

## Market Report - Queensland (August 2008)

28/08/2008

Many of Queensland's regional coastal markets are at a later stage of the property cycle than that of the major centres located in the south of the state. Small coastal towns provide the opportunity for holiday or sea change housing options as well as comparatively affordable entry points to such markets.

The coastal nature of these properties means they will likely be in high demand in the future and should provide the potential for high capital growth over the long-term, however the rental yields tend to be relatively low. Proximity to major centres and airports are advantages to look for in regional locations, as these areas provide employment opportunities, essential services and transport options.

### **Cardwell - Far North Queensland**

Cardwell, which is approximately two hours north of Townsville, is a good example. Cardwell is part of the far north coastal region - located between Cairns and Townsville. The region provides an affordable entry point to the coastal property market with a median house price of \$284,000. Relatively new unit developments and the price points being achieved indicate the potential for future growth in the area.

### **Coolum Beach - Sunshine Coast**

Located approximately one and half hours north of Brisbane, within the Maroochy Local Government Area lies Coolum Beach. A well known tourist destination, Coolum Beach provides a great opportunity for holiday or sea change accommodation. The area offers a diverse range of price points, accommodating for new and more mature accommodation in both detached and attached dwellings.

### **Coolangatta - Gold Coast**

Coolangatta is located approximately 100km south of Brisbane and approximately 30 minutes from Surfers Paradise. The region is somewhat distinct from the rest of the Gold Coast in character and atmosphere making this a major draw card for the area. The southern Gold Coast area is a focus point for future development as developers look to invest in the area as it progresses to keep up with demand and growth.