

## Property Market update

Over recent months, buyer enquiry has noticeably slowed, influenced by a combination of global uncertainty, ongoing interest rate increases, and rising fuel prices. These factors are prompting many prospective buyers to take a more cautious approach, with longer decision-making timeframes and a greater focus on value.

That said, it's important not to confuse this shift with a downturn. There are no clear indications that the market is declining. Instead, what we are seeing is a transition from the generally fast-paced conditions of six months ago to a more balanced and sustainable environment. Well-presented and realistically priced properties are still attracting solid interest, particularly from lifestyle-driven buyers who recognise the long-term appeal of the region.

An increase in listings has also contributed to this change, giving buyers more choice and reducing the urgency that previously drove quick sales and competitive offers. Sellers may need to adjust expectations slightly, but strong results are still being achieved with the right pricing strategy and presentation. Overall, the Cooloola Coast market remains resilient. While the intensity has eased, underlying demand continues to support property values. This period of stabilisation may, in fact, be a healthy reset, creating a more even playing field for both buyers and sellers as we move through the year.

## New eat out option in Rainbow/Upcoming Events

There is a new venue in town – Prime Tide Restaurant. The Restaurant had a special dining experience in April (pre booked tickets only) which was sold out. Off the back of this success, they are running another special event on Sunday 10<sup>th</sup> of May (Mother's Day).

Doors open from 5:00pm, with meal service commencing at 5:30pm offering a 3 course dining experience with a choice between standard and vegetarian menus.

The evening begins with a tomato bruschetta, served on toasted Turkish bread with onion, basil, garlic, olive oil and a light balsamic drizzle. Followed by an entrée of either Kingfish ceviche or vegetarian risotto and a main of four-point lamb rack of stuff field mushroom (vegetarian).

Bar: Featuring locally crafted beers from Rainbow Beach Double Island Brewing. Set in a relaxed, all-weather air-conditioned venue. Purchase your tickets online.

The other upcoming local event is the Rainbow Beach Family Fishing Classic and Expo: to be held 14 – 20 June this year. This has been a flagship event for 39 years, bringing together community, local businesses and visitors from across Australia and beyond. Tickets are online.

### Property of the Month: 62 Bombala Crescent, 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.

4 BED, 2 BATH, 2 CAR, POOL

\$1,585,000



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