



NOOSA HEADS

THE BEST AUSTRALIAN SEACHANGE TOWN

It has been a long time coming. After years of wallowing in the doldrums of much reduced property values, hit by the GFC, a collapse in consumer confidence and retail spending, and a significant drop in tourism due to an overly high dollar and some pretty sad rainy weather,

the Sunshine Coast property market is trending up.

Until recently, the perception was that the Sunshine Coast and Noosa particularly, was a retirement village.

But the demographics are changing rapidly.

The game changer has been the development of essential infrastructure at the heart of the coast - the University of the Sunshine Coast and Kawana Hospital particularly - and the rollout of the NBN.

A growth in jobs outside of tourism is bringing more depth to the economy, and the NBN is allowing more remote workers, choosing the idyll of Noosa in which to live, while working around the world.

According to property commentator Michael Matsuk, the Sunshine Coast is creating new jobs and with this essential change comes an increase in population growth, a rise in dwelling starts, more sales, a lift in rents and a return to price growth. Some large increases in dwelling prices are expected.

There remains an undersupply of new housing, highly limited land availability, a strengthening economy with solid jobs growth, and some of Australia's most beautiful natural assets, making it one of the most desirable places in the country to live.

Noosa was recently voted the number 1 'seachange' town in Australia by the NewDaily

<http://thenewdaily.com.au/life/2016/02/12/best-seachange-town-noosa-heads-qld/>.



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Last year I sold a home to a Sydney banker who aims to continue to work in Sydney, from Noosa. The home is NBN connected, near schools, 4 bedrooms plus media room plus pool and was just \$675,000. And then we rented it for \$675 per week until such time as the family could move here, which they did at Christmas.

Our rental market has experienced for the past 3 years and with no end in sight, a near 0% vacancy with yields of 4.5-to-5% the norm.

You can purchase a very tidy 4 bedroom 2 bathroom home walking distance to the Noosa River and restaurants, for between \$550-\$600,000 and rent it for \$600 per week until you are ready to move to Noosa yourself. If that's what you want.

Or purchase a near new 5 bedroom home easy walking distance to good schools for around \$680,000 and rent it for \$700 per week.

And in Old Tewantin, you can still buy 3 bedroom homes in the \$400-\$500,000 mark, also generating a 4.5-to-5% yield.

Our stamp duty is significantly less than southern states, with school fees, food and general cost of living all well below Sydney and Melbourne. Do the sums. Even if all you do is buy investment properties here, you can do so with more affordable homes with great yields.

Such properties as mentioned are highly sought after and don't last long on the market, so if you have interest in gaining access to the growth anticipated, let me know.

Email me at alex@slpqld.com.au to register to receive alerts to new listings before they are public.



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