

## Property Market Update

Buyer confidence is returning to the market with another increase in sales activity during October. Record low interest rates and the reassurance that negative gearing laws will not be changed in the near future have gone a long way towards giving purchasers certainty around their decisions.

We have noticed a trend where buyers are specifically looking for something a bit unique – be it close proximity to the beach or a view.

Demand for properties with both attributes is definitely up, although there are not that many that tick both boxes in Rainbow unfortunately.

Cooloola Drive is always popular and sought after, but it is very tightly held and properties on the ocean side are rarely put to market.

Vacant land is also becoming scarce with many new properties being built over the past 3-5 years. Rainbow Shores has seen at least half a dozen new houses built, just in the past 2 years.

You can still buy a good-sized block in Cooloola Cove for under \$100,000; which is great value when compared to other areas. First home buyers also have the advantage of no stamp duty and the First Home Owners Grant of \$15,000 which is a significant saving and advantage.

### Property of the Month: 30 Satinwood Drive, Rainbow Beach



#### **STUNNING, FAMILY BEACH HOUSE \$660,000**

Offering privacy and sanctuary in the popular Rainbow Shores Estate, this beautifully presented property is an easy, five minute walk to the beach via a bush track that leads from the back gate. Air conditioning and two separate living areas make it family friendly. The fully fenced, landscaped yard and in ground pool also make it family friendly. Other features: polished timber floors, wood heater, BOSE surround sound and a double lock up garage.

4 BED, 2 BATH, 2 CAR GARAGE, 600M2

## Rainbow Beach Stairs – votes counted

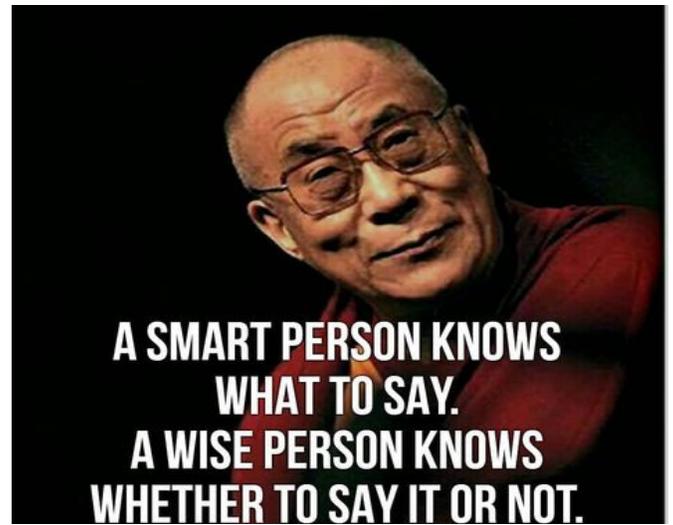
After much debate and a postal vote administered by Gympie Regional Council, the Rainbow Staircase will have the words “Rainbow Beach Queensland” on it. The four options available to voters were:

- A - leave the staircase in its original, natural appearance.
- B - rainbow painting on staircase with no artwork/words.
- C - rainbow staircase with the words “HOW GOOD IS LIVING”
- D - rainbow staircase with the words “RAINBOW BEACH QUEENSLAND”

Option A had a total of 19 votes (4.66%),  
Option B had a total of 69 votes (16.91%),  
Option C had a total of 134 (32.84%) and  
Option D with a total of 145 votes (35.53%)

Council has made a commitment to maintain the stairs in rainbow colours for a period of three years in an effort to promote Rainbow Beach, painting the stairs prior to each school holiday period at approximately \$250 per period.

(Source: Rainbow Beach Cooloola Coast Community News)



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