


MAKING LEMONADE



I don't have to tell you prices for all property but particularly luxury properties in Sydney and Melbourne are among the fastest growing in the world. As economic experts warn of an over-heated property market and potential bubble, it must be noted this is not a national phenomenon. In regional centres such as Noosa, our property prices plunged dramatically in the wake of the GFC and have only just begun their recovery, after returning to 2004 pricing levels last year. This is especially evident at the top end, and elicited the moniker, 'lemon market' from a national property commentator earlier this year.

But savvy investors are making lemonade. Now is the time to buy in Noosa.



While luxury properties in Sydney are the 7th most expensive in the world, based on price per square metre, those in Noosa would be among the cheapest.

One million dollars today will buy an apartment in Bondi, or an 1880s cottage in St Kilda East, or a modern Queenslander in Red Hill.

But \$1m in Noosa will buy a 4 bedroom home with 3 living spaces, swimming pool and outdoor entertainment terrace on 800sqm in Noosaville, plus two cars and a boat, and private schools fees for one child for 4 years...

And with it, an enviable, affordable and enjoyable beach lifestyle.

If that's too much to tie up in a holiday property, make it home and join the thousands of residents 'extreme commuting' to Sydney and Brisbane for work.

"Over the 5 years to 2011 the number of long distance commuters in Australia jumped 37 per cent to 214,000 where a long distance commuter is defined as someone who travels more than 100 km to work", says Bernard Salt, KPMG demographer.

"However the number of long distance commuters living on the Gold Coast jumped 92 per cent to 6,700 over this period."

The same trend is evident in Noosa and across the Sunshine Coast, where professional jobs are scarce, but family living is so much more affordable.

Prices are just starting to creep up, but Noosa remains exceptional buying compared to southern states at the present time.

Call me to learn more.

Featured Property:

Peace and Privacy

4 bed, 2 bath, 2 car, pool.

\$549,000

Come home to one of the friendliest neighbourhoods in Noosa.

This solid single level home frames a lovely covered outdoor deck overlooking the swimming pool, back garden and beautiful bush backdrop that will never be built out. An enticing spot for entertaining friends or a quiet cuppa, it showcases the space and privacy of this 794 sqm block.

The entrance has an office off the front door to one side, and large lounge on the other that fills the whole side of the home with windows overlooking front and back gardens.

Your large galley style kitchen is the heart of home, open to the lounge and family rooms with windows to the deck and back garden.

The master bedroom with walk-in robe and ensuite is at the far end of the home for privacy and views to the back garden, with 3 other bedrooms and main bath making up this side of the home.

The beautiful north-facing resort swimming pool invites a swim on hot days, and provides a lovely sunny position to sit on winter mornings.

The low maintenance garden is established and the house shaded from western sun.

Ticking every box, this is exceptional buying in one of the best performing real estate markets in Noosa. Make it yours, or your entry to investment property in a 0% vacancy rental market.

Just a few minutes to Bunnings and Civic shopping centre, with a local bakery and Thai restaurant, and walking paths through forested reserve to the schools and lake, this is perfect for family or retiree living in the heart of Noosaville.

Call to arrange inspection. It won't disappoint.



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