

# Petrichor property

Stress free Sales &  
Property Management  
on the Sunshine Coast



# Petrichor

## property

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Petrichor (pe-tric-hor)

The earthy scent produced when rain falls on dry soil.

# Our Story



Melinda and Scott brought Petrichor Property to light through their unique experiences in the Real Estate & Building Industries.

As an independent agency, Petrichor Property offers personalised solutions and expert advice—always putting your interests first.

At Petrichor Property, you benefit from a friendly, knowledgeable team focused on maximising returns, protecting your investment, and delivering seamless service—every step of the way.

# *A bespoke experience designed for results*

We're hands-on from day one, guiding sellers on where to invest for maximum impact and helping buyers understand both the current and future value of your property.

Professional Property Management services that go beyond receipting rent.



# Buying & Selling



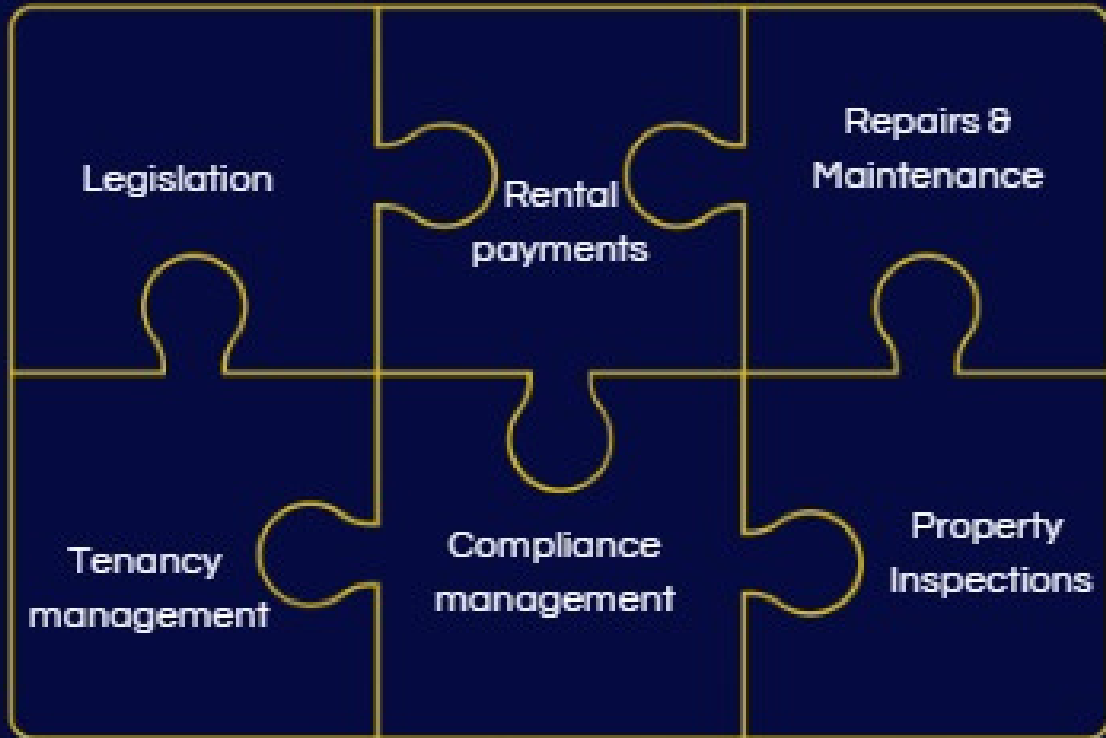
At Petrichor Property, we understand that selling your home is more than a transaction — it's a moment of transition, opportunity, and emotion

That's why we offer a tailored sales experience that combines strategic insight with personal attention, ensuring your property is showcased to its fullest potential and reaches the right buyers — locally, interstate, and internationally.

Once the contract is signed, we don't stop. This is when we work solidly with the buyers to ensure they feel comfortable and prepared for the process.

We do everything we can to ensure the buyer is moving smoothly toward settlement, to achieve the outcome everyone wants.

# Property Management



We believe the best property managers are friendly and approachable and know how to use legislation, when needed. That's how we run our property management business.

There are requirements that must be done when you own a rental property. We want you to feel like you are more than a transaction and that we have your back while explaining your options.

We don't stand between you and your investment property or between you and your funds. We professionally manage, personally care and keep all lines of communication open.

With over 30 years in real estate, Melinda Cotton is renowned as a leader, mentor, and trusted advisor. Her experience spans frontline sales, property management, and senior executive roles, including National Manager within Belle Property, where she supported teams nationwide.

At Petrichor Property, Melinda applies her strategic insight and operational expertise to deliver boutique, hands-on service. She is valued for balancing proven systems with personalized care, ensuring every property is managed precisely and every client feels valued.

Melinda excels at merging strategic vision with attention to detail. She is dedicated to raising standards in property management, helping landlords achieve strong returns and tenants enjoy positive experiences, all through clear, transparent leadership.

Active in the Sunshine Coast community, Melinda supports local schools with mentoring and mock interviews, encouraging young people to explore real estate careers.

Her blend of expertise and personal commitment offers property owners confidence and care in managing their most valuable assets.



**Melinda Cotton**

**Licensed Real Estate Agent**

**0400 172 537**

**[melinda@petrichorproperty.com.au](mailto:melinda@petrichorproperty.com.au)**

With decades of building and construction experience in Australia and the UK—including as a certified inspector—Scott brings valuable insight to Petrichor Property. He spots high-impact improvements, curbs unnecessary costs, and interprets inspection reports clearly, preparing your property for the market with care.

Managing trades, explaining findings simply, and advising on strategic upgrades, Scott's expertise ensures every decision is informed, efficient, and buyer-focused.

His hands-on role reassures sellers and builds trust with buyers, who feel confident in a thoughtfully prepared, well-maintained home.

Friendly, approachable, and deeply knowledgeable, Scott makes the process smooth with standout results.



Scott Harris

Real Estate Agent

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# Petrichor property

Let's work together

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