

Property Market update

Historically, investors have been attracted to coastal regions due to a combination of strong long-term capital growth, holiday rental demand, and lifestyle appeal. Negative gearing has allowed investors to offset property-related losses against their taxable income, while the CGT discount rewards long-term ownership by reducing the tax payable on profits when a property is sold.

Should these concessions be reduced or removed, investor demand may soften, particularly among those purchasing purely for investment purposes. This could result in fewer buyers competing for properties, potentially slowing price growth and reducing transaction volumes in some coastal markets. However, the impact is unlikely to be uniform across all regions. Many Queensland coastal towns are increasingly driven by owner-occupiers, retirees, lifestyle buyers, and interstate migrants rather than investors alone. These buyers are often motivated by lifestyle considerations, affordability, and quality of life rather than taxation benefits. Increasingly, we are seeing owner occupiers entering the Cooloola Coast market and many purchasers are also buying properties outright (with cash, not borrowed funds) so the negative gearing changes will not impact these types of buyers at all.

Property of the Month: 5 Ilmenite Avenue, Rainbow Beach



Near-New Coastal Luxury with Pool

Built in 2023 and presented in absolutely immaculate condition, this stunning near-new home offers the perfect blend of style, practicality, and relaxed coastal living. Positioned in an elevated, highly sought-after location surrounded by quality homes, the property captures glimpses of the Sandy Straits from the living area, adding a beautiful sense of space and serenity to everyday life. Fully fenced yard, side access, great location, immaculately presented.

5 BED, 4 BATH, 1 CAR, POOL

\$2,550,000+

Annual whale migration

Each year, the Fraser Coast hosts one of nature's most remarkable spectacles as thousands of humpback whales migrate along Australia's east coast. From June to October, these magnificent creatures travel through the waters surrounding K'gari (Fraser Island), attracting visitors from around the world.

The whales begin their journey in the feeding grounds of Antarctica before travelling north to the warmer waters of Queensland to breed and give birth. The Fraser Coast sits directly on this migration route, making it one of Australia's premier whale-watching destinations. We often start seeing whales in mid-late June and can see them as late as October on their way back south.

About an hour and a half north of us; Hervey Bay plays a particularly important role in the migration. Known as Australia's whale nursery, its calm, sheltered waters provide a safe resting place for mothers and calves. Here, visitors often witness spectacular displays including breaching, tail slapping and spy-hopping, creating unforgettable wildlife encounters. Peak season runs from early August to late September, and mothers with calves are most common toward the end of the season.



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)

