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# MATUSIK PREDICTS BIG THINGS AHEAD FOR COOLOOLA REGION

Top property analyst Michael Matusik has found Cooloola Cove to be one of the fastest-growing communities in the Cooloola Region, after vacant land in the area recorded an annual capital gain of a stunning 28.3% over the past three years.

Matusik's research revealed that during the ten years leading up to 2003, the population of Cooloola Shire grew by an average of 480 residents per year, a figure which doubled to 980 residents per annum after 2003, with 90% of this growth occurring in the coastal villages of Tin Can Bay, Rainbow Beach and Cooloola Sands.

Between 2000 and 2005, the population of Cooloola Shire grew by an average of 3.0% per annum which rates growth 0.8% higher than statistics for the whole of Queensland for the same period.

Mr Matusik said it was becoming evident that the climate and relaxed atmosphere of coastal areas is drawing a rapidly increasing number of buyers towards a seachange.

"We have researched the capital growth performance of waterfront properties as compared to non-coastal locations. Our findings clearly show that the average annual price-growth for waterfront properties exceeds that for property in non-waterfront locations," Mr Matusik said.

"We have also found that waterfront property is more resistant to a downturn in the residential cycle and our findings support the notion that prime waterfront property held in good precincts is recession-proof," he said.

The largest residential development in Cooloola Cove is Cooloola Sands, an 800-lot master planned community designed to complement the surrounding natural waterways and coastal feel of the area.

The establishment is situated just minutes from the Cooloola Village shops, schools, golf course, country club, marina and yacht club.

Growth in the area has not gone unnoticed by the local, State and Federal Governments, who have responded by committing nearly one billion dollars to the upgrade of the Bruce Highway between Cooroy and Gympie and Gympie and Maryborough.

The State Government has committed over \$25 million to infrastructure upgrades around the Cooloola Coast, which can translate to higher rates of sale. Higher rental demand, increased land values and a wider target market.

Pradella's Cooloola Sands Development Manager Brett Lentz agreed that it is the convenient location and tranquil atmosphere at Cooloola Sands that is attracting investors to the area.

"Cooloola Cove has everything- it's just 35 minutes from Gympie and an hour from Noosa. An increasing number of buyers are seeking a relaxed coastal lifestyle and a great sub-tropical climate. Cooloola Sands offers all this, and the results of Matusik's research reflect this," Mr Lentz said.

"People are drawn to the area by the natural surroundings and we plan to preserve them by adhering to sustainable development principles, including rainwater harvesting. Over forty per cent of the development will be retained as natural bushland and waterway park reserves," he said.

The Cooloola Region is located between the Sunshine Coast in the south, the Fraser Coast in the north and reaches as far inland as the Mary Valley townships of Gympie and Imbil.

For further information on Cooloola Sands please contact sales and information centre on 1300 735 045, or visit [www.cooloolasands.com.au](http://www.cooloolasands.com.au).

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