a little birdie told me large, flat 660sqm lots at Boronia Grove are selling for just \$258,000.

That's almost chicken feed!

Combining incredible value for money with space, natural beauty and proximity to planned infrastructure including the vibrant new town centre, no wonder it has become one of Caloundra's most sought after suburbs.

I can tell you the builders have been very busy keeping up with demand. In recent times builders have completed three impressive new homes that sold nearly as soon as they were finished. One freshly completed home is currently available, but I'd be swooping on it pretty quickly if I was you, because the way things are going I wouldn't expect it to last for long.

And the same goes for the two stylish duplexes I can see coming out of the ground – history tells me it will be the early bird who gets the worm with those as well.

Ahhh Boronia Grove, bordered by beautiful Bells Creek – it's hard to think of a better place to spread your wings.

Leafy parks, scenic walkways and waterways with features including Greg Norman-designed golf course, Caloundra City Private School, Golden Beach State School, Pelican Waters Shopping Centre, tavern, Pelican Waters bowls club and proposed new town centre only minutes away.

Anyway, I've got to fly. Until next time, visit www.pelicanwaters.com if you want to know more.

PS (Pelican Script): Here's a poem your little nestlings might enjoy.....

**A wonderful bird is the Pelican.
His beak can hold more than his belly can
He can hold in his beak
Enough food for a week!
But I'll be darned if I know how the hellican.**