

CANVAS

COOROY

INTRODUCING
CANVAS COOROY

CANVAS
COOROY

THE ARTISTRY OF HINTERLAND LIVING

Imagine a light-filled, architecturally designed townhouse nestled in the heart of Noosa's lush hinterland – where modern comfort meets natural beauty. A boutique enclave of new two- or three-bedroom townhomes, Canvas Cooroy blends style and simplicity, with clean lines, quality finishes, and a thoughtfully designed layout that maximises space and privacy. Step outside into your own secluded courtyard, ideal for morning coffee, afternoon sun or entertaining. Whether downsizing, investing, or seeking a peaceful retreat close to Noosa's beaches, boutiques and hinterland villages, Canvas Cooroy lets you enjoy the best of both worlds.

ALTUM



NOOSA 20 MINUTES

RAINBOW BEACH 90 MINUTES

SUNSHINE COAST AIRPORT 30 MINUTES

NOOSA HOSPITAL 18 MINUTES

BRISBANE AIRPORT 80 MINUTES

BRISBANE CITY 90 MINUTES

STROLL COOROY'S TOWN CENTRE

DISCOVER WEST COOROY NATIONAL PARK

PERUSE COOROY'S WORLD-CLASS LIBRARY

RELAX AT LAKE MACDONALD

VISIT THE BUTTER FACTORY ARTS CENTRE

EXPLORE THE BOTANIC GARDENS

CLIMB COOROY MOUNTAIN

WALK THE NOOSA TRAILS NETWORK

EXPERIENCE LOCAL MARKETS

INDULGE IN NOOSA – 20 MINUTES AWAY



MOUNT COOROY



EUMUNDI MARKETS



NOOSA TRAIL NETWORK



THE COOROY LIBRARY



LOCAL CRAFT BEER



LAKE MACDONALD



COOROY TOWN CENTRE

COOROY LIFE – A COSMOPOLITAN HINTERLAND

Living in Cooroy offers the perfect balance of country charm and modern convenience, nestled in the lush Noosa hinterland just 20 minutes from Noosa's famous beaches. This vibrant yet laid-back town is surrounded by rolling green hills, national parks and tranquil lakes, creating an idyllic backdrop for everyday life. With its strong sense of community, thriving arts scene, weekly markets, and excellent schools, Cooroy feels both welcoming and inspiring. You can spend your mornings grabbing coffee at a local café, your afternoons exploring scenic trails or the Noosa Botanic Gardens, and your weekends enjoying the coast—all without sacrificing space, serenity or connection. Cooroy isn't just a place to live—it's a lifestyle rooted in nature, creativity and genuine local spirit.

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A COLLECTION OF CONTEMPORARY TERRACES

TWO AND THREE BEDROOMS + LOCK UP GARAGE + PRIVATE COURTYARD

limited to a small number of opportunities in a private, boutique enclave

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AETUM



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INVITE STYLE

Infused with texture and warmth, the bright and airy interiors embrace a refined, neutral palette. Natural timber features mix with creamy whites and soft pale greys, culminating in a classic, modern country aesthetic, immaculately finished and beautifully appointed.

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LIVE EFFORTLESSLY

This boutique collection of meticulously crafted two- and three-bedroom terraces, invite you to experience Cooroy's enviable hinterland lifestyle in comfort and style. Enjoy a feeling of genuine community, where thoughtful architecture integrates with courtyards and gardens to deliver seamless indoor and outdoor living.

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WHY INVEST ON THE SUNSHINE COAST

POPULATION GROWTH

The Sunshine Coast is experiencing rapid population growth, with projections indicating an increase from approximately 375,000 residents in 2024 to over 520,000 by 2041. This growth is driven by the region's appeal as a desirable place to live and invest, attracting both domestic and international immigration. In response, the Sunshine Coast Council is implementing strategic planning measures to accommodate this expansion, including the development of new dwellings, infrastructure enhancements, and the preservation of the region's natural environment. These efforts aim to ensure sustainable growth and maintain the quality of life for residents.

Source: [sunshinecoast.qld.gov.au](https://www.sunshinecoast.qld.gov.au)

GROWTH RATE

30%

The current population within the Sunshine Coast region is 375,000 and expected to jump to 520,000 by 2041. This demonstrates a 38% growth rate compared to the expected national average of 22%.

Source: [macrotrends.net](https://www.macrotrends.net) (2024)

POPULATION



The Sunshine Coast's population is projected to grow by approximately 8,650 new residents per year, with estimates suggesting a need for up to 217,000 new dwellings by 2041.

Source: [sunshinecoast.qld.gov.au/experience-sunshine-coast/](https://www.sunshinecoast.qld.gov.au/experience-sunshine-coast/)

MIGRATION

80%

As of June 2024, the Sunshine Coast's population reached 375,328, reflecting a 2.57% annual growth rate, with net internal migration accounting for over 80% of this increase, predominantly from Brisbane and other Queensland regions

<https://profile.id.com.au/sunshine-coast>

ECONOMIC GROWTH

\$21B

Sunshine Coast economy has more than doubled in the last decade with Gross Regional Product worth over \$23.7 billion in 2024.

Source: [economic.id.com.au](https://www.economic.id.com.au)

INFRASTRUCTURE SPENDING BOOM

\$33B

The Sunshine Coast is currently experiencing unprecedented infrastructure investment across all major sectors including health, education, entertainment, transport, and tourism. Backed by a \$12.5 billion pipeline of infrastructure projects – the highest per capita spend in the country – this investment is helping drive the region's Gross Regional Product (GRP), which is forecast to reach \$33 billion by 2033. Major projects include upgrades to health facilities, new schools, the Maroochydore City Centre, the Direct Sunshine Coast Rail Line, and venues for the 2032 Olympic Games.

https://statements.qld.gov.au/statements/100559?utm_source=chatgpt.com

RAIL UPGRADE

\$5.5B

The new \$5.5 to \$7 billion Direct Sunshine Coast Rail Line project will connect Beerwah to Caloundra and Maroochydore. This 37.8 km dual-track rail line is expected to enhance regional connectivity and support sustainable development. Completion expected by 2032.

Source: www.tmr.qld.gov.au/

REGIONAL HOSPITAL

\$1.8B

Investing on the Sunshine Coast offers strong appeal due to its proximity to world-class facilities like the \$1.8 billion Sunshine Coast University Hospital, a leading healthcare and research hub with 745 beds and growing regional demand.

Source: [health.qld.gov.au/](https://www.health.qld.gov.au/)

BRUCE HIGHWAY UPGRADE

\$662M

A major upgrade to the Bruce Highway is underway from Brisbane to the Sunshine Coast to provide a smooth connection.

Source: statements.qld.gov.au/statements/100086.

RETAIL UPGRADE

\$400K

The Sunshine Plaza Shopping Centre underwent a \$400K+ million redevelopment, attracting 114 new tenancies and injecting billions of dollars into the local economy. It is the first 'Super Regional' shopping centre north of Brisbane with a total area of 107,000 sqm.

Source: www.shoppingcentrenews.com.au

AIRPORT UPGRADE



The Sunshine Coast Airport underwent a significant \$334 million expansion in 2020, including the opening of a 2,450-meter runway, enabling it to accommodate larger, long-haul aircraft. This upgrade has facilitated direct flights to various destinations across Australia, Asia, and the Pacific, enhancing the region's connectivity and appeal for both tourism and investment.

Source: www.sunshinecoastairport.com.au

OLYMPIC INVESTMENT



The Sunshine Coast will play an integral role in the 2032 Olympic Games, being home to a number of key venues and several sporting events including football, basketball, marathon, mountain biking, cycling and kiteboarding.

The Sunshine Coast Council, in conjunction with Brisbane 2032 Games Delivery Partners, will also deliver a new international indoor sports centre, located in Kawana, with the capacity for 11 courts and 6,000 seats.

In addition to the key sporting precincts, the Sunshine Coast Olympic Village is proposed to be located in the heart of the new Maroochydore Bright City Centre.

Source: www.sunshinecoast.qld.gov.au

BRICKS AND MORTAR Real estate remains a secure investment amid today's economic challenges

HIGH DEMAND The shortage of available rentals on the Sunshine Coast = High property demand

RETIRE SMART Steady rental returns and peace of mind lays the groundwork for comfortable retirement

LIFESTYLE CHOICE More Australians seek lifestyle opportunities beyond the major cities



NOOSA MAIN BEACH BOARDWALK 20 MINUTES FROM COOROY

RENTAL RETURNS

The investor market is now starting to open up in Sunshine Coast to meet current growing rental demands. With major project works (e.g. Airport, Maroochydore City Centre) about to commence, rental demand will continue to increase and elevate rental returns.

EMPLOYMENT

By 2033, the Sunshine Coast economy is forecast to double and by 2041, it is expected that an additional 100,000 new jobs will be created.

Source: els.sunshinecoast.qld.gov.au/planning-for-the-future

VACANCY RATE

0.7%

As the population increases, the current vacancy rate in 2025, is 0.71% with most developments enjoying full tenancies.

Source: www.realestateinvestar.com.au (May 2025)

LEADING INDUSTRIES

\$78K

MIGRATION

12%

The Sunshine Coast median weekly rental return has grown, on average, by more 12.8% over the past 3 years.

Source: sqmresearch.com.au

The health care, retail, education and construction industries accounted for 78,124 people in total or 49% of the local workers in 2021. The Queensland state employment for the same three industries was 33%.

Source: profile.id.com.au



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WHY BUY CANVAS COOROY

STRONG RENTAL YIELDS AND SOLID GROWTH

Cooroy offers attractive rental yields and enjoys solid capital growth, making it a promising investment area.

COOROY HOUSES

+4.8%

Growth in rental yield over past 12 month period.

+7.4%

Growth in median house price over past 12 months.

Source: realestate.com.au (May 2025)

COOROY UNITS

+11.1%

Growth in rental yield over past 12 month period.

+5.6%

Growth in median unit price over past 12 months.

Source: realestate.com.au (May 2025)

LOCAL INFRASTRUCTURE DEVELOPMENT

Ongoing projects, such as the Bruce Highway upgrade from Cooroy to Curra and improvements to local amenities, will boost connectivity and appeal.

ENVIABLE LIFESTYLE

Cooroy's semi-rural charm and growing community make it a sought-after location for families and retirees, especially those seeking the rare opportunity to own a brand new home that has never been lived in.

DEPRECIATION BENEFITS

Purchasing a brand-new townhouse in Canvas Cooroy offers significant depreciation advantages, allowing investors to claim deductions on the property's construction costs.

FIRST HOME BUYER CONCESSIONS

\$0 (NO STAMP DUTY)

From 1 May 2025, first home buyers in Queensland will benefit from a full stamp duty concession on purchasing a new home, effectively reducing the upfront costs of purchasing a brand-new townhouse in Canvas Cooroy.*

Source: <https://qro.qld.gov.au/duties>

UP AND COMING SUBURB

Investing in Canvas Cooroy allows buyers to benefit from the lifestyle appeal of the Sunshine Coast region without the elevated prices associated with coastal areas.

* This is a Queensland Government initiative that is correct at the time of print, however may change at the discretion of the Queensland Government. Altum Property Group accepts no liability for changes to this policy.



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THE PROJECT TEAM

ALTUM

TRUST AND INNOVATION

Canvas Cooroy is proudly created by one of the most experienced development firms based on the Sunshine Coast – Altum Property Group. Altum’s impressive portfolio is a testament to their commitment, expertise, and proud local history. Among their standout achievements is Parkridge Noosa – a multi-national award-winning, masterplanned community that remains the only completed project of its scale and calibre in Noosa. Since 2006, Altum has been building more than just homes – they’ve been shaping vibrant, modern communities designed to stand the test of time.

As long-time Sunshine Coast locals, the team at Altum bring not only deep industry knowledge but a genuine understanding of the region’s lifestyle, landscape, and community values with a hands-on approach and connection to place.

BLACKBURNE JACKSON
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT

ARCHITECTURALLY CRAFTED

Blackburne Jackson Design is a multidisciplinary design studio based on the Sunshine Coast, offering expertise in architecture, landscape architecture, interior design and project management. With over 75 years of combined experience across Australia and abroad, their practice is driven by thoughtful, purpose-led design.

They believe the best spaces are born from a balance of creativity, context and collaboration. Their approach is grounded in sustainability and an unwavering commitment to functional beauty. Every project is an opportunity to create something exceptional – spaces that enhance human experience, respect the environment and stand the test of time. This is their purpose, and their passion.

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