



THE  
MILLWELL  
MAROOCHYDORE



## Centre yourself.

Maroochydore on the Sunshine Coast offers a lifestyle like no other. A neighborhood of balance, where the vibrant pulse of urban life meets the serene embrace of the coast – Maroochydore is both invigorating and peaceful, sophisticated and relaxed.

Residents are gifted with the perfect blend of modern convenience and natural beauty, where every day offers the chance to centre yourself in this unique environment.

Engage with a community that radiates with the energy of vibrant cafes, boutique shopping, and a thriving nightlife, all just moments from the tranquility of your private apartment. Maroochydore connects these contrasts effortlessly, offering residents a lifestyle where they can engage with the lively urban atmosphere or retreat into the calm of their coastal surroundings.

Here, you find your rhythm, balancing the best of both worlds, and centring yourself in a place that truly feels like home.

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ARTIST IMPRESSION ONLY



THE  
**MILLWELL**  
MAROOCHYDORE



CENTRE YOURSELF IN URBAN SOPHISTICATION

Seamless urban connectivity meets coastal serenity at The Millwell.

## PROJECT

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Exceptional design and premium craftsmanship combine to deliver the latest landmark project by Habitat Development Group on Queensland's Sunshine Coast.

Centre yourself in the heart of Maroochydore's latest residential development, The Millwell. Here, the vibrant pulse of urban life seamlessly blends with serene tranquility.

Comprising 205 residences across two towers, stage one will feature 115 modern apartments, complemented by communal amenities on Level 2 and over 700sqm of retail and commercial space on the ground floor. Tower 2 offers 90 spacious apartments with slightly larger, open floor plans, and a breathtaking communal rooftop space on Level 9.

RELAX, ENTERTAIN, AND INDULGE



Sophisticated living with world-class amenities and coastal charm.



ARTIST IMPRESSION ONLY

Offering world-class amenities, The Millwell provides residents with exclusive access to expansive entertainment and recreation areas perfect for relaxation, indulgence, and socialising with friends and family.

The pinnacle is the breathtaking rooftop terrace, home to the region's first 25m infinity edge rooftop pool. Residents will also enjoy an exclusive dining room, a sophisticated bar area, and an outdoor kitchen perfect for entertaining.

Unmatched connectivity and accessibility await with nearby pathways, bike tracks, and transport links. Just outside the doorstep lies the dynamic new city centre and the iconic Sunshine Plaza, both only moments away. Every modern convenience is within easy reach, ensuring a seamless and effortlessly smooth daily routine.

Designed with practical open-plan layouts, these beautiful, low-maintenance residences are crafted to attract owner-occupiers, downsizers, and investors alike. Offering a perfect blend of urban connectivity and easy access to the Sunshine Coast's premier amenities, all set within the tranquility of a relaxed coastal lifestyle.



## LOCATION

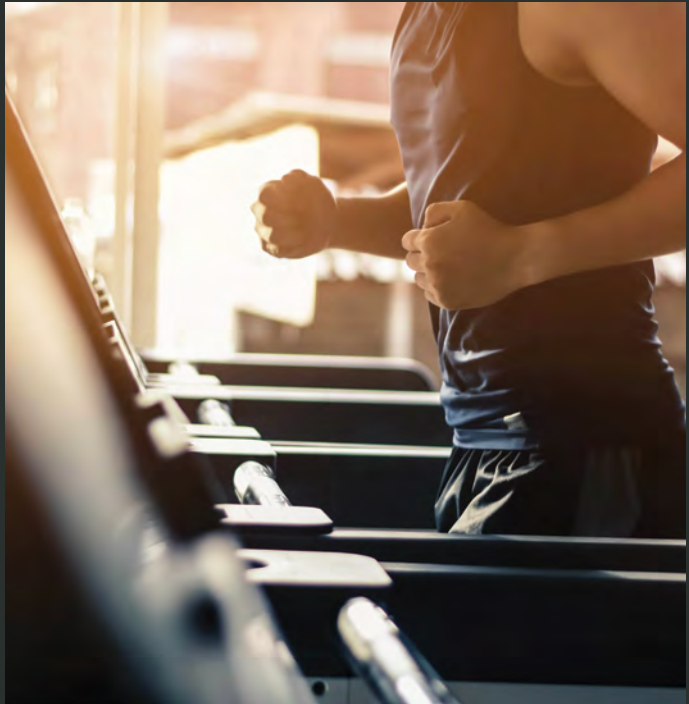
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Centre yourself in the vibrant heart of Maroochydore, the Sunshine Coast's dynamic epicentre. Maroochydore is not just a location; it's the beating heart of the Sunshine Coast, providing unparalleled access to the region's most desirable destinations.

Here at The Millwell, you'll find the perfect blend of dynamic city energy and personal serenity, all within a forward-thinking community designed for a bright and sustainable future.

Embrace the serene surrounds, with peaceful green spaces that invite you to unwind and connect with nature, while experiencing the ultimate well-being with cutting-edge facilities and amenities, for complete rejuvenation.

Residents can enjoy restaurants, cafés, gyms, shopping, parks, bike paths, and beautiful surf beaches, all just minutes from their apartment.



< SUNSHINE COAST AIRPORT - 10 MINS  
< NOOSA - 30 MINS

UNIVERSITY OF SUNSHINE COAST - 15 MINS >  
SUNSHINE COAST UNIVERSITY HOSPITAL - 20 MINS >  
BRISBANE - 60 MINS >



SUNSHINE  
PLAZA

DUPORTH  
AVENUE

OCEAN ST  
DINING PRECINCT

BIG TOP  
SHOPPING  
CENTRE

KONTIKI  
BUSINESS  
CENTRE

COTTON TREE  
ESPLANADE

MAROOCHYDORE  
HOMEMAKER  
CENTRE

MAROOCHYDORE  
BEACH

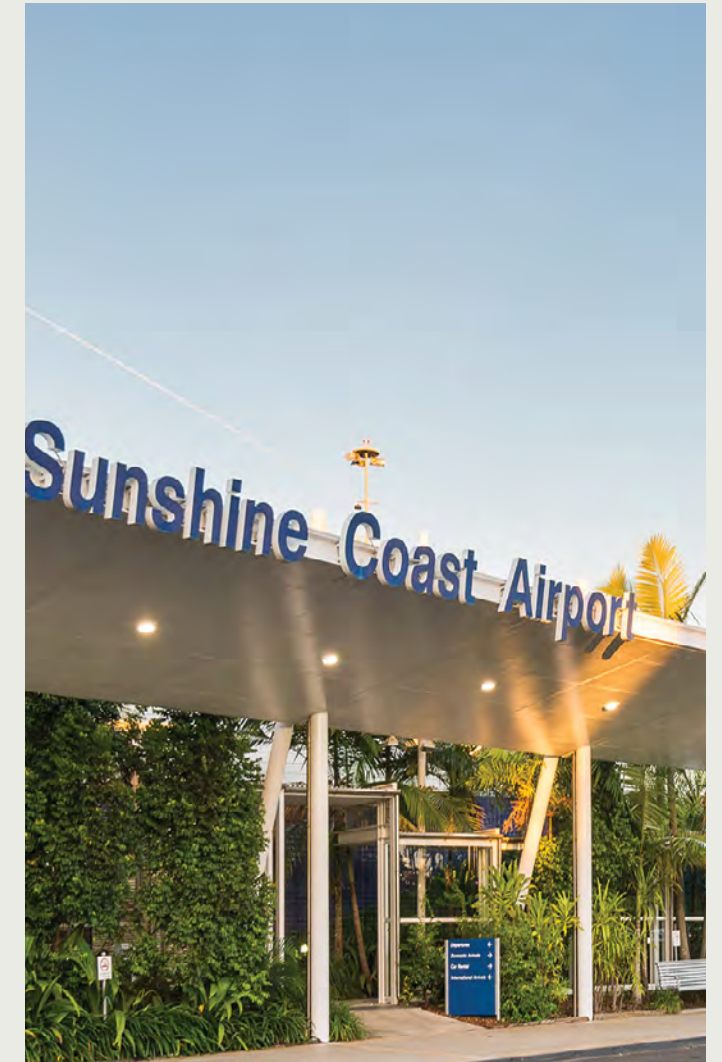
MAROOCHYDORE  
CITY  
CENTRE



Perfectly crafted.  
Seamlessly connected.  
Yours to discover.



Central to the Sunshine Coast's most famous beaches, natural attractions and lifestyle indulgences – The Millwell offers a lifestyle that's truly centered around you. With a high 'walk score', this vibrant urban environment places you at the heart of everything you need. The city's energetic vibe is right on your doorstep, with an array of cafes, restaurants and entertainment options all within walking distance.



Unparalleled connectivity.  
The Millwell links you to  
Maroochydore's dynamic  
urban environment and beyond.



Whether you're seeking a relaxing day by the water, a night out with friends, or an intimate dinner in a charming setting, Maroochydore's accessible design makes it easy to centre yourself in a community that perfectly balances the tranquility of the coast with the vibrance of the city.

From public transport to major roadways, residents remain connected with seamless access to transport hubs and neighbouring towns, ensuring smooth travel to and from their new home. The Sunshine Coast Airport is only a short drive away, providing easy access to most major cities around Australia and direct flights to Auckland NZ.

Centre yourself close to the new vibrant city centre of Maroochydore on the Sunshine Coast and enjoy unparalleled access to a dynamic urban environment with a perfect blend of work, play and leisure.

LIFESTYLE



# Centre yourself to modern convenience.

The Millwell places you on the corner of convenience and within walking distance to the Sunshine Coast's most sought-after lifestyle and entertainment attractions.

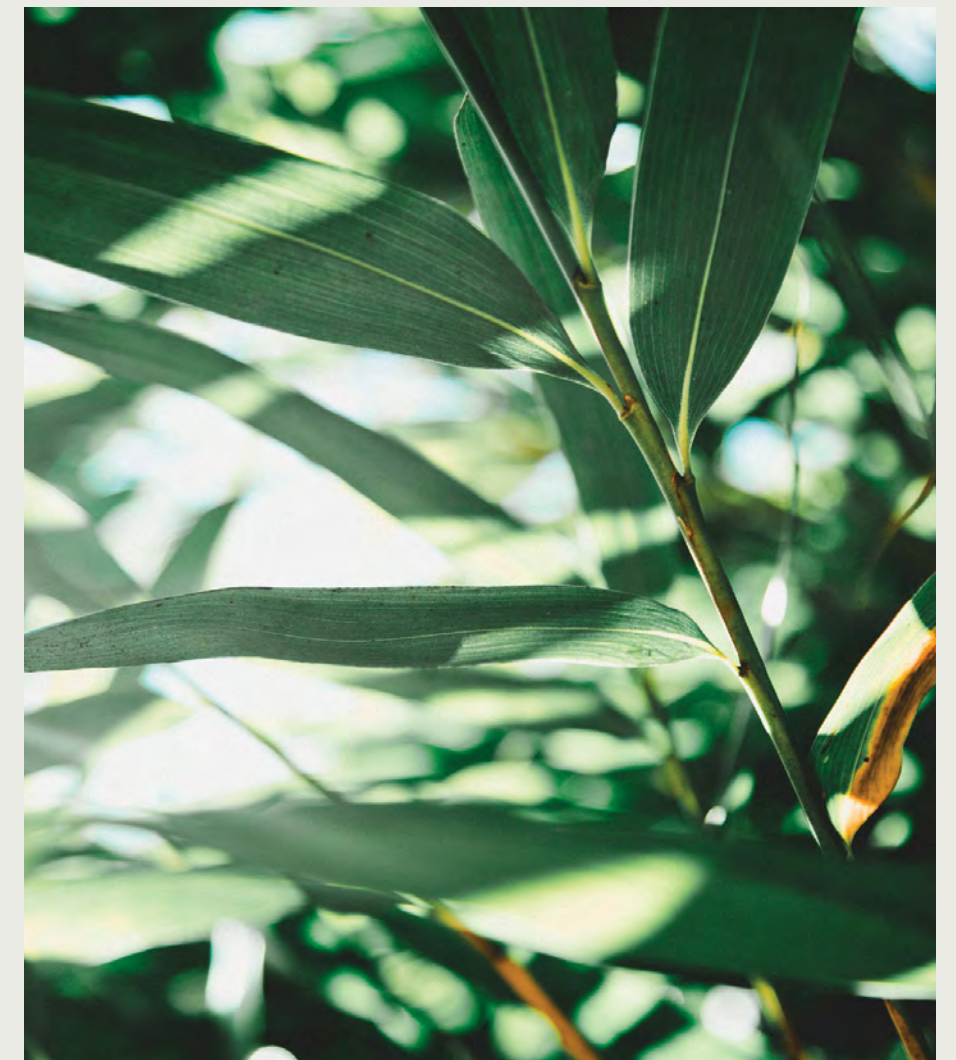
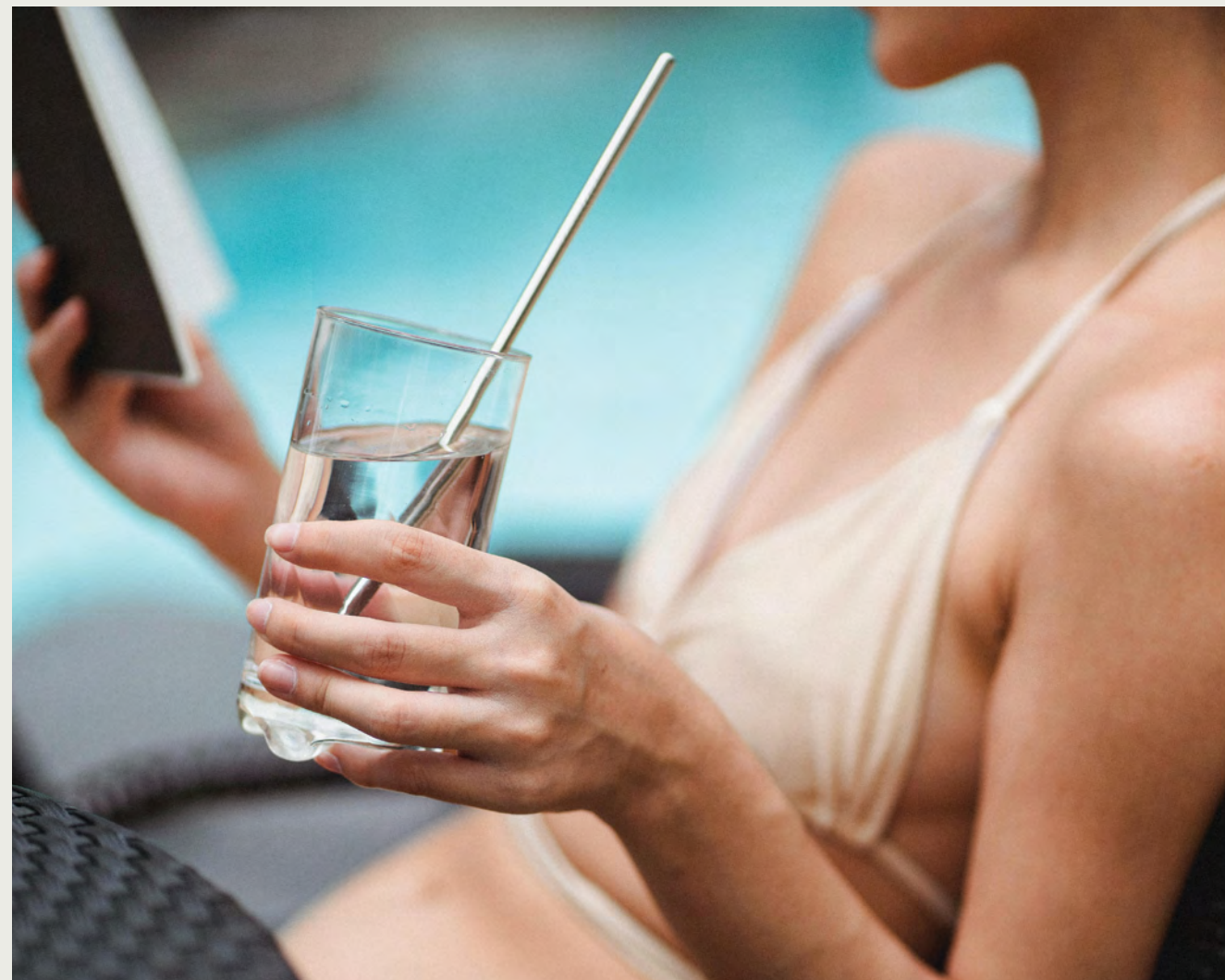
Embrace a way of life where the possibilities are endless, and every day feels like a luxurious retreat surrounded by the dynamic pulse of the city centre.

The Millwell offers a perfect fusion of vibrant city energy and personal serenity within a visionary precinct crafted for a bright and sustainable future.

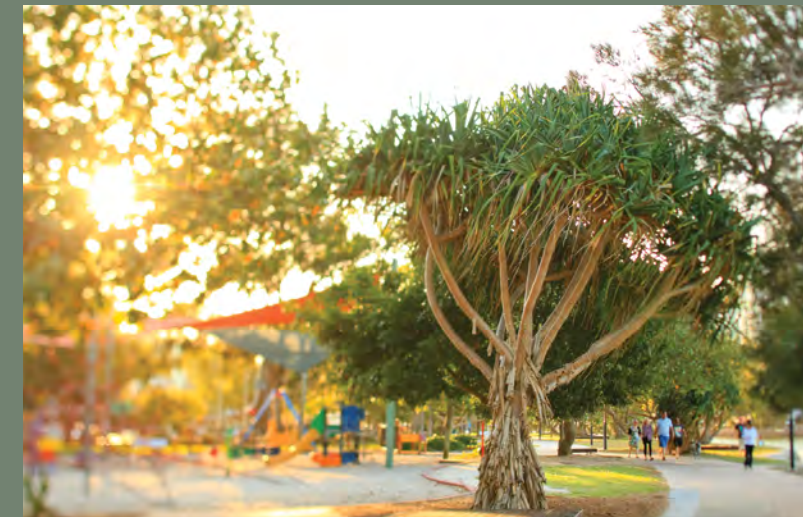
# Embrace a vibrant and health-conscious lifestyle in and around your apartment.

At ground level, residents are just a short stroll from the Sunshine Plaza, home to a variety of shopping options, from major retailers to exclusive boutique stores. The vibrant local scene also offers a rich selection of dining experiences, ranging from gourmet restaurants to trendy bars, blending retail and culinary indulgences into a seamless lifestyle of sophistication and convenience.

The nearby emerging City Centre further energises the area with its premium commercial and dining entertainment offerings, placing everything you need right at your doorstep.



The Millwell opens the door to the wonders of the Sunshine Coast – it's an invitation to become part of the vibrant coastal community.



Residents can take full advantage of the nearby local gem – Cotton Tree, known for its beautiful natural surroundings. Enjoy the expansive parklands, scenic boardwalks, and peaceful river. Take a stroll or bike ride along the river, savour a picnic in the park, spend a leisurely day fishing, or head to the nearby beach for a surf.

Just a short drive away, you'll find yourself on the stunning beachfronts of Alexandra Headland and Mooloolaba – renowned hubs for casual dining, boutique shopping, and relaxing beachside escapes. Whether you're seeking a laid-back brunch with ocean views, browsing the local stores, or spending lazy days soaking up the sun, these vibrant coastal destinations offer the perfect blend of leisure and lifestyle.

# Maroochydore Masterplan

## Shopping

- 1 Sunshine Plaza
- 2 Big Top Shopping Centre
- 3 Sunshine Homemaker Centre
- 4 Maroochydore Homemaker Centre
- 5 Bunnings Hardware

## Dining / Entertainment

- 6 Market Bistro, Giddy Geisha, Bottarga
- 7 Ocean Street Dining Precinct
- 8 The Esplanade Dining Precinct
- 9 Sunshine Plaza Boardwalk Precinct
- 10 Maroochy Surf Club
- 11 Hotel Maroochydore

## Education / Professional

- 12 Childcare
- 13 Maroochydore State High School
- 14 Maroochydore State Primary School
- 15 Stella Maris Catholic Primary School
- 16 Kontiki Business Centre

## Accommodation

- 17 Holiday Inn Hotel
- 18 The Sebel

## Hospital

- 19 Maroochy Private Hospital

## Future Planning & Infrastructure

- 24 Maroochydore City Centre
- 25 Sunshine Coast Light Rail
- 26 Sunshine Coast Heavy Rail



- Sunshine Plaza
- Maroochydore City Centre
- Parklands
- Waterways

- ↑ Sunshine Coast Airport - 13 mins  
Noosa - 40 mins
- ↓ Sunshine Coast University - 15 mins  
Sunshine Coast University Hospital - 20 mins  
Brisbane - 90 mins

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|---|---|--|---|
| WALKING PATHS <span style="display: inline-block; width: 15px; border-bottom: 1px solid #000; margin-right: 5px;"></span>   | SUPERMARKET <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🛒</span>    | COMMERCIAL OFFICE <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🏢</span>     | AQUATIC CENTRE <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🏊</span> |
| LIGHT RAIL <span style="display: inline-block; width: 15px; border-bottom: 1px solid #000; margin-right: 5px;"></span>  | SHOPPING <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🛍️</span>      | GYM / FITNESS CENTRE <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🏋️</span> | CARAVAN PARK <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🏠</span>   |
| HEAVY RAIL <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🚆</span> | DINING / CAFES <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🍴</span> | MEDICAL CENTRE <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🏥</span>        | TENNIS CLUB <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #000; border-radius: 50%; text-align: center; vertical-align: middle;">🎾</span>    |



Embrace tranquility and wellness at The Millwell's state-of-the-art facilities.

Immerse yourself in the natural tranquility that envelops The Millwell, with peaceful green spaces inviting you to unwind and reconnect with nature. Experience ultimate well-being with state-of-the-art facilities and amenities designed for your complete rejuvenation.

## FEATURES

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The crowning jewel of The Millwell is its exceptional rooftop terrace, one of the Sunshine Coast's premier amenities. Whether you're seeking an active lifestyle or a peaceful retreat, this elevated sanctuary is designed to provide a unique blend of both, ensuring that every moment spent here contributes to your inner well-being.

Investing in The Millwell means not just securing a brand new modern apartment, but also gaining access to one of the most coveted rooftop amenities on the Sunshine Coast—a space where relaxation and community come together in perfect harmony.

Redefining Sunshine Coast living  
with iconic rooftop amenities.

Discover a lifestyle of unparalleled luxury and convenience at The Millwell, where the amenities set a new standard on the Sunshine Coast. The pinnacle of this development is the breathtaking rooftop terrace, home to the region's first 25m infinity edge rooftop pool. Imagine swimming at the top of the world, with panoramic views that stretch to the coastline and beyond, while lounging in a resort-style setting that rivals the finest hotels.





## A private oasis for dining, entertaining, and relaxing.

The Level 9 rooftop area isn't just about the pool; it's an entire experience. Residents have the opportunity to enjoy an exclusive and private dining room, an elegant bar area, and a fully equipped outdoor kitchen, ideal for entertaining. Cozy booth seating, a high bar dining space, and an elegant lounge space create the ideal setting for everything from casual gatherings to intimate soirées, all complemented by lush sub-tropical landscaping and a tranquil poolside terrace for the ultimate escape.





## Your urban sanctuary with thoughtfully designed outdoor spaces.

On Level 2, the communal gardens provide a serene retreat, complete with lounging areas and a firepit where you can unwind after a long day. These thoughtfully designed spaces offer a seamless blend of relaxation and socialisation, creating a sanctuary within the vibrant city surrounds.

Beyond the luxurious amenities, The Millwell is designed for ultimate convenience. The development features secure onsite parking with two levels of basement parking, including visitor parking bays and bicycle spaces. For added convenience, the development is also pet friendly and includes an on-site manager's office and secure parcel storage.

Experience the perfect harmony of convenience and thoughtful design at The Millwell, where every detail has been crafted to elevate your lifestyle and create a sanctuary within the vibrant city.



## Architecturally designed apartments.

This architecturally designed collection of apartments offers an irresistible fusion of unique aesthetics and exceptional amenities. The result is a stunning display of refinement and grandeur that captivates with its remarkable style and impressive scale.

Finished to the highest standards, these stunning open-plan apartments boast premium stone benchtops, designer kitchen appliances, integrated laundry facilities and reverse cycle air-conditioning. The elegant lines and matte finishes of the interiors create a personal sanctuary, meticulously crafted for both aesthetics and functionality.

Warm and inviting colours and textures, reflecting a palette of neutral tones, seamlessly blend with the surrounding landscape. High ceilings and private balconies with floor-to-ceiling glass doors flood the interiors with natural light, offering breathtaking views from your private outdoor balcony.

Residents will be mesmerised by the golden hues of breathtaking sunsets, offering spectacular views of the majestic hinterland to the west or the dynamic urban community and serene waterways toward the east.

Those on level 6 and above will be treated to awe-inspiring sunrises over the distant coastline, creating a daily spectacle of natural beauty.

# The perfect balance of comfort, privacy and style.

Indulge in unparalleled comfort and relaxation. These meticulously designed residences strike the ideal balance between spaciousness, privacy and elegance, all while embracing the vibrancy and convenience of an urban environment.

## SUMMARY OF FEATURES

- 2, 3 & 4 bedroom apartments across 8 levels
- 6 Penthouses - 3 in each tower
- Tower 1 - Level 2 communal gardens, fire pit and booth seating
- Tower 2 - Level 9 Rooftop terrace featuring outdoor kitchen/dining BBQ, lounge, 25m infinity pool, bar, premier commercial bathhouse and wellness centre
- Communal area open garden area
- 2 internal lift access
- 2 levels of secure underground basement car parking
- Pet friendly
- Onsite management



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# About the Developer.

## HABITAT DEVELOPMENT GROUP

Since the establishment of our company in Brisbane in 2005, Habitat Development Group specialises in residential and mixed-use development. We're proud of our reputation for delivering quality properties at affordable prices.

With a geographic focus on the Sunshine Coast, we use strict criteria when determining site selection and only develop properties in growth suburbs, with good proximity to shopping, schools, transport, entertainment and employment. Here at Habitat, we manage all aspects of the development process in-house, including site acquisition, development, construction, sales and ongoing property management.

With separate divisions dedicated to each part of the development cycle, we are able to offer the very best value and service to our customers.

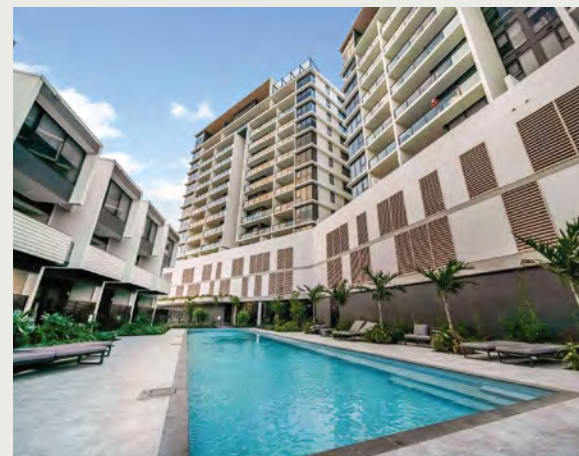
Our commitment to a project goes well beyond completion of the building as we employ a dedicated team of professionals to ensure high quality landscaping, pools and common areas continue to be well maintained, whilst keeping ongoing costs to a minimum for investors and residents alike.



ST CLAIR - UNDER CONSTRUCTION



THE CORSO - COMPLETED 2024



MARKET LANE - COMPLETED 2022



PARKWOODS - COMPLETED 2022

# About the Builder.

## HABITAT CONSTRUCTION GROUP



FOREST EDGE & BOTANICA - COMPLETED 2020



ONE TREE - COMPLETED 2019



THE FOUNDRY - COMPLETED 2018

In 2023, Habitat was ranked in the top 5 builders of apartments in the country by the HIA.

Habitat Construction Group is a wholly owned subsidiary of Habitat Development and acts as the sole and exclusive builder on all Habitat Development projects. The business was established in 2009 and was a strategic decision to ensure that the quality of our finished product is delivered to the highest of standards, without compromise, providing enduring value to our customers.

The construction division is overseen by a highly professional management team with over 80 years combined experience and it is a result of this experience and direct collaboration between development & construction teams that culminates in a stringent attention to design and engineering detail. As an extension to this collaboration, the selection of highly regarded consultants, designers and engineers, combined with a diligent approach to construction management and delivery ensures that every single Habitat building is constructed to the highest of standards, creating buildings that consistently stand the test of time.

As part of our standard process, Habitat Construction conducts regular internal audits in addition to those alongside the Queensland Building and Construction Commission to ensure compliance with these standards. Habitat Construction has never had a defect or workmanship complaint lodged against their license which is a testament to the quality of work completed by the team as there are not too many builders who can make this same claim.



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