

Louis Bazzo

ESTATE

NOOSA HINTERLAND · QUEENSLAND

Wedding Information Pack

Weddings 2027 & 2028 · Noosa Shire's first dedicated wedding estate

658 Louis Bazzo Drive, Ringtail Creek QLD 4565 · louisbazzoestate.com.au

CONTENTS

What's inside.

Welcome	03
The estate at a glance	05
The land	06
The built precinct	07
Ceremony locations	08
Full Venue Hire	11
The Intimate Wedding	13
The Vow	14
Pricing at a glance	15
What is not charged	16
Catering	18
Alcohol and the bar	19
Coordination and coach transfer	20
A typical wedding day	21
Location and travel times	22
Accommodation nearby	23
Suppliers we work with	24
Frequently asked questions	25
How to book	27
Contact	28



WELCOME

Welcome to Louis Bazzo Estate.

Thank you for thinking of Louis Bazzo Estate for your wedding.

Louis Bazzo Estate is Noosa Shire's first dedicated wedding estate: 250 acres of working horse and macadamia farm on a ridge above a spring-fed lake, in the hinterland behind Noosa. Most guests can be here within half an hour of their accommodation, and there is only ever one wedding on the property.

We run Louis Bazzo Estate as a dry-hire venue. You bring your own drinks with no corkage, choose your own caterer, and we take no commission. One venue fee covers the whole wedding area. It is published on our website with GST included, and there is no per-head charge for up to 150 guests.

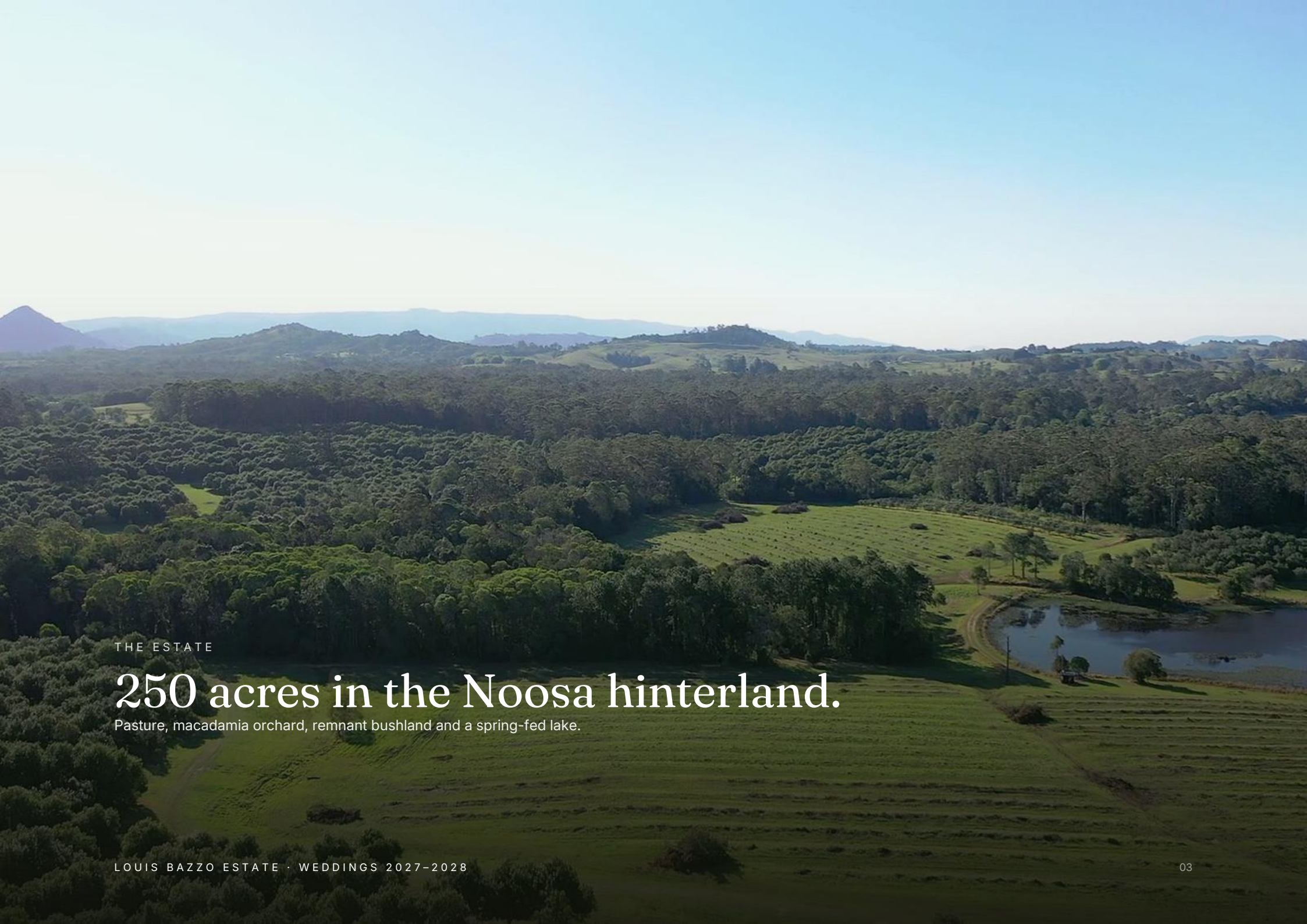
The team behind Louis Bazzo Estate has run Rosewood Estate, a wedding venue in the Gold Coast hinterland, since 2019. The two venues are run separately, but the team planning your day here has years of experience running weddings on a rural property.

Weddings start from 1 September 2027 and run through 2028. This pack covers the details. If something isn't answered here, please ask us.

The team at Louis Bazzo Estate

hello@louisbazzoestate.com.au · 0407 085 605





THE ESTATE

250 acres in the Noosa hinterland.

Pasture, macadamia orchard, remnant bushland and a spring-fed lake.

AT A GLANCE

The estate at a glance.

CAPACITY
Up to 150 guests, seated or cocktail

EXCLUSIVE USE
The whole wedding venue area, one wedding at a time

THE PROPERTY
250 acres of working horse and macadamia farm

CEREMONY
Four locations, including a permanent undercover structure

RECEPTION
A 300sqm permanent Pavilion with a dance floor

TERRACES
Canapés Terrace 220sqm · Cocktails Terrace 290sqm

ALCOHOL
BYO with no corkage

CATERING
Your choice of caterer from our preferred list, or your own with our approval, and we take no commission either way.

HOURS
Sun–Thu 11am–10pm, guests away 10:30pm · Fri–Sat 11am–11pm, away by midnight

MUSIC
All amplified music inside the Pavilion from 6:00pm

PARKING
55 marked spaces, plus accessible and coach bays

TRANSFERS
One coach minimum for weddings over 50 guests

COORDINATION
An On-Day Coordinator, engaged by you, is required

ACCOMMODATION
None on site. Nearby options are on page 23

LOCATION
658 Louis Bazzo Drive, Ringtail Creek QLD 4565

DISTANCE
25 min Hastings Street · 45 min Sunshine Coast Airport

OPENING
First available wedding date 1 September 2027

PRICING
From $15,500, GST included. No per-head venue fee



THE ESTATE

A working farm, and a lake.

Louis Bazzo Estate sits on Louis Bazzo Drive at Ringtail Creek, in the hinterland behind Noosa. Two hundred and fifty acres of pasture, macadamia orchard and remnant bushland, rising to a ridge that looks out over a spring-fed lake and south toward Mount Cooroy.

The estate is a working farm. Horses graze the front paddocks. The macadamias are harvested in autumn. The wedding uses the built precinct on the ridge, so the property never feels crowded at any guest count.

Why the hinterland.

The estate is 25 minutes from Hastings Street. That gives you room for up to 150 guests on a ridge above the lake, and the freedom to bring your own drinks, caterer and suppliers with no corkage or commission.

You are close enough to Noosa for accommodation and the day-after brunch, and far enough away for a quiet, private day.

> “Not only is the venue breathtaking, the team are incredible. Their communication, accommodation and back-up plans were unmatched. Nothing was an issue.”
>
> A COUPLE MARRIED AT ROSEWOOD ESTATE, THE TEAM'S FIRST VENUE

THE BUILT PRECINCT

What's built on the ridge.

Built for weddings.



The **Pavilion**

300SQM

The reception space. Lighting, cold room and prep areas, with room for 150 guests seated and a dance floor.



The Undercover Ceremony Structure

PERMANENT

A permanent, covered ceremony space. Your ceremony does not depend on the forecast.



Canapés Terrace

220SQM

Open-air arrival and canapés, looking out over the lake.



Cocktails Terrace

290SQM

The larger of the two terraces, where guests gather before dinner.

CEREMONY

Four ceremony locations.

You choose at planning. All four are included in your venue fee.

01 The lake shoreline

With the lake and the view across the water behind you.

02 The Cocktails Terrace

Elevated, looking out over the lake.

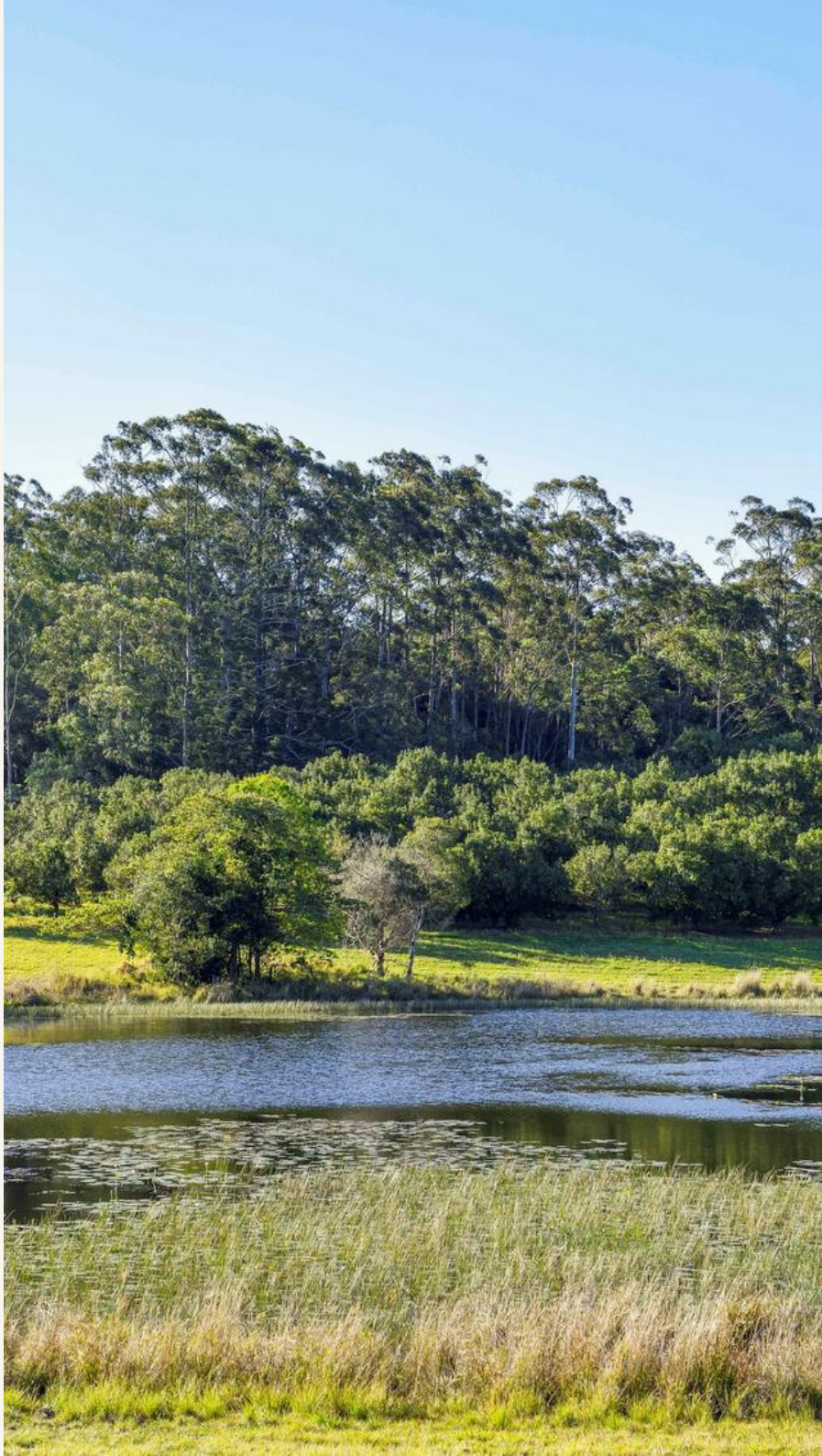
03 Amongst the macadamias

Under the trees, between the orchard rows.

04 The undercover ceremony structure

A permanent covered space, so rain doesn't change your plans.

What happens if it rains? You have a permanent undercover ceremony structure, so your ceremony does not depend on the forecast. The Pavilion also has full sides that close. We make the call with you and your coordinator on the day.





THE LAKE

One wedding at a time.

The whole wedding area is yours for the day.



OUR COLLECTIONS

Three wedding packages.

Full Venue Hire · The Intimate Wedding · The Vow

COLLECTION ONE

Full Venue Hire

Exclusive use of the wedding venue. Up to 150 guests. From $15,500, GST included.

GUESTS	DAYS	HOURS	EXCLUSIVE USE	FROM
Up to 150	Monday to Saturday	11am–10pm · 11pm Fri–Sat	The wedding venue area	$15,500 incl. GST

Who it is for

Couples who want the whole wedding area to themselves for a full day: a ceremony outdoors or undercover, canapés on the terraces and a seated dinner in the Pavilion, with their own suppliers, caterer and bar.



FULL VENUE HIRE

What one venue fee covers.

Every wedding at Louis Bazzo Estate begins at 11:00am. There is no per-head venue charge, no corkage, no catering commission, no cake-cutting fee, no ceremony fee, no bump-in fee and no cleaning fee.

GUESTS	BUMP-IN	MUSIC ENDS	GUESTS DEPART
Up to 150	From 11:00am	10pm · 11pm Fri–Sat	10:30pm · midnight Fri–Sat

WHAT IS INCLUDED

- Exclusive use of the wedding venue area: the Pavilion, the undercover ceremony structure, both terraces, the gardens, the lake shoreline and the macadamia rows
- Your choice of the four ceremony locations
- Reception in the 300sqm Pavilion, seated up to 150 with a dance floor
- Reception tables and chairs for the Pavilion
- Lighting throughout the Pavilion
- Cold room, prep areas and food-service infrastructure for your caterer
- 60 white ceremony chairs, signing table and signing chairs
- Cocktail furniture for canapés
- Firepit with one night's firewood, subject to Queensland fire bans on the day
- 55 marked car parking spaces, including accessible and coach bays
- On-site venue liaison across the wedding day
- Public liability insurance in respect of the venue

WHAT YOU ARRANGE

- Your caterer, from our list or your own with our approval
- Bar service with RSA-accredited staff
- An On-Day Coordinator (required for every wedding)
- A coach for weddings over 50 guests (minimum one)
- Alcohol (BYO, no corkage)
- Styling, florals, photography, music and celebrant
- Accommodation for you and your guests

VENUE FEE, GST INCLUDED

Mon–Thu	Friday	Saturday	Sunday*
$15,500 / $16,500	$16,500 / $17,500	$17,500 / $18,500	$16,500 / $17,500

2027 price shown first, 2028 second. *Sundays are available only when the following Monday is a Queensland public holiday.

COLLECTION TWO

The Intimate Wedding

Up to 40 guests for five hours, finishing by 6:00pm, with the same lake, buildings and private use of the estate.

GUESTS	DURATION	DAYS	FROM
Up to 40	5 hours	Mon – Wed	$8,500

WHAT IS INCLUDED

- Exclusive use of the wedding venue area for five hours
- Your choice of the four ceremony locations
- Reception in the Pavilion or on the Cocktails Terrace
- Reception tables and chairs for the Pavilion
- Pavilion lighting
- Cold room and preparation space for your caterer
- 40 ceremony chairs, signing table and chairs
- Cocktail furniture
- 55 car parking spaces. No coach is needed at this guest count
- On-site venue liaison across the day

WHAT YOU ARRANGE

- Your caterer, and your bar service if you want one
- Alcohol (BYO, no corkage)
- Styling, florals, photography, music and celebrant

VENUE FEE, GST INCLUDED

2027	2028
$8,500	$9,000

Prices are GST-inclusive and are the total venue fee, whatever your guest count up to 40.



COLLECTION THREE

The Vow

A ceremony and a toast rather than a reception. Up to 20 guests, three hours on the estate.

GUESTS	DURATION	DAYS	FROM
Up to 20	3 hours	Mon – Wed, by 6:00pm	$3,300

WHAT IS INCLUDED

- Three hours' use of the wedding venue area
- Your choice of the four ceremony locations, including the undercover ceremony structure
- 20 ceremony chairs, signing table and chairs
- Cocktail furniture for a post-ceremony drink
- On-site venue liaison

WHAT YOU ARRANGE

- Your celebrant, photographer and florals
- Anything you would like to drink or eat afterwards

NOT AVAILABLE

The Vow is a ceremony product. It does not include a seated reception, catering infrastructure or the Pavilion.

VENUE FEE, GST INCLUDED

2027	2028
$3,300	$4,400

Prices are GST-inclusive.



PRICING

Pricing for 2027 and 2028.

One venue fee. Every price on this page is the total price for that item, GST included.

FULL VENUE HIRE: EXCLUSIVE USE, UP TO 150 GUESTS

DAY	2027	2028
Monday to Thursday	$15,500	$16,500
Friday	$16,500	$17,500
Saturday	$17,500	$18,500
Sunday (long weekends only)	$16,500	$17,500

A Sunday saves $1,000 against a Saturday. A weekday saves $2,000, with no reduction in what is included.
The Vow and The Intimate Wedding are held Monday to Wednesday. The Vow concludes by 6:00pm.

MICRO WEDDINGS

The Vow: 20 guests, 3 hours	$3,300	$4,400
The Intimate Wedding: 40 guests, 5 hours	$8,500	$9,000

All prices are GST-inclusive and are the total price for that item. Prices shown are for weddings held in the 2027 and 2028 calendar years.

COSTS

What is not charged.

No per-head venue fee

The venue price is flat, whatever your guest count up to 150.

No corkage

Bring your own alcohol.

No catering commission

Choose your own caterer.

No cake-cutting, ceremony, bump-in or cleaning fee

All included in the venue fee.

OTHER COSTS TO BUDGET FOR

Bar service, catering, your coordinator and, for weddings over 50 guests, coach transfer are engaged by you directly, so they are not venue charges and we do not mark them up. Two venue items to know about:

Refundable security bond: $1,100

Separate from the venue fee. Due 30 days before your wedding and refunded within 14 days after it, subject to the Terms and Conditions.

Public holiday surcharge: $1,100

Applies to available public holidays only. Anzac Day, Good Friday, Christmas Day and New Year's Day are unavailable.





THE MACADAMIAS

A working macadamia farm.

The orchard is a working crop, mown between the rows and harvested in autumn.



WHAT YOU BRING

Choose your own caterer.

Use a caterer from our preferred list or your own, with our approval. We take no commission either way.

WHAT YOUR CATERER GETS

- A dedicated preparation space for caterers and chefs
- A cold room
- Service points and food-safe surfaces
- All of it sized for a 150-guest service

Caterers bring their own hot equipment, which is how most of them prefer to work. What they need from us is room, power and cold storage, and all three are provided.

SPIT ROASTS, FIRE PITS AND FOOD VANS

Yes to all three, subject to fire-safety approval by us and adequate insurance from the operator. Raise these with your coordinator at planning.

APPROVING YOUR OWN SUPPLIER

You may nominate any supplier for our approval. We confirm approval in writing once they are appropriately insured and briefed. We require insurance certificates from every supplier before bump-in.



WHAT YOU BRING

BYO drinks, no corkage.

Louis Bazzo Estate is a BYO wedding venue. Bring your own wine, beer and spirits. There is no corkage.

WHO SERVES THE BAR

Bar service is arranged separately and engaged by you, not supplied by us. You can book a bar service that brings its own RSA-accredited staff, or hire RSA-accredited staff directly. Any bar service at a private event in Queensland requires RSA accreditation, so this is required. You choose the operator and we take no commission. Operators we work with regularly are listed on our Preferred Suppliers page.

WHY IT MATTERS TO YOUR BUDGET

For a larger wedding, BYO can save a significant amount compared with a venue drinks package. You buy what you want to drink at retail prices, and anything left over goes home with you.

WHAT YOU ARRANGE

Coordinator, coach and accommodation.



An On-Day Coordinator

REQUIRED

An On-Day Coordinator, engaged by you, is required for every wedding at Louis Bazzo Estate. We publish a preferred coordinator list, or you may nominate your own for our approval. This is a Council-linked requirement, and it is what makes the day run cleanly.



Coach transfer

OVER 50 GUESTS

A minimum of one coach is required for every wedding over 50 guests. This is a condition of our Council approval, not a venue add-on. We publish a preferred operator list with indicative pricing. Guests can also drive. There are 55 marked spaces, plus motorcycle, bicycle, coach and accessible bays.



Accommodation

NOT ON SITE

Louis Bazzo Estate does not offer on-site accommodation, and there is no getting-ready building on the property at this stage. Couples generally get ready at their accommodation and arrive at the ceremony. Tewantin is fifteen minutes away and Noosa twenty-five, so it is a short trip. See page 23.

THE DAY

A typical wedding day.

A typical timeline. Your coordinator will help you set your own run sheet.

- **11:00am**
  Bump-in opens. Florists, caterers, coordinator on site.
- **3:00pm**
  Guests arrive (by coach for weddings over 50 guests).
- **3:30pm**
  Ceremony: the shoreline, the terrace, the macadamias or the ceremony structure.
- **4:00pm**
  Canapés and drinks on the Canapés Terrace, then the Cocktails Terrace as the light drops.
- **6:00pm**
  Guests move inside for dinner. All amplified music indoors from this point.
- **6:30pm**
  Reception in the Pavilion.
- **10:00pm**
  Music finishes and farewell (11:00pm on Fridays and Saturdays).
- **10:30pm**
  All guests departed and coaches away (midnight on Fridays and Saturdays).

Bump-out happens on the next permitted service day. Service vehicles can load and unload 7:00am–6:00pm, Monday to Saturday only, so after a Saturday or long-weekend wedding it can't be the next day.



GETTING HERE

Location and travel times.

658 Louis Bazzo Drive, Ringtail Creek, Queensland 4565.

10 min	Pomona
15 min	Cooroy
15 min	Tewantin
20 min	Noosaville and the Noosa River
25 min	Hastings Street, Noosa
45 min	Sunshine Coast Airport
2 hours	Brisbane Airport

Times are indicative and depend on traffic.

ON ARRIVAL

55 marked car parking spaces, including accessible and coach bays, plus dedicated motorcycle and bicycle bays. A coach is required for weddings over 50 guests, with pick-up points in Noosa, Tewantin and Cooroy.

BY HELICOPTER

Helicopter arrivals are permitted in limited numbers each month, in daylight only. Helicopter access isn't included in any package and needs our written approval in advance.





WHERE TO STAY

Accommodation nearby.

There is no accommodation on the estate. Ask us when you enquire and we can suggest places nearby.

UNDER 15 MINUTES

Pomona: pubs, cottages, farm stays

Cooroy town: small hotels, motels, self-contained houses

Ridgewood: country houses sleeping 6–12

15–25 MINUTES

Tewantin: houses and motels, close to the river

Boreen Point: lakeside houses, pub accommodation

Doonan: country properties and eco retreats

Cooran: small holdings and cottages

25–35 MINUTES

Noosaville: river-frontage apartments

Noosa Heads: hotels, resorts and apartments on and near Hastings Street

Sunshine Beach: quieter than Noosa Heads, ten minutes further

Choosing your accommodation

For the couple and immediate family, a house within 15 minutes (Pomona, Cooroy or Tewantin) makes getting ready and arriving on time easier. For other guests, Noosaville or Noosa Heads works well, with a coach to the wedding and no driving.



PREFERRED SUPPLIERS

Suppliers we work with.

Our preferred suppliers are people we work with regularly. They know the site, the timings, coach access and the rules, and all are insured to work here. You don't have to use them, and you can nominate any supplier for our approval.

- Wedding coordinators / on-day coordinators
- Caterers
- Bar service (RSA-accredited)
- Photographers
- Videographers
- Florists
- Celebrants
- Musicians and DJs
- Hair and makeup artists
- Transport and coach operators
- Furniture and lighting hire
- Cake and dessert
- Photobooth and entertainment

The named supplier list and indicative coach pricing are published on our website and are sent with every enquiry response. Suppliers who would like to be considered may write to hello@louisbazzoestate.com.au.

QUESTIONS

Frequently asked questions.

The full list is published on our website.

When can we get married at Louis Bazzo Estate?

Weddings begin from 1 September 2027 and continue through 2028. Please check the live availability calendar on our website. Availability can change until a booking is confirmed.

Does an enquiry reserve our date?

No. An enquiry or date request does not reserve a date. After your viewing you can request a date, which we review personally. A date is confirmed only when your Booking Agreement is signed and the $1,100 booking fee is received.

What days do you take weddings?

Monday to Saturday for full weddings, and Monday to Wednesday for The Intimate Wedding and The Vow. Sundays are available when the following Monday is a Queensland public holiday. Anzac Day, Good Friday, Christmas Day and New Year's Day are unavailable.

What is the maximum guest count?

150 guests, cocktail or seated, on any day.

Is there a minimum guest count?

No. The venue fee is flat, so 80 guests costs the same as 150.

Can we bring children?

Yes. Children are welcome. Please confirm numbers with us at booking.

What time does the wedding finish?

Sunday to Thursday, celebrations run to 10:00pm with guests away by 10:30pm. Friday and Saturday, they run to 11:00pm with guests away by midnight.

When can suppliers arrive?

Bump-in from 11:00am on the day. Your coordinator confirms the sequence with each supplier.

Can we come earlier to get ready on site?

Not at this stage. Louis Bazzo Estate has no getting-ready building. Couples generally get ready at their accommodation and arrive at the ceremony.

Can we bring our own alcohol?

Yes. Louis Bazzo Estate is a BYO wedding venue. You supply the wine, beer, spirits and anything else, and there is no corkage fee.

Who serves the bar?

Bar service is engaged by you, not supplied by us. You can book a bar service that brings its own RSA-accredited staff, or hire RSA-accredited staff directly.

Do we need a coach for our guests?

Yes, for weddings over 50 guests. A minimum of one coach is a condition of our Council approval. Guests may also drive; there are 55 marked spaces.

Can guests stay on site?

No. Our Where to Stay list covers houses, boutique hotels and resorts from ten to twenty-five minutes away, from single rooms to whole houses for the bridal party.

Is Louis Bazzo Estate a working farm?

Yes. Horses and macadamias. The wedding uses the built precinct on the ridge while the rest of the estate keeps operating.

What happens if it rains on our ceremony?

You have a permanent undercover ceremony structure, so your ceremony does not depend on the forecast. The Pavilion also has full sides that close.

Are pets welcome?

By prior written permission. Please ask before bringing any animal onto the property. Bear in mind this is a working horse farm.

When does music have to be inside?

Amplified music stays inside the Pavilion. Acoustic music outside is fine through the afternoon and finishes by 6:00pm, when all music and entertainment moves indoors.

Can we have fireworks or a laser display?

No. Sparkler send-offs are permitted outside structures only.

Can we arrive by helicopter?

Yes, by arrangement. Helicopter trips are limited each month and are daylight only. Helicopter access is not included in any package and needs our written approval in advance.

Is there a noise limit?

Yes. There is an external limit measured at neighbouring residences. Bands and DJs follow the estate's approved acoustic requirements and the directions of our on-day team, who monitor sound levels with an on-site meter throughout.

Will we hear another wedding?

No. There is only ever one wedding on the property, and the nearest neighbours are well away from the wedding area.

Do you carry public liability insurance?

Yes, in respect of the venue and its operation. Your suppliers carry their own, and we require certificates from every supplier before bump-in.

Are your prices GST-inclusive?

Yes. Every price in this pack and on our website is the total price for that item, GST included.

NEXT STEPS

How to book.

01 Check the calendar and enquire

Check the live availability calendar on our website, then send an enquiry. An enquiry does not reserve a date, and availability can change until a booking is confirmed.

02 View the estate, then request a date

After your private viewing you can request a date. Every request is reviewed and approved personally. If we offer a provisional hold, we confirm it and when it ends in writing. A hold is not a booking.

03 Read the operating plan

Before you reserve, we give you the Council-approved Operational Management Plan that applies to the estate. You do not sign it separately; your Booking Agreement records the version you received.

04 Sign and pay the booking fee

Your booking is confirmed only when the Booking Agreement is signed and the $1,100 booking fee is received. Your agreement records your package, inclusions, date and payment amounts.

PAYING FOR YOUR WEDDING

The $1,100 booking fee is non-refundable and is credited toward your venue fee. The venue fee is then brought up to these cumulative totals:

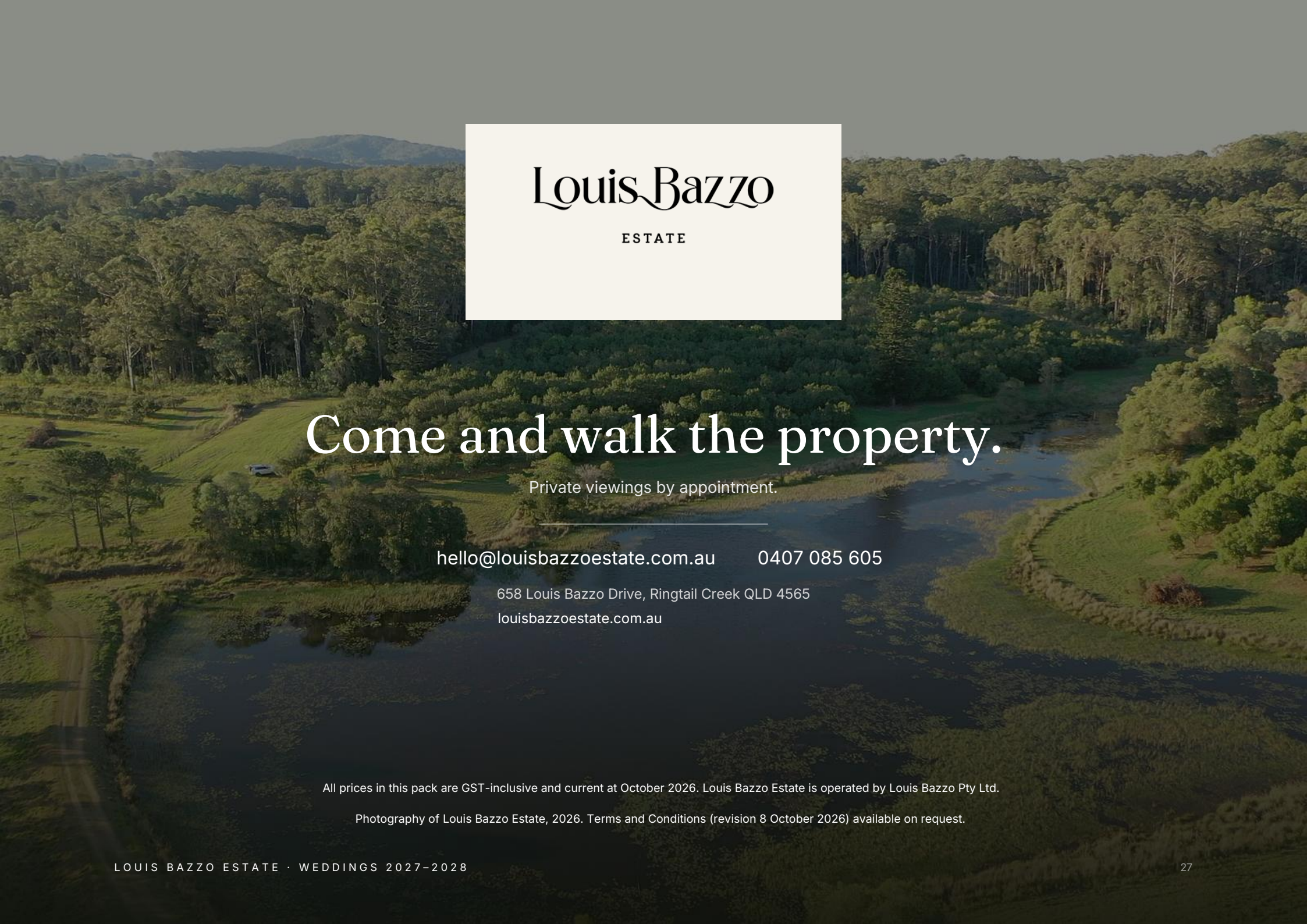
On booking	$1,100 booking fee
12 months before	25% of venue fee
6 months before	50% of venue fee
3 months before	75% of venue fee
30 days before	100% of venue fee

Your Booking Agreement sets out the exact dates and amounts for your wedding.

Security bond: $1,100

Separate from the venue fee. Due 30 days before your wedding and refunded within 14 days after it, subject to the Terms and Conditions.





Louis Bazzo

ESTATE

Come and walk the property.

Private viewings by appointment.

hello@louisbazzoestate.com.au 0407 085 605

658 Louis Bazzo Drive, Ringtail Creek QLD 4565

louisbazzoestate.com.au

All prices in this pack are GST-inclusive and current at October 2026. Louis Bazzo Estate is operated by Louis Bazzo Pty Ltd.

Photography of Louis Bazzo Estate, 2026. Terms and Conditions (revision 8 October 2026) available on request.