

anti-graffiti class

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"There's actually some things worse than getting caught and that's getting into a bad habit."

"Has anyone ever seen the devastating affect a habit can have on someone when they get older?"

Xavier said families are

torn apart and people end up living in a lot of pain.

"Sometimes the best thing that can happen to a kid is getting caught doing the wrong thing, because it helps them learn."

He said some of these kids get into bad habits.

"And when it come to

graffiti they start climbing on buildings and bridges and get on trains. They take big risks."

He said people have fallen from high distances and had pieces of fence stuck in their leg.

"Or they've damaged their lungs because they've

breathed in all the fumes from the spray can, not realising those fumes are toxic and once they go in the lungs they can't come out. Then there's been other instances where people have been electrocuted or they've lost their lives," he said.

Be cool without being silly

ANTI-graffiti presenter Xavier Diaz told Sunshine Beach State School students that some kids get themselves into trouble because they think it's cool to break the law.

"Do you have to do silly things to be cool? In order to be cool some kids have to have an attitude problem. They need to make fun of other kids," he said.

"In order to be cool they have to be rich, they have the latest stuff, the right clothes."

He asked the students if people could look perfect on the outside and still be miserable on the inside.

"Being cool is not what you think of me, being cool is



WISE WORDS: Actor Xavier Diaz (front) with Sunshine Beach State Primary students Orson Kime, Chase Askew, Ky Thorsen, Alfie Rowley and Virgo Nash at the anti-graffiti program for years 5, 6 and 7 at Sunshine Beach State School.

PHOTO: GEOFF POTTER

about what I think of me. Who's ever hung out with other kids who've made you feel you're not good enough?"

"And to hang out with

them you have to do silly stuff. And then you have to do the next bad thing. And they're like... keep coming. "Do you need to hang out

with kids like this?"

His advice was to tell those kids that you're already cool: "And if you can't see that you need to go to Specsavers."

Noosa Village sells for \$25.1m

A STRONG commercial investment market has seen the Noosa Village shopping centre change hands for \$25.1 million.

The property has been owned since 1999 by legendary Australian winemaker Wolf Blass through its Adelaide-based Marnham Pty Ltd.

The prime 1.58ha site between Mary St and Gibson Rd has been purchased by Sydney-based Fort Street Funds Management.

The sale was handled by Chesterton International's director of portfolio investment Glenn Conridge.

Mr Conridge said the instruction was to introduce, in a discreet off-market transaction, a select group of likely purchasers for the Woolworths-anchored neighbourhood shopping centre asset.

"The property attracted immediate interest from the targeted purchaser group and, following a four-week period and multiple offers, was contracted by Fort Street Real Estate Capital funds managers.

"In the current low interest rate climate, there is considerable pent-up capital and subsequent demand from the major funds, as well as high net

worth individuals, to identify quality retail investment assets throughout Queensland, and indeed Australia-wide.

"The property represented a well established centre, in a prime location adjoining the Villa Noosa Hotel and Dan Murphy's liquor store, and is fully leased and securely anchored by a Woolworths Supermarket with approximately 21 specialty tenancies.

"Noosa offered an immediate attraction to all the identified purchasers as an iconic Queensland holiday destination, and a solid investment opportunity."

Mr Conridge said the shopping centre was strategically located within the retail hub of Noosaville with a trade area population of about 36,000.

"The current commercial investment market has never been stronger, being fuelled by a combination of unlisted funds, domestic superannuation funds and offshore investors as the major drivers of activity on the purchasing side," he said.

Mr Conridge said Noosa was well positioned to benefit from the on-going growth in the south-east Queensland region.

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