

# Why Regional Queensland Continues To Thrive

JUNE 2024 EDITION



**REVENTON**

EST. 2005

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A joint publication by Reventon & Ryder Property Research

# WHY REGIONAL QUEENSLAND CONTINUES TO THRIVE

As we reach mid-2024, Queensland's property market continues to demonstrate remarkable growth, establishing itself as a premier destination for property investors. This thriving market, driven by internal migration and a booming population, is attracting substantial attention from both national and international investors. According to the 2024 Canstar Rising Stars report, Queensland is set to be a top performer in the real estate markets across Australia.

Queensland's regional markets have shown exceptional resilience and growth, particularly in areas like the Gold Coast, Gladstone, Kingaroy, Townsville, and Gympie. These regions are not only benefiting from affordability but also from significant infrastructure investments and economic diversification.

## Key Factors Driving Growth In Regional Queensland

- 1. Population Growth and Migration:** Queensland is experiencing strong population growth, particularly in regional areas. People are moving away from densely populated cities to enjoy the lifestyle and affordability that regional Queensland offers. This internal migration is fueling demand for housing and driving up property values ([OpenAgent](#)) ([PropertyBuzz](#)).
- 2. Economic Diversification and Infrastructure Projects:** Regional Queensland is seeing significant investments in infrastructure and economic diversification. For example, Gladstone has evolved from a resources-dependent economy to one with a growing alternative energy sector and major infrastructure projects, such as the \$2 billion hydrogen program and the \$1.2 billion Surat Basin Rail Project ([Australian Property Investor Magazine](#)) ([OpenAgent](#)). Similarly, Rockhampton and Bundaberg are benefiting from billions of dollars in infrastructure projects and strong economic growth ([OpenAgent](#)).
- 3. Affordability and Rental Yields:** Despite rising property prices, regional Queensland remains more affordable compared to capital cities like Sydney and Melbourne. Regions like Mackay and Gladstone offer strong rental yields, making them attractive for investors seeking both cash flow and capital growth ([OpenAgent](#)) ([QLD Property Investor](#)). For instance, Mackay has a rental yield of 6.6%, and Gladstone offers a 6.4% yield, highlighting their potential for healthy long-term returns ([OpenAgent](#)).
- 4. High Demand and Low Vacancy Rates:** The demand for rental properties in regional Queensland is robust, with vacancy rates in many towns well below 1%. This high demand is driving up rental prices and making these areas lucrative for property investors ([PropertyBuzz](#)).

## UP NEXT... QUEENSLAND'S KEY INVESTMENT AREAS

# GOLD COAST CITY

By the end of 2023, the Gold Coast property market experienced a revival with rising transaction numbers, tightening vacancy rates, increasing rental prices, and growing appeal to both local and foreign investors. The Gold Coast's lifestyle, robust infrastructure, and booming construction industry generate employment opportunities, driving market demand.



## LOCATION

- 54km to 77km from Brisbane CBD

## HIGHLIGHTS

- Strong population growth
- \$3 billion in transport projects
- Low vacancy rate
- \$5 billion in commercial projects
- \$300 million cultural precinct
- \$1 billion Gold Coast Health and Knowledge Precinct



# CITY OF GLADSTONE

Gladstone is a thriving regional center with a booming economy driven by billions of dollars in infrastructure projects and a growing alternative energy industry. House prices remain largely affordable, ranging from \$300,000 to \$400,000, with growing rents providing reasonable returns for investors.



## LOCATION

- 550km north of Brisbane
- 100km south of Rockhampton

## HIGHLIGHTS

- Renewable energy projects
- Industrial precinct
- \$1.2 billion Hummock Hill Island tourism development
- Low vacancy rate
- \$2 billion hydrogen program
- \$1.2 billion Surat Basin Rail Project



# CITY OF KINGAROY

Kingaroy in the South Burnett region offers affordable living and business opportunities with great growth potential. The area features cheap land, low vacancies, and rising rents, making it appealing for investors, home-buyers, and businesses looking for a promising future.



## LOCATION

- South Burnett region, 2 hours from Brisbane

## HIGHLIGHTS

- Affordable living
- Strong agricultural industry
- Proximity to Brisbane (2 hours)
- Favorable climate for farming
- \$33 billion Inland Rail Link
- Growing renewable energy projects



# CITY OF TOWNSVILLE

Townsville offers a diverse economy, strong job market, and affordable property prices, benefiting from COVID-driven regional migration and significant investments in defense, tourism, and education projects. The city boasts low unemployment rates and high rental demand for investors.



## LOCATION

- North Queensland

## HIGHLIGHTS

- Major regional hospital (\$530 million investment)
- Largest regional ADF army barracks
- Hub for higher education and metal exports
- \$16.5 billion Carmichael Coal Mine and port expansion
- Growing population and strong rental yields



# CITY OF GYMPIE

Gympie's property market in 2023 thrived as one of Queensland's top performers, fueled by affordability, lifestyle appeal, steady price growth, proximity to the Sunshine Coast, and upcoming infrastructure projects driving buyer interest from owner-occupiers and investors alike.



## LOCATION

- Near Sunshine Coast, 2 hours from Brisbane

## HIGHLIGHTS

- Affordable housing
- Proximity to Sunshine Coast (2 hours from Brisbane)
- Major infrastructure projects like solar farms and Borumba Dam
- Strong rental yields and low vacancy rates



# Benefits of Partnering Up



In the dynamic and evolving Queensland property market, making informed real estate decisions is more crucial than ever. Reventon, with our extensive 19-year track record in the industry and a history of assisting over 3200 Australians in property investment, offers unparalleled expertise and guidance. Our goal is to navigate our clients through the complexities of the property investment process, ensuring time and cost efficiencies in this promising market.

- ✓ Investors: find a property positioned for solid capital growth and rental returns
- ✓ Home buyers: find the right home for your lifestyle and budget
- ✓ Thorough property review
- ✓ Negotiate with agents on your behalf or bid at auction
- ✓ Property sellers: we recommend and manage the agent, advise you how to go to market; ensure everyone does their job.

We'll help you navigate the real estate maze, saving you time and money.

# INVEST WHERE WE INVEST

At Reventon, we don't just give property advice; we practice what we preach by personally investing in the very same areas and properties that we recommend to our clients. This hands-on approach ensures that our advice is backed by real experience and genuine confidence in the investment opportunities we present.

When you download any of our guides containing this page, you can rest assured that our team has also committed their resources to this area. We believe in the potential and promise of these locations, not just because of market data, but because we have seen firsthand the benefits of investing there. Our personal investments reflect our commitment to providing only the best opportunities to our clients.

Moreover, we have countless case studies and success stories from these investments that we can share with you. These case studies illustrate the growth, returns, and overall success of our property investments. Whether you're looking for detailed insights, specific examples, or just some reassurance, we are more than happy to provide you with this information. Simply ask, and we will share our experiences and results to help you make informed decisions about your property investments.

Our dedication to investing alongside our clients underscores our confidence in the advice we provide and ensures that we are fully aligned with your goals and outcomes. When we recommend a property or an area, it's not just based on theory or market trends, but on actual investment experiences that we've undertaken ourselves. This approach ensures a higher level of trust and reliability in our recommendations, giving you the peace of mind that comes from knowing your investments are supported by real-world success.

If you're curious about the specific areas we invest in or want to hear about the success stories from our investments, don't hesitate to reach out. Our team is always ready to discuss our experiences and provide you with the detailed case studies that highlight the potential and profitability of the investments we recommend. At Reventon, your success is our success, and we're committed to walking the investment journey with you every step of the way.

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