

Property Market update

The Cooloola Coast property market is showing an interesting shift, with a noticeable increase in listings across areas such as Cooloola Cove, Rainbow Beach and surrounding coastal pockets. Recent online activity suggests more homes are coming to market than we have seen in previous months, giving buyers greater choice and creating a more balanced feel compared to the exceptionally tight conditions of recent years.

A key question many locals are asking is whether this lift in stock is being driven by recent interest rate increases, or whether it is simply a seasonal or coincidental change. The reality is likely a combination of both. Higher borrowing costs can place pressure on some homeowners, particularly investors or those with variable loans, encouraging them to cash in on the strong capital growth the region has experienced over the past 12 months. In Cooloola Cove alone, median house values have still shown solid annual growth of around 10.5%, which may be motivating some owners to list while prices remain favourable.

At the same time, it may also be a natural market cycle. After several years of limited supply and strong demand, many sellers who had been waiting on the sidelines may now feel confident that buyer demand remains healthy enough to achieve excellent results.

Property of the Month: 5 Zircon Street, Rainbow Beach



The one you've been waiting for....

Low maintenance brick home, all on one level, on a huge 1153m2 block. Located just minutes' walk to the patrolled beach, main street, clubs and restaurants. Boasting some of the best vehicle accommodation anywhere in Rainbow with a double lock up garage, double lock up shed plus extra high vehicle cover for boats and caravans. Solar power, fully fenced back yard, water tank, workshop area, immaculately presented. All the hard work has been done for you.

4 BED, 2 BATH, 8 CAR

\$1,750,000+

What a difference a month makes...

Rising fuel prices are having a significant impact on regional road travel and holidaymakers across Queensland, where many destinations rely heavily on drive tourism. From the Fraser Coast and Cooloola Coast to Far North Queensland, the cost of filling the tank is becoming a major factor in travel decisions. Recent reports show Queensland fuel prices have reached record highs, with some regional and remote areas paying well above metropolitan rates. For holidaymakers, especially families towing caravans, boats or travelling in larger four-wheel drives, the extra fuel expense can add hundreds of dollars to a trip budget. As a result, many are shortening their holidays, choosing destinations closer to home, or cancelling regional road trips altogether. This is particularly concerning for coastal and inland towns that depend on school holiday and seasonal visitor trade. Tourism operators are already expressing concern that drive visitors may "hit the brakes" on Easter and winter getaways if prices remain elevated.

We have had some holiday makers contact our office over the past couple of weeks with concerns around both the cost of fuel but also availability/supply. Hopefully the situation will be resolved sooner rather than later.

Harry Potter fans will get it 😊



EXPENSIVE PETROLEUM!

Dee and Andy White

Shop 2/8 Rainbow Beach Road, Rainbow Beach AND

Shop 4/46 Queen Elizabeth Drive, Cooloola Cove

Phone: (07) 5486 3411

Mobile: 0411 093 389

Email: dawhite@ccrealty.tv

www.accommodationrainbowbeach.com.au (Holiday Rentals)

www.cooloolacoastrealty.com.au (Sales/Rentals)

