

Property Update

There might be reports of 'doom and gloom' coming from the Sydney and Melbourne property markets but we aren't seeing any sign of those issues here on the Cooloola Coast. Sales transactions are still going strong and buyers are commenting on how affordable properties are here compared to the Sunshine Coast.

On a wider scale, economists have warned property owners in south-east Queensland to brace for a bumpy ride in 2019, even though Brisbane was one of four capital cities to experience steady price growth last year. In the year to December, house prices in Greater Brisbane rose 2.3 per cent to \$525,000, with Sunshine Coast property values growing 6.3 per cent and the Gold Coast 3.8 per cent over the same period.

Antonia Mercorella from the Real Estate Institute of Queensland (REIQ) said the market in the south-east was in an enviable position compared with Sydney and Melbourne because it offered much greater affordability. (Source : abc.net.au 12/01/19)

Permanent rental returns on the Cooloola Coast may lower compared to our urban neighbours however, vacancy rates are at an historical low and the demand for holiday properties continues to remain strong across the year – although mostly focussed on school holiday periods and long weekends.

Property of the Month: 7 Dulkara Ct, Rainbow Beach



Modern Family Beachside Home

Located within an easy 10 min walk to the patrolled surf beach and main street; yet nestled in a quiet cul-de-sac. The property has stylish features such as celestial windows and spacious living zones that flow effortlessly to the outdoors. Boasts: two separate living areas, outdoor entertainment area, fully fenced yard, double lock up garage, spacious laundry and landscaped gardens. Currently permanently tenanted, would also suit as a holiday home or permanent residence.

4 BED, 2 BATH, 2 CAR, 641m2

\$480,000

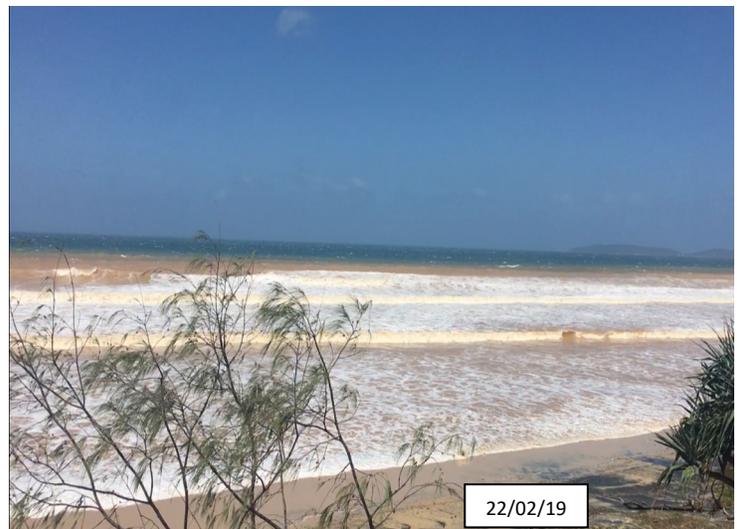
Cyclone Oma

Our beach is looking a little bit the worse for wear after days of relentless high tides, big swells, gale force winds and rough seas from Cyclone Oma.

Another unfortunate consequence of Cyclone Oma was that hundreds of turtle eggs that were buried in the dunes were exposed and washed away during the peak hatching period.

Up to two vertical metres of sand have been stripped from the beach which has exposed Mudlo Rocks more than normal and made access to Double Island Point difficult (but not impassable).

Our beach was closed for five days and once the system finally moved away, the beach was left without much of the grass and trees that held the sand in place on high tides. It is a natural occurrence though and we have seen the beach recover from significant weather events before. Despite a potential chance of the Cyclone crossing the coast, the system only came within 600km of the Cooloola Coast and brought very little rain with it either.



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