



YOUR GUIDE TO RENTING IN SUNSHINE COAST'S TOP SUBURBS

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Abstract

Renting on the Sunshine Coast offers a unique mix of relaxed lifestyle, beautiful beaches, and vibrant communities. Whether you are new to the region or planning to move within it, this guide explores the most popular suburbs to help you find the right place to call home. We look at lifestyle features, public transport, schools, nearby attractions, and rental affordability in each area, making it easier for you to compare your options.

In addition to suburb highlights, this guide also includes practical advice on renting smart. You will learn how to search for properties, what to consider before signing a lease, and the importance of preparing your rental before moving out. We have included a section on bond cleaning to help you secure your full deposit. Whether you are a student, family, or working professional, this guide will help you enjoy the best of Sunshine Coast living while making informed rental decisions.



Introduction

The Sunshine Coast is one of Australia's most desirable places to live, offering a laid-back lifestyle, stunning beaches, growing communities, and a strong sense of local pride. Whether you're moving here for work, study, or a lifestyle change, renting is a popular way to settle into this beautiful region. With so many suburbs to choose from, each with its own unique feel and advantages, it can be overwhelming to know where to begin.

This guide is here to help. Inside, you'll find helpful information on the top suburbs to rent in across the Sunshine Coast, with insights into local amenities, rental prices, public transport, and lifestyle highlights. We also share practical tips on how to search for rentals, what to look for in a lease, and how to avoid common renting mistakes. Plus, we explain the importance of bond cleaning when you move out, so you can get your full deposit back. Whether you're a student, a couple, or a family, this guide is designed to make your renting journey smooth, informed, and stress-free.



1. Popular Suburbs to Live in on the Sunshine Coast

There has never been a more exciting time to be in business on the Sunshine Coast. In June 2022, our local government area was officially recognised as a UNESCO Biosphere Reserve, which will help us protect and enhance our region, communities, economy and our natural environment for future generations.

This designation brings opportunity to those already doing business or thinking of investing in our economy by providing a competitive advantage to facilitate sustainable growth along with a range of benefits to our natural environment, our lifestyle and economy.

In addition, Sunshine Coast Council has continued to progress region-shaping projects as we prepare for our exciting role as a Co-Host City of the Brisbane 2032 Olympic and Paralympic Games.

Along with nine Olympic and Paralympic events to be held here, the Maroochydore City Centre will be the home of this region's Athletes Village. As a place to live and work, the Sunshine Coast really is an unbeatable location.

The Sunshine Coast is famous for its superb natural environment and healthy, smart communities. Home to more than 365,000 people and expected to grow to over 500,000 by 2041, the region enjoys an average of seven hours of sunshine a day and a subtropical climate that makes outdoor dining and leisure a year-round proposition. The Sunshine Coast has long been one of Australia's top tourist destinations, boasting world-acclaimed, family-friendly beaches and an enchanting hinterland. The Sunshine Coast offers a supportive business environment and outstanding primary, secondary and tertiary education facilities. The region's growth is fuelled by significant investment in major infrastructure and community projects.



A. Noosa Heads

Noosa Heads is one of the Sunshine Coast's most iconic and desirable suburbs. Known for its world-famous beach, lush national park, and trendy Hastings Street, Noosa offers a relaxed yet stylish lifestyle. It's a hotspot for both tourists and long-term residents, with a strong community feel and a wide range of rental options. The area has everything

from modern apartments to beachside houses, though rental prices here are on the higher end due to its popularity.

With cafes, boutique shops, markets, and outdoor activities in abundance, Noosa suits professionals, couples, and retirees looking for a scenic coastal experience. The public transport system is efficient, and local schools and healthcare services are well-established. Living in Noosa means enjoying natural beauty and a high quality of life, making it an ideal choice for those who value both lifestyle and convenience on the Sunshine Coast.



B. Buderim

Buderim is a leafy, elevated suburb that combines natural beauty with family-friendly living. Positioned on a hilltop, it offers beautiful views of the coastline and hinterland, along with a cooler breeze during summer. Buderim is one of the oldest established suburbs on the Sunshine Coast and is known for its charming homes, tree-lined streets, and excellent schools. It's ideal for families, retirees, and professionals seeking peace and privacy without being far from the coast.

The suburb is just a short drive to major centres like Maroochydore and Mooloolaba, making commuting easy. Buderim also offers parks, local cafés, community events, and strong local character. The rental market includes everything from modern townhouses to larger family homes. Its well-balanced lifestyle, close-knit community, and excellent

amenities make Buderim one of the top choices for renters who want a quiet, comfortable place to live while staying connected to the heart of the Sunshine Coast.

C. Coolum Beach

Coolum Beach is a relaxed coastal suburb known for its friendly community and stunning shoreline. It strikes a perfect balance between being a peaceful beachside town and a vibrant place to live. Located between Noosa and Maroochydore, Coolum offers easy access to the rest of the Sunshine Coast, making it a convenient choice for commuters and beach lovers alike.



The suburb features beautiful walking paths, surf spots, local markets, and plenty of cafés and restaurants with a laid-back vibe. Renters can find a mix of beachside units, townhouses, and family homes, many with ocean views or close proximity to the beach. Coolum is also home to schools, parks, and family-friendly facilities, making it popular with both young families and retirees. Whether you enjoy surfing, coastal walks, or a slower pace of life, Coolum Beach delivers a relaxed lifestyle with all the essentials close by, making it a top suburb to consider.

D. Maroochydore

Maroochydore is the central hub of the Sunshine Coast and one of the most popular suburbs for renters who want a mix of convenience, work opportunities, and beachside living. With Sunshine Plaza, cafés, restaurants, entertainment venues, and business

centres all within easy reach, Maroochydore appeals to young professionals, students, and small families. The suburb is well-connected with public transport and major roads, making travel across the coast simple.



Maroochydore Beach offers excellent surfing and relaxation, while the nearby river is great for kayaking and picnics. The rental market is diverse, offering apartments, duplexes, and family homes in both older and newly developed areas. The suburb is also undergoing exciting growth through the Maroochydore City Centre development, creating even more lifestyle and job opportunities. With a vibrant atmosphere and modern conveniences, Maroochydore is perfect for those looking for an energetic and connected Sunshine Coast lifestyle.

E. Caloundra

Caloundra, located at the southern end of the Sunshine Coast, is a laid-back and affordable suburb that's perfect for families, retirees, and beach lovers. It offers calm swimming beaches like Kings Beach and Golden Beach, scenic boardwalks, parks, and family-friendly playgrounds.

Caloundra has a strong local community, with regular markets, local events, and plenty of outdoor activities. It's known for being a safe, peaceful place to live, while still having access to good schools, medical services, shopping centres, and public transport. Rental options in Caloundra include apartments with sea views, townhouses, and spacious

homes, many at more affordable prices compared to northern coastal suburbs. It's ideal for those who want coastal living without the hustle of more tourist-heavy areas. Caloundra also offers easy access to Brisbane, making it great for commuters. If you're looking for comfort, affordability, and a relaxed lifestyle, Caloundra is a suburb worth considering.

The Sunshine Coast continues to grow as one of Australia's most attractive regions to live, work, and invest. With its recent designation as a UNESCO Biosphere Reserve and its role as a Co-Host City for the Brisbane 2032 Olympic and Paralympic Games, the region is positioned for sustainable growth and long-term opportunity. From the coastal charm of Coolumb Beach to the lively urban hub of Maroochydore and the relaxed lifestyle of Caloundra, each suburb offers something unique for renters.



With strong infrastructure, a thriving local economy, excellent education options, and a vibrant community spirit, the Sunshine Coast offers more than just beautiful beaches. It offers a lifestyle that balances natural beauty, opportunity, and community making it an ideal destination for anyone seeking a better way of living.

2. Lifestyle Highlights and Community Features to Know

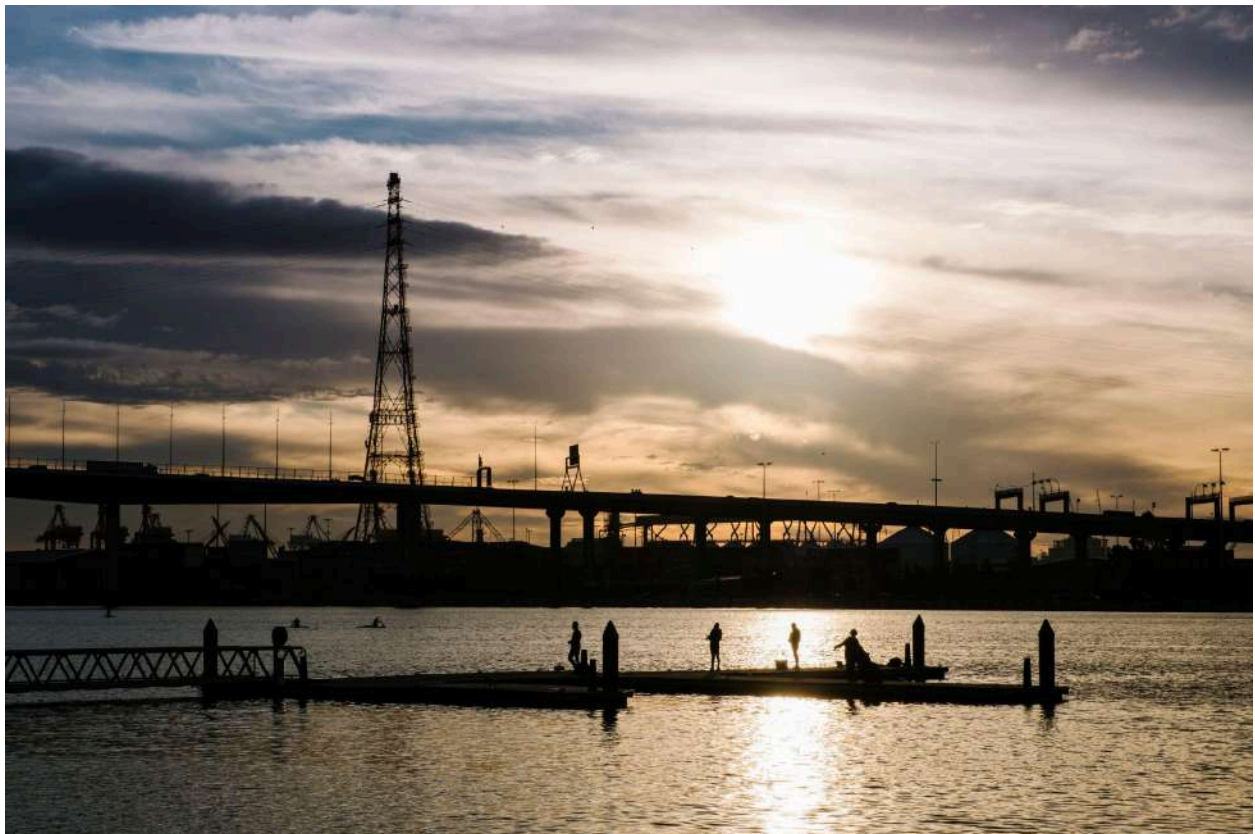
Whether you're here to live, work, study or just visit, there are few places along Queensland's shoreline more bright than the Sunshine Coast. This incredibly beautiful part of the country is

known for its stunning beaches, sprawling Sunshine Coast hinterland, fantastic café culture and truly relaxed lifestyle.

As a popular destination for tourists and students alike, the Sunshine Coast has everything you want in a place to live – natural beauty, educational excellence and so many outdoor activities to try. Here's why the Sunshine Coast region is the perfect destination for a fulfilling study experience.

Living on the Sunshine Coast

Expect a relaxed and laid-back lifestyle if you choose to study on the Sunshine Coast. The ideal place for students, you'll have ample suburbs to explore all sorts of housing options, from modern apartments near the beach to suburban share houses and student accommodation near to university or TAFE.



The community itself is friendly and welcoming, with excellent healthcare, education and recreational facilities. Plus, you can't go past the Sunshine Coast's natural beauty. Whether you enjoy outdoor activities, relaxed beach days or getting into the local dining and arts scene, the Sunshine Coast has something for everyone.

What to do on the Sunshine Coast

The Sunshine Coast is simply brimming with activities and attractions for everyone. From iconic landmarks to outdoor adventures, there's always something exciting to do and explore around the Sunshine Coast.



Famous attractions

The Sunshine Coast is home to several famous attractions that draw visitors from around the world. Australia Zoo, founded by the late Steve Irwin, will give you up-close encounters with native wildlife. The Ginger Factory in Yandina is a fun and educational experience with tours, rides and tastings. Don't miss Noosa Farmers Market or the vibrant Eumundi Markets, known for their eclectic mix of arts, crafts and local produce.

Nature's wonders

Nature enthusiasts will find plenty to explore on the Sunshine Coast. Hike the scenic trails of the Glass House Mountains or take a dip in the crystal-clear waters of Kondalilla Falls. The Noosa Everglades are perfect for kayaking through pristine waterways, while you'll fall in love with Noosa National Park and Noosa River. Mountain biking in the hinterland or climbing Mount Coolum is ideal for both adventure and spectacular views.

Events and festivals

The Sunshine Coast has plenty of events and festivals throughout the calendar year. The Noosa Eat & Drink Festival celebrates the region's culinary excellence, while the Caloundra Music

Festival brings live performances from local and international artists to the masses. The Sunshine Coast Marathon and the Mooloolaba Triathlon are popular sporting events that set the city abuzz.



Aquatic escapades

For pristine beaches, you can't go past Noosa Main Beach, Coolum Beach, Sunshine Beach and Rainbow Beach. Surfing at Noosa Heads, paddleboarding in Maroochydore and diving at the HMAS Brisbane wreck should also be on the cards. Or enjoy the sea breeze with excellent fishing, sailing and jet skiing opportunities – there really is something for every water enthusiast.

Dining and nightlife

Enjoy fresh seafood at the beachside restaurants of Mooloolaba or sample gourmet cuisine in the lush hinterland towns of Maleny and Montville. Nightlife here includes numerous lively bars and pubs, especially in areas like Noosa and Maroochydore.

The Sunshine Coast is known for its welcoming and tight-knit communities. Whether you settle in a coastal suburb like Coolum Beach or a leafy area like Buderim, you'll find friendly locals, active community groups, and plenty of events that bring people together. Markets, festivals, local sports, and beachfront gatherings are part of everyday life here. Schools, parks, libraries, and community centres are well-maintained and widely used by families and residents of all ages. The supportive environment makes it easy to meet new people, get involved, and feel at home. Community spirit is truly a defining feature of this vibrant region.

3. Key Steps for Moving Out and Bond Cleaning Tips

Moving out of a rental property on the Sunshine Coast requires careful planning to avoid last-minute stress and ensure a smooth handover. Whether you're relocating to a new suburb or leaving the region entirely, it's important to follow the proper steps before returning the keys. From giving notice to scheduling a final inspection, every detail matters especially when it comes to protecting your bond. Most tenants are eager to get their full deposit back, but overlooking small tasks can result in unexpected deductions.



One of the most important parts of this process is bond cleaning, often called end of lease cleaning. This involves deep cleaning the property to meet the standards set in your tenancy agreement. A proper bond clean includes everything from carpets and windows to kitchen appliances and bathrooms. In this section, we'll outline the essential steps to take when moving out and share practical cleaning tips to help you meet expectations and leave on good terms.

Cleaning

Tenants are responsible for leaving the premises in the same condition it was in at the start of the tenancy, less fair wear and tear. Check your entry condition report (including photos/video) to see what the condition of the property was when you moved in. Contact your property manager/owner if you do not have a copy.

The tenant is not responsible for pre-existing damage/poor condition. The property manager/owner needs to allow for fair wear and tear, however, this does not include dirt/grime/grease or damage caused by the tenant during the tenancy.

The tenant may choose to engage a professional company to do the cleaning or do it themselves. If engaging someone to do the cleaning or repairs, ensure they are reputable. Check the work when it is done to make sure you are satisfied.



When cleaning, we recommend you go room by room so you don't miss anything.

Don't forget items such as:

- windows and window tracks
- skirting boards
- light fittings, ceiling fans, air conditioning vents/filters
- inside all cupboards – wardrobes, linen, kitchen and bathrooms
- oven
- outside – clean balconies, tidy and weed gardens, mow and edge lawns
- remove rubbish from property
- repair any damage caused during your tenancy
- if renting fully furnished, make sure all items are in place and checked off from your furniture inventory.

Maroochydore

Maroochydore is a bustling urban centre on the Sunshine Coast, popular for its convenience and vibrant lifestyle. When moving out of a rental here, clear communication with your landlord is essential. Start by giving proper notice and reviewing your lease for any specific cleaning requirements. Properties in Maroochydore, especially apartments and townhouses, need careful attention to detail to meet bond cleaning standards.

Thoroughly cleaning kitchens, bathrooms, floors, and windows is vital, and hiring a professional bond cleaning service can improve your chances of a full bond refund. Scheduling a final inspection well before your move-out date helps address any issues early. Leaving your rental in excellent condition is crucial in this competitive market to protect your deposit and maintain a positive rental history.

Coolum Beach

Coolum Beach is known for its relaxed coastal lifestyle, making it a popular spot for renters seeking a peaceful environment. When it's time to move out, preparing for a thorough bond cleaning is key to securing your full bond refund. Giving appropriate notice and scheduling a final inspection with your landlord are important early steps.



Cleaning in Coolum Beach rentals typically includes scrubbing bathrooms, kitchens, floors, and windows, as well as fixing minor damages. Many tenants choose professional cleaners to meet

landlord expectations. Taking photos before and after cleaning can protect you from disputes. Planning ahead ensures you leave your Coolum Beach home spotless and maintain a strong rental record.

Coolum Beach is a tranquil coastal suburb in the Sunshine Coast with a population of 9,152 people. It is one of the key hotspots for surfing, swimming and other adventurous water activities. Home to a bustling shopping and entertainment hub, Coolum Beach boasts a vibrant ambience that is ideal for families, retirees and office-goers. Surrounded by Mount Coolum and other natural attractions, the town is a haven for nature lovers. The median price for a 2-bedroom house is \$1,105,000, while the average rent is \$ 700 per week.

Check out to know more: <https://www.bondcleaninginsunshinecoast.com.au/coolum-beach/>

Buderim

Buderim offers a family-friendly atmosphere with its leafy streets and spacious homes. When moving out from a rental here, bond cleaning plays a crucial role in protecting your deposit. Start by reviewing your lease and planning any minor repairs to avoid deductions. Because many Buderim homes have yards, lawn mowing and garden tidying should be part of your move-out checklist.



Inside, deep cleaning of kitchens, bathrooms, carpets, and windows is necessary. Hiring professional bond cleaners is a popular choice to make sure all areas are spotless. Documenting your cleaning efforts with photos before the final inspection provides extra peace of mind. Preparing thoroughly in Buderim can help you avoid disputes and enjoy a smooth move.

Caloundra

Caloundra's coastal charm attracts renters who appreciate a laid-back lifestyle with easy access to beaches and community facilities. Moving out in Caloundra means paying attention to both indoor and outdoor cleaning. Proper notice and understanding your lease's cleaning requirements are essential first steps.

Outdoor areas often need lawn care and garden tidying, while the interior requires thorough cleaning of bathrooms, kitchens, floors, and windows. Booking a professional bond cleaning service can help ensure you meet all landlord expectations. Always schedule a final inspection and take photos to confirm the property's condition. Following these steps makes it easier for renters in Caloundra to get their full bond back and leave on good terms.



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4. Finding Rentals That Fit Your Budget and Needs

Finding a rental that fits your budget and lifestyle on the Sunshine Coast starts with understanding your financial limits. It's important to set a realistic budget that covers rent as well as bills like utilities, internet, and other living costs. Knowing what you can comfortably afford helps narrow down your search and avoid stress later. Make a list of your essential needs, such as the number of bedrooms, proximity to work or school, and any special features like parking or pet-friendliness.

Once you know your budget and needs, use online rental websites, local real estate agents, and community groups to explore available properties. Be prepared to act quickly because popular suburbs can have high demand and limited options. Flexibility with location or property type can help you find better deals. With careful research and planning, you'll be able to secure a rental that suits both your lifestyle and finances.

Renting

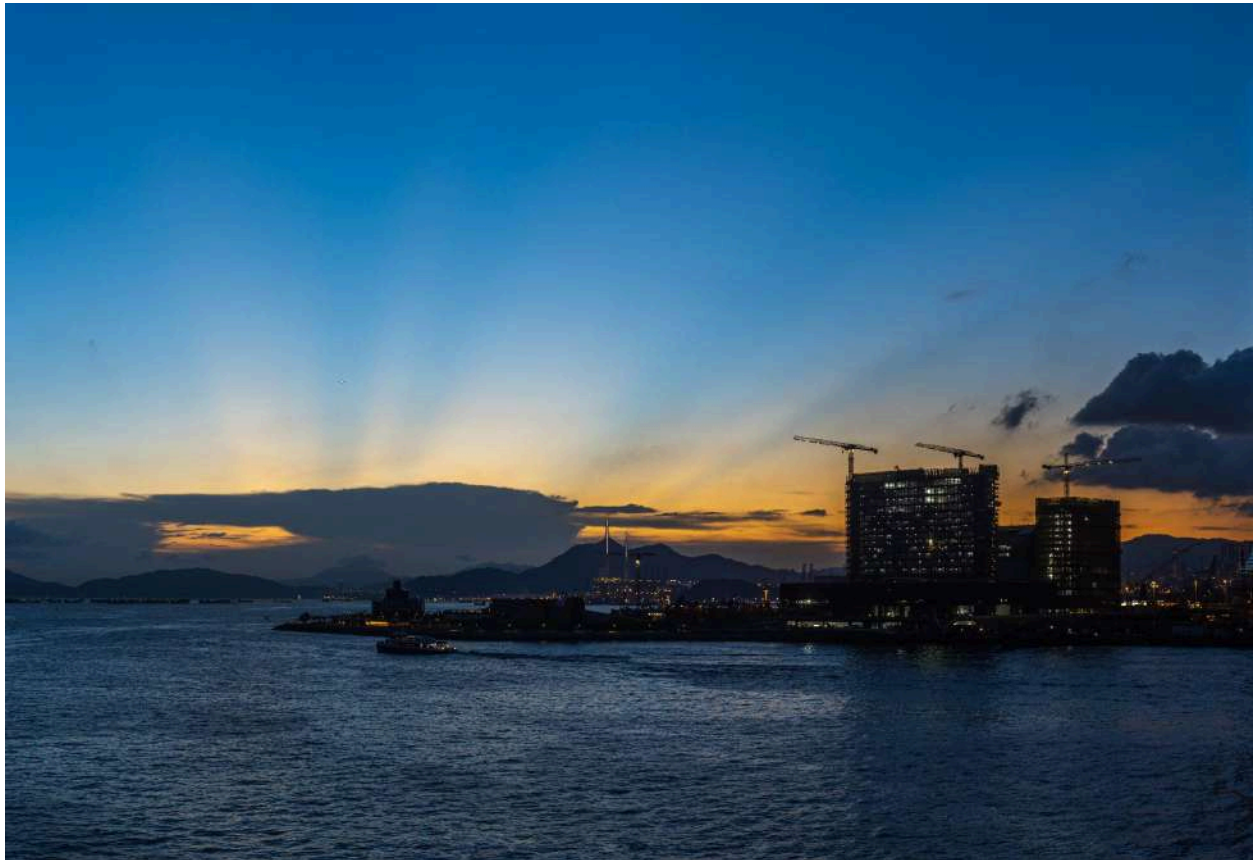
Check that the property is convenient for transport and parking and if the rent includes any bills, such as electricity and water.

If you like the property, ask for an application form. The application form is how the property owner can find out about you to see if they think you will be suitable for their property.

On the application form you will have to answer questions about yourself. For example:

- where you have lived before
- how much rent you paid
- your employment
- how much you earn.

You will also need to provide two referees from someone who can guarantee you would be a good tenant.



Shared accommodation

Depending on your circumstances, you might find it easier to find share accommodation. People who rent or own houses sometimes rent out a single room. Rooms to rent are advertised on websites such as Flatmate Finders and Flatmates.

Rental agreements

If you rent a house, unit, room, caravan or houseboat in Queensland there are rules that you must follow.

A lease (agreement to rent) is a legal document. Don't sign it until you have looked at the property and fully understand the document. The lease will include a period of time where you guarantee that you will live there and pay the rent. This could be anywhere between three months and one year.

Payment of a bond, equal to one month's rent, plus one month's rent in advance, is usual practice when renting. The bond is normally returned when tenants vacate, minus any costs for repairs or cleaning if required.

Know your legal rights

Understand your rights and responsibilities when renting a home. If you have any problems contact the agent or owner in the first. If the problem cannot be resolved you can contact the following organisations for support.



Queensland Statewide Tenant Advice and Referral Service is a free statewide advice and referral service for all Queensland renters, phone 1300 744 263.

Residential Tenancies Authority provides advice about renting housing in Queensland. You can download or order their pocket guide for tenants or phone 1300 366 311.

Finding a rental that fits your budget and lifestyle on the Sunshine Coast starts with understanding your financial limits. It's important to set a realistic budget that covers rent as well as bills like utilities, internet, and other living costs. Knowing what you can comfortably afford helps narrow down your search and avoid stress later. Make a list of your essential needs, such as the number of bedrooms, proximity to work or school, and special features like parking or pet-friendliness.



Popular suburbs like Maroochydore, Buderim, Coolum Beach, and Caloundra offer a range of rental options, each with its own lifestyle benefits. Use online rental sites, local real estate agents, and community groups to explore properties in these areas. Act quickly, as high-demand suburbs often have limited availability. When you find a property you like, ask for an application form and review the lease carefully before signing. Check transport links, rental inclusions, and legal rights. If you face issues, support services like Queensland Statewide Tenant Advice and the Residential Tenancies Authority can help. With good planning, you can secure a rental that fits both your budget and lifestyle on the Sunshine Coast.

5. Making the Most of Your Renting Experience Here

Renting on the Sunshine Coast offers a wonderful opportunity to enjoy a relaxed lifestyle, beautiful surroundings, and vibrant communities. To make the most of your renting experience, it's important to approach the process with care and knowledge. Building a good relationship with your landlord or property manager can make things smoother, from repairs to lease

renewals. Being organized keeping track of rent payments, important dates, and any maintenance requests helps avoid stress and misunderstandings.

Take time to explore your local area and get involved in the community. Whether it's joining local events, visiting nearby parks and beaches, or supporting local businesses, connecting with your neighborhood adds to your overall experience. Maintaining the property with care and respecting neighbors also contributes to a positive renting journey. By being proactive and engaged, you can enjoy a comfortable, hassle-free rental period while truly making the Sunshine Coast feel like home.

Help to find an accessible home

If you're struggling to find a place to rent, RentConnect can help you find something that meets your needs. We can also check your eligibility for financial help with renting.

If you're buying or renting, you can also talk to real estate agents in the area you want to live. They may have options for you. They may also be able to let you know when something suitable becomes available.



Making your home more accessible

Whether you rent, own your home, or live in public or community housing, you have options to make your home more accessible.

Instead of moving, you may be able to modify your current home to meet your needs.

If you find a home that suits your needs but lacks a couple of things, you might have options to modify it.

You could also be eligible for help to make your home more accessible.



Livable Housing Australia (LHA) certification

When searching for an accessible property, you may come across ones that have a Livable Housing Australia (LHA) certification. This means the property meets specific requirements for livability, accessibility and adaptability.

These properties should have an LHA Assessment Certificate of Compliance which you can ask to see.

The certification will include a performance level:

- Silver – the home has the 7 core elements of livability
- Gold – the home meets enhanced requirements for livability
- Platinum – the home meets all 15 elements of livability.

Accessibility standard for new homes

Since 1 October 2023 new homes in Queensland have been required to meet an accessibility standard.



A new home may be accessible even if it is not advertised as accessible. You can ask whether a new home meets the new standard.

Renting on the Sunshine Coast offers a fantastic chance to enjoy a relaxed lifestyle, beautiful surroundings, and vibrant communities. To make the most of your renting experience, it is important to be informed and proactive. Building a good relationship with your landlord or property manager can help with smooth communication, timely repairs, and lease renewals. Staying organized by tracking rent payments, key dates, and maintenance requests reduces stress and avoids misunderstandings.

Engaging with your local area adds to your experience join community events, explore parks and beaches, and support local businesses to feel more connected. Maintaining the property carefully and respecting your neighbors creates a positive renting environment. If you need help finding accessible housing, services like RentConnect can assist you and check your eligibility for financial support. Real estate agents can also offer guidance and alert you to new rentals.

Additionally, you may be able to modify your current home or find one with Livable Housing Australia certification to meet accessibility needs. Since October 2023, new homes in

Queensland must meet accessibility standards, so always ask about this when renting. Being informed and engaged helps you truly enjoy life on the Sunshine Coast.

Final Words

Renting on the Sunshine Coast offers a fantastic opportunity to enjoy a relaxed lifestyle across vibrant communities like Maroochydore, Buderim, Coolum Beach, and Caloundra. To make the most of your renting experience, it's important to stay informed and organized. Building a good relationship with your landlord or property manager ensures smoother communication, timely repairs, and easier lease renewals. Keeping track of rent payments, key dates, and maintenance requests helps reduce stress and avoid misunderstandings.

Getting involved in your local community is equally important. Whether it's attending events, visiting parks and beaches, or supporting local businesses in these suburbs, connecting with your neighbourhood adds value to your experience. If you need help finding accessible rental housing, services like RentConnect can assist and check your eligibility for financial support. Local real estate agents can also offer guidance and alert you to new listings.

Look for homes certified by Livable Housing Australia, which meet accessibility and livability standards. Since October 2023, new homes in Queensland must meet these accessibility standards, so always ask landlords about this. Being proactive and informed will help you enjoy a comfortable and rewarding rental experience on the Sunshine Coast.

Reference

Sunshine Coast Relocation Guide | Invest Sunshine Coast Australia, from, <https://invest.sunshinecoast.qld.gov.au/wp-content/uploads/2023/10/Sunshine-Coast-Relocation-Guide.pdf#:~:text=The%20Sunshine%20Coast%20region%20covers,Buderim%2C%20Coolum%20Beach%20and%20Nambour>

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Finding an accessible home to rent or buy | Queensland Government, from <https://www.qld.gov.au/housing/housing-options-and-help/accessible-housing/finding-accessible-property>

