RAINBOW BEACH

COOLOOLA COAST REAL ESTATE REPORT

August 2026 Cooloola Coast Realty Roundup

General report on the Cooloola Coast property market

Property Market update

The recent changes to negative gearing and capital gains tax concessions are expected to have a greater impact on investor-heavy coastal markets than on markets dominated by owner-occupiers. However, most economists do not expect a dramatic price collapse. Instead, they anticipate a period of softer prices, slower sales, and weaker investor demand. For coastal lifestyle markets such as Rainbow Beach, Tin Can Bay, Noosa, Hervey Bay, the Sunshine Coast and parts of the Fraser Coast, the likely impacts include:

Reduced investor demand. Holiday homes and investment properties become less attractive when tax benefits are reduced, particularly for established dwellings purchased after the policy changes.

Lower competition at auctions and private treaty sales. Fewer investors generally means owner-occupiers have greater negotiating power, resulting in longer selling times and more price negotiation.

Moderate price declines rather than sharp falls. Forecasts from economists generally range from little change to around a 5% decline nationally, although the effect will vary significantly between regions. Lifestyle markets with a high proportion of investment ownership may experience larger adjustments than capital city family suburbs.

So for now – the outlook is "be alert, but not alarmed. Don't panic just yet" 😊

Property of the Month: 1 Naiad Court, Rainbow Beach

Coastal bush retreat – your own private hideaway

Tucked away in the peaceful enclave of Rainbow Shores, this modern, single-level home offers the perfect balance of privacy, comfort, and connection to nature. A secluded bush track leads you just 300 metres from your garden gate to an unspoiled stretch of beach—free from 4WD traffic—giving you and your family a rare sense of safety and serenity. Fully fenced yard; air conditioned living area; single carport; master retreat with ensuite and walk in wardrobe.

3 BED, 2 BATH, 1 CAR, POOL $1,250,000

Developer lodges bigger 45-unit plan for rejected Rainbow Beach site

Sunshine Coast-based Altum Beach lodged its new plans about eight months after it appealed the Gympie Regional Council's rejection of its first proposal for the Wyvern Rd block, denied in October 2025 over conflicts with the planning scheme's bushfire and conservation rules. The council's rejection notice said the bushfire hazard had not been "appropriately managed" to protect the safety of residents, and the environmental values were not protected "due to the extent of vegetation clearing required off-site to address the bushfire hazard".

The company appealed in the Planning Court in November 2025 but has now also lodged a new proposal following discussions between the two parties.

Under the new plans the existing 12 townhouses on the 7260sq m property would still be demolished to make way for a three-storey unit complex with basement parking. The new application said the 45 units would be made up of 17 two-bedroom homes, three with one bedroom, and 25 three-bedroom offerings. A gym and pool would be included in the complex along with 85 parking spots, 70 of which would be for residents. (Source: Gympie Times. 17/07/26)

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