

## Property Market Update

Exciting changes are underway in the local property market! Cooloola Coast Realty is proud to announce the successful acquisition of Rainbow Beach Realty's rent roll. This strategic move brings nearly 40 holiday rental properties and over 60 permanent rental properties into our growing portfolio, further solidifying our position as the leading real estate agency in the Cooloola Coast region.

To ensure continuity and maintain the high standards both agencies are known for, we've welcomed one of Rainbow Beach Realty's experienced team members into our crew full-time. This transition means clients—both existing and new—will continue to receive the same level of personalised service, backed by a team that knows the area inside out. With this expansion, Cooloola Coast Realty is now a true one-stop shop for all your property needs, including residential sales, holiday accommodation, and permanent rentals. Whether you're buying, selling, renting, or holidaying, our fully local team is here to help every step of the way.

The local market remains resilient, with demand for both holiday and permanent rentals. Investor interest is on the rise, especially as Rainbow Beach and surrounding areas continue to attract families, sea-changers, and holidaymakers seeking the laid-back lifestyle our region is famous for.

### Property of the Month: 10 Bombala Cres, Rainbow Beach



#### Great views, Big block, Excellent location

Perched high to capture breathtaking views of Fraser Island and Tin Can Bay, this architecturally designed coastal home is your perfect escape or investment opportunity. Set on a huge, elevated block, the residence features a massive wrap-around deck – ideal for entertaining or simply soaking in the natural beauty of Rainbow Beach. Currently tenanted until 17 November 2025, so 48 hour's notice is required to inspect.

4 bed, 2 bath, 3 car, 825m2

\$1,200.000

## Exercise Surfing Penguin is back

From 1-9 September, 10 Force Support Battalion; 35 Water Transport Squadron, will be conducting their annual exercise Surfing Penguin from Rainbow Beach to Inskip Point.

Soldiers will be conducting surf negotiation training and certification in preparation for the High Risk Weather Season (Oct–Mar). This mandatory training is carried out in preparation for any humanitarian aid or disaster relief that the Australian Defence Force is called upon to support.

The LARC-V can operate in surf conditions of up to 2metres carrying supplies or personnel across the surf zone and beach head. LARC-Vs will be operating in and out of the water in various locations progressing to larger surf conditions around Pacific Boulevard.

Further training will be conducted utilising the F470 Zodiac (inflatable boat) to familiarise soldiers operating in surf conditions.



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