

# Tewantin the Stand Out for Noosa Investors

While the rules around Self Managed Super Funds seem to change regularly, the rules around property investment have withstood the test of time: Buy at the bottom of a rising market, buy in a low vacancy rental market and hold for one-to-two property cycles.

We have enjoyed stable low vacancy rates and steady albeit moderate price growth across all suburbs of Noosa, but Tewantin remains the standout destination for investors.

Dr Andrew Wilson, Domain Group Senior Economist says Tewantin is consistently in the Top Ten Sunshine Coast suburbs in which to invest. See chart.

**Sunshine Coast top rental suburbs ( 6 months December 2014)**

Houses	Vacancies	Rent	6 month change	Annual change	Yield
Buderim	243	\$480	0.0%	6.7%	4.5%
Mountain Creek	158	\$480	0.0%	4.3%	4.7%
<b>Tewantin</b>	<b>148</b>	<b>\$440</b>	<b>2.3%</b>	<b>2.3%</b>	<b>5.1%</b>
Sippy Downs	106	\$450	4.7%	7.1%	5.2%
Noosaville	99	\$495	-1.0%	1.0%	4.0%
<b>Maroochydore</b>	<b>99</b>	<b>\$440</b>	<b>11.4%</b>	<b>10.0%</b>	<b>4.7%</b>
Peregian Springs	95	\$485	-3.0%	2.1%	4.6%
<b>Noosa Heads</b>	<b>69</b>	<b>\$565</b>	<b>7.6%</b>	<b>10.4%</b>	<b>4.5%</b>
Mooloolaba	62	\$450	4.7%	7.1%	4.1%
Little Mountain	60	\$450	0.0%	2.3%	4.7%

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Tewantin is the sleepy fishing and logging village that became the centre of government for the region. Perched on a bend in the Noosa River, it's main street shops, marina and council chambers are the beating heart of this country town.

It is seeing strong infill redevelopment of old style houses to new, but still represents the best value for homes in the area.

**It is the entry point to the Noosa property market, and very often where investors stay for the income, and home owners for the potential gains.**

## 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%
<b>Little Mountain</b>	<b>114</b>	<b>\$495,500</b>	<b>2.9</b>	<b>5.4%</b>	<b>8.4%</b>	<b>5.4%</b>
Nambour	107	\$344,500	2.4	3.8%	6.2%	-3.1%
<b>Maroochydore</b>	<b>104</b>	<b>\$485,700</b>	<b>1.7</b>	<b>6.7%</b>	<b>17.0%</b>	<b>11.0%</b>
Caloundra West	103	\$427,000	3.0	4.1%	5.4%	0.5%
<b>Coolum Beach</b>	<b>98</b>	<b>\$487,500</b>	<b>1.7</b>	<b>-7.1%</b>	<b>8.3%</b>	<b>-0.5%</b>
Peregian Springs	98	\$545,000	3.8	0.9%	6.9%	7.4%

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**Featured Property**

## Featured Property

Spacious & Gracious with Great Potential

4 bed, 2 bath, 2 car

**\$499,000**

A large single level property in a nice quite neighbourhood, 9 Driver Court, Tewantin, is a short stroll to the Noosa Tewantin Golf Club, and minutes by car to shops, marina and Noosaville riverside park.

With elegant Mediterranean styling, generous proportions and low maintenance garden, it makes the perfect investment property or retiree residence. Or both...

The flowing floor plan provides for a very comfortable living/dining room combined, plus a family room off the central kitchen that opens to a covered north-facing patio.

The spacious master bedroom is private, has a large walk-in robe with ensuite, and enjoys air-conditioning, north facing windows and good separation from other bedrooms.

All rooms are a good size and the layout thoughtful, making the living zones the feature of this property. It is rendered brick with tile roof and fully insulated.

Enjoy the established easy care garden with fenced rear yard that includes shed and concrete path surrounding the home.

To top it off, this 233sqm home has a security alarm and solar power.

A long-held investment of the seller, he is liquidating and looking for a quick sale.

New carpets just installed, the home is vacant awaiting a new owner.

See more: <http://sellleaseproperty.com.au/property/details/1146>

[www.slpnoosa.com.au](http://www.slpnoosa.com.au)

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