

# Why Would You Buy Anything Else?

A decade on from the GFC and it isn't hard to see the value of property as an investment vs other asset classes.

Thousands of investors had their life savings wiped out in sharemarket investments and super funds with the GFC, and before with the spectacular failures of investment vehicles Westpoint, Fincorp, ACR and Bridgecorp, and Storm Financial since the GFC.

There is something very satisfying about investing in bricks and mortar. You can visit the investment, see it, upgrade it, earn a solid income from it, live in it, or sell it.

Not that property always goes up, not that you can't lose money on property investments depending on your level of leverage, the timing of the market and the quality of underlying asset. Sure, the share market can be more liquid, more immediate in result.

However, as an investment class, property really is as "safe as houses". The basic principal of Maslow's hierarchy of needs - people need to put a roof over their head, food on the table, ahead of anything else. We need somewhere to live, whether that be as a tenant, or owner occupier.

Even with the recent downturn in property values in the southern capitals, the 5 year change in values are thus:

|             |       |
|-------------|-------|
| Sydney      | 19.4% |
| Melbourne   | 23.5% |
| Brisbane    | 8%    |
| Rest of NSW | 22.9% |
| Rest of VIC | 21.8% |
| Rest of QLD | 4.1%  |

**"Noosa continues to outperform the rest of Queensland and retains its title of the state's powerhouse property market."**  
([REIQ Queensland Market Monitor Its 41](#))

The annual median house price grew 11.7% for the year ended December 30th 2018, reaching \$739,500 in December 2018 – a growth of approximately \$6,450 per month.

Noosa's unit market also proved a winner over the year with price growth of 10% over the year to hit a median price that is \$130,000 more expensive than Brisbane.

Noosa ended the year as the best performing LGA in the state. Noosa was also the second-best major unit market and the best land market over the past year in Queensland, according to QMM data.

**Over the past 5 year period, the median house price in Noosa increased 45%, from an annual median of \$510,000 in December 2013.**

**Over the same period the median unit price in Noosa has increased by 47.9% against a state-wide median unit price growth of 8%.**

This is just capital growth.

The region's rental market is also in good shape, with residential rental vacancies rates sitting below two per cent and rents continuing to increase year on year as well, with an average yield of 4% for houses.

So you know what to do. Get yourself on our VIP mailing list to get first look at all new listings before we go live on the real estate portals.

Email [alex@noosa4sale.com.au](mailto:alex@noosa4sale.com.au) with your buying criteria today.

## Feature property:

10 Azolla Cir,  
Noosaville

5 bed, 3 bath, 2 car

\$1,200,000



This super-sized modernist home is a one-off.

Polished concrete flooring makes for easy care kid-friendly living while 3m ceilings and massive glass stacker doors open the home for seamless light-filled indoor-outdoor living.

This is a well thought out family home on a grand scale. A stunning example of Coastal Earth Homes build quality, it is 410sqm under roof.

Open but private, it is in an elevated position on a 665sqm block with the nearby tree canopy a feature view throughout.

A genuine 5 bedroom home with 3 separate living spaces plus home office with NBN fibre direct to the property, this is the ultimate family retreat in the heart of Noosaville.

There is potential for dual living with the 5th bedroom on the ground floor with full bathroom and adjoining home office - that could be a private living room - with separate entrance.





Built with a passive solar philosophy, the north facing living room opens to the garden with streaming sunlight flickering across the floor most of the day warming the home for brisk winter nights, and breezes off the nearby lake cooling the home in summer.

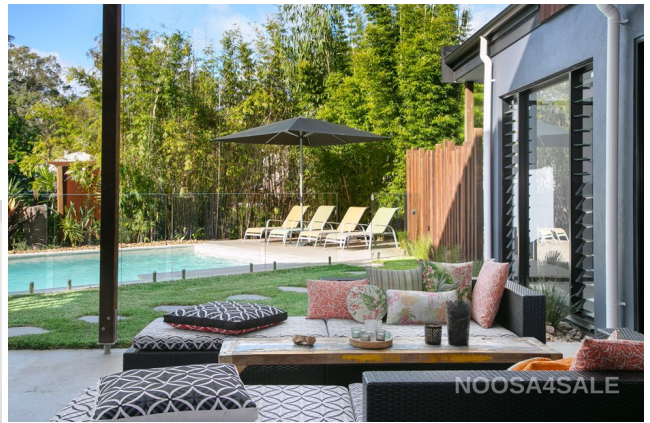


- \* Core filled concrete block construction, upper Hardie cladding
- \* 10mx4m swimming pool with inbuilt spa
- \* 2 x instant gas hot water systems
- Ducted air & ceiling fans



This is a great home in a lovely neighbourhood an easy stroll to schools, shops and forested trails, and children's parks. Just 4 minutes drive to Noosa Civic shopping centre, 3 minutes to Bunnings and 5 minutes to the Noosa Yacht & Rowing Club, 15 minutes to eastern beaches or Hastings Street.

Contact Alex today to arrange purchase.



The alfresco lounge/dining area adds to the space in which family and friends can spread out and enjoy, and links the house to the pool with inbuilt spa.



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