

Let's talk about Housing Affordability

From the Prime Minister to the man in the street and every politician in between, everyone is talking housing affordability. Just as Sam Dastyari...<https://www.facebook.com/senator.sam.dastyari/videos/784450785036745/>

The problem is of course, despite the half-decade of predictions of crash and doom, Sydney's property market has continued to rise. Making one of the most desirable places to live and work, one of the most expensive. It is the supply and demand relationship at its best.

Sydney and Melbourne have highly paid jobs and lots of them. And I don't see the desirability of Sydney or Melbourne as a place to live and work diminishing any time soon.

Despite the visible glut of unit stock, and the crackdown by Federal government on foreign resident purchases, both are a magnet.

The same cannot be said for Noosa. We are a one industry town (tourism) so there are few jobs outside of tourism and hospitality, and all those within are generally low paid. Hence the middle property market in Noosa represents exceptional value still.

Worried about your kids not being able to buy? Tell them to buy investment properties here. Our rental yields are 4.5% to 5.2% depending on area and property.

Wanting to upgrade yourselves and have a life outside of paying the mortgage? Move the family here and FIFO yourself, or work from here.

Trust me, it's how I started living here 16 years ago, and it is so much easier now. And that ease of commute or remote working will be the driver of house prices in the near future. The difference infrastructure and accessibility makes to the regional centres is real. It happened to the Gold Coast with the introduction of a rail service to Brisbane and improved airport.

Multiple daily flights to-from multiple capital cities generates opportunities for regional businesses, for commuting workers. And for tourism growth.

Dependent on tourism as it is, Noosa's property values are inextricably linked to the industry's fortunes. Or lack thereof.

Having endured 7 years of declining tourism revenue, and property values, we have seen nearly 2 years of steady growth, with a strong acceleration in both sales volumes and prices the past 6 months.

All because Qantas started daily flights in to/out of Noosa from Sydney.

All this is driving the acceleration in sales here, but still we have tremendous bargains comparative to city centres.

Bargains such as these:

1. Immaculate Single Level 4 bed 2 bath family home, brick and tile, nearly 700sqm fenced block, room for pool, 5 minute walk to shops, cafes and schools, 15 minutes drive to surf beaches or Hastings Street. **\$549,000.**
2. Charming original cottage in sought-after Old Tewantin featuring 3 bedrooms, 1.5 bathrooms, study, plush rumpus room or home office, or 4th bedroom, single garage. Polished timber floor boards, built-in cabinetry in lounge and bedrooms. Gorgeous character home. **\$470,000.**
3. Stunning 4 level 3 bed 2 bath modern duplex apartment with elevator and pool. Architecturally designed and boasting sensational ocean and hinterland views, this Sunshine Beach property is a short stroll to the beach and shops in the heart of the village. **\$2.1m**

Call me now on 0412 635 274 for more information on any of the above, or other properties I have that are available on and off-market.



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