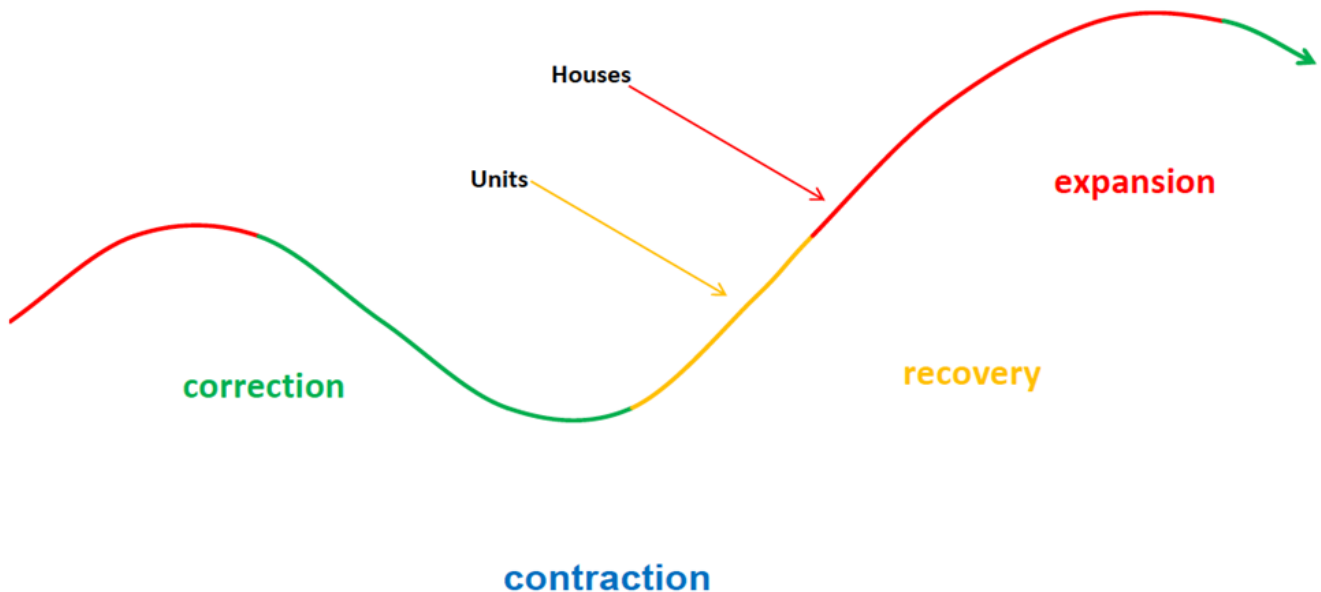


# No Bubble, Just Opportunity

Sunshine Coast houses and units price cycle (Wilson Curve)



marketview

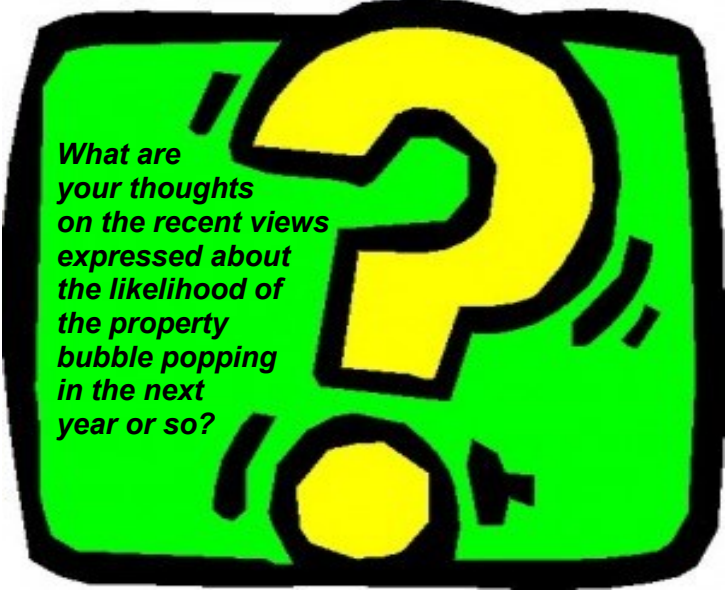
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**A buyer's email last week included an interesting question:**

Let me be clear, there is no bubble here in Noosa, or anywhere on the sunny Sunshine Coast of Queensland!

We are a long way from Sydney's robust and enviable growth in prices and volume of sales - looming bubble or not.

Ours is a market in recovery.



*What are your thoughts on the recent views expressed about the likelihood of the property bubble popping in the next year or so?*

The top ten selling suburbs of the Sunshine Coast in the six months to December 2014 saw Tewantin and Noosaville take 2nd and 3rd places respectively in house sales, and Noosa Heads take 3rd place and Noosaville 7th place in unit sales across the Sunshine Coast.

Noosa is a microcosm of the Sunshine Coast market and a little behind its southern neighbors in sales and rental growth, with further to go in capital and income gains, as evidenced by the top selling suburbs (houses) chart included.

## Sunshine Coast top selling suburbs (6 months December 2014)

Houses	Sold	Median	Listings per sale	6 month	1 year	5 year
Buderim	330	\$550,000	1.9	2.9%	4.8%	0.5%
Tewantin	166	\$446,350	1.8	4.9%	7.6%	2.4%
Noosaville	137	\$640,000	2.8	6.7%	6.7%	-11.4%
Mountain Creek	117	\$535,000	2.8	9.2%	7.2%	15.1%
Little Mountain	114	\$495,500	2.9	5.4%	8.4%	5.4%
Nambour	107	\$344,500	2.4	3.8%	6.2%	-3.1%
Maroochydore	104	\$485,700	1.7	6.7%	17.0%	11.0%
Caloundra West	103	\$427,000	3.0	4.1%	5.4%	0.5%
Coolum Beach	98	\$487,500	1.7	-7.1%	8.3%	-0.5%
Peregian Springs	98	\$545,000	3.8	0.9%	6.9%	7.4%

marketview

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That's what makes this such a great market to buy into right now, and increasingly, a better market in which to sell.

What I am seeing more frequently are buyers from southern states purchasing a property to which they would like to move or retire to in 2-5 years, that will be rented in the meantime.

The key rental markets in Noosa are Noosa Heads (number 8 in the Sunshine Coast top ten rental suburbs, houses), Noosaville (5th), Tewantin (3rd) and Peregian Springs (7th), showing between 4.5% and 5.1% annual yields.

Worried about a potential bubble in the Sydney market being wished upon us by media commentators everywhere? Worried about housing affordability for your kids? Or cost of living concerns for when you retire?

Talk to me.



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## Featured Property

Good Home, Great Investment  
5 bed, 2 bath, 2 car

**\$570,000**



This well-designed single level 5 bedroom home has space for everyone.

Not quite 3 years old, with modern finishes, and a flat, fully fenced block, it is a short easy stroll to Noosaville Primary and St Teresa's Catholic College (secondary) schools in the heart of Noosaville, and just a few minutes drive to Bunnings & Civic Shopping.

With great separation between the spacious master suite at the front of the house and 4 other bedrooms surrounding the main bathroom at the back of the home, and living spaces between, this is a well-designed, quality family home.

Enjoy gas cooking in your large open modern kitchen at the heart of the home, with an outlook to living and dining and covered alfresco entertainment zone.

Add gas hot water and a 14,000 litre underground concrete rainwater tank, and brand new gutter guard on all gutters, and you have easy low cost living.

Double gate side-access offers potential for boat or caravan parking.

Surrounded by a mix of retirees, professional couples and young families, you will enjoy forested walking trails, local shops and a real sense of community.

With limited land remaining and prices rising, it is the perfect investment to leverage the strong capital growth in this new estate, while receiving rental income from current tenants on lease until December.

Move in after that, or keep as a long-term investment with good tenants in place and a 4.5% yield on current income.

Changed circumstances force sale. Take action now because this property is priced to sell.

<http://raywhitenoosaheads.com.au/qld/noosaville/1321799/>



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