

Housing Affordability

Now ranked third least affordable country for housing, Australia is said to have reached a crisis point with people paying up to 13 times their annual income to purchase a house.

According to the *14th Annual Demographia International Housing Affordability Survey*, out of 92 major metropolitan markets Sydney was ranked the second least affordable, behind Hong Kong, for the third year in a row. Melbourne is now the fifth least affordable.

So the take home from all the headlines, analysis and research is that where you live greatly affects what you can afford.

But that presumes buying in the market in which you live.

You certainly don't have to.

The Noosa property market is tourism driven. The greatest impact is the infrastructure that allows visitors to get here and residents to commute for work outside of Noosa.

Improvements to the Bruce Highway saw an increase in Brisbane buyers in 2015.

But it was the Qantas decision to return to the Sunshine Coast with daily flights to and from Sydney that has had the greatest positive impact on the Noosa market to-date.

Because you can buy here now while Noosa remains significantly under metropolitan prices, and rent the property until you are ready to move here, but it is now relatively easy to live here and commute to Sydney for work.

Or, with the NBN now rolling out across the Noosa Shire, you could bring your business...

I have sold property to bank executives who work in Sydney on a Fly-in-Fly-Out basis (down Monday morning, back Thursday night); to young professionals buying investment property a long way from where they live and work, and Brisbane and Sydney baby-boomers thinking ahead for retirement.

And to digital entrepreneurs who need nothing more than a good internet connection.

Noosa has a 1% rental vacancy and a rental yield of between 2% and 5% (depending on the location and style of property). It's capital growth is steady and rising, and set to lift more over the coming years.

In addition to current and planned road improvements, the Sunshine Coast Airport will be upgraded and a 2nd runway built enabling more daily flights to and from more domestic and international destinations.

And in early May the announcement was made that there will be a rail line duplication between Brisbane and the Sunshine Coast.

All of this underscores an upward pressure on prices.

But right now, we remain significantly more affordable than our big city markets.

NOOSA 4 SALE
REAL ESTATE RESULTS WITH SERVICE & INTEGRITY



ALEX HARRIS
PRINCIPAL
NOOSA4SALE
0412 635 274
noosa4sale.com.au

PO Box 1613 Noosaville QLD 4566
Suite CA8, Noosaville Business Centre
28 Eenie Creek Road Noosaville QLD



Featured Property:

41 Jacksonia Place, Noosaville

4 bedroom, 2 bathroom, 2 car

Mid-\$700s

Features:

- * Plantation shutters, screens on all windows
 - * Air-con & ceiling fans, Brita water filter tap
 - * 5,000 litre underground rainwater tank
 - * Watering system to landscaped garden
 - Epoxy coating to garage floor
 - Rear yard fully fenced, private
- Room for a pool & additional parking



With its new homes, established native landscaping, forest trails and parks, schools and proximity to shops and Noosaville's business district, Jacksonia Place is a very comfortable place to live.

This isn't just close to everything we love about Noosa, it is everything we love about living in Noosa!

It is an easy 2 minute drive to the local bakery, a 5 minute drive to Noosa Civic and a 5 minute walk to schools, and around 5 minutes to the Yacht Club on Gympie Terrace.

You'll meet the neighbours walking the forest trails in the mornings, at the Park Run on Saturdays, or in the front garden of a Sunday afternoon. This is easy living in the heart of Noosaville.

From the welcoming front entry of this contemporary home & every step throughout, you can see this is a meticulously maintained property. It will tick every box!

See more: <https://www.noosa4sale.com.au/property/41-jacksonia-place-noosaville-qld-4566/>

NOOSA 4 SALE
REAL ESTATE RESULTS WITH SERVICE & INTEGRITY



ALEX HARRIS
PRINCIPAL
NOOSA4SALE
0412 635 274
noosa4sale.com.au

PO Box 1613 Noosaville QLD 4566
Suite CA8, Noosaville Business Centre
28 Eenie Creek Road Noosaville QLD



41 Jacksonia Place, Noosaville
4 bedroom, 2 bathroom, 2 car
Mid-\$700s



Features:

- * Plantation shutters, screens on all windows
 - * Air-con & ceiling fans, Brita water filter tap
 - * 5,000 litre underground rainwater tank
 - * Watering system to landscaped garden
 - Epoxy coating to garage floor
 - Rear yard fully fenced, private
- Room for a pool & additional parking



NOOSA 4 SALE
REAL ESTATE RESULTS WITH SERVICE & INTEGRITY



ALEX HARRIS
PRINCIPAL
NOOSA4SALE
0412 635 274
noosa4sale.com.au



PO Box 1613 Noosaville QLD 4566
Suite CA8, Noosaville Business Centre
28 Eenie Creek Road Noosaville QLD