

Baxter & Mason
PROPERTY BUYERS AGENT



Family *friendly* suburbs
on the Sunshine Coast
(2026 Edition)

Top family friendly suburbs on the Sunshine Coast

The Sunshine Coast continues to be one of Australia's most sought after regions for families - and 2026 is shaping up to be another year of strong demand, lifestyle driven moves, and competition for quality homes in the most family friendly pockets.

Whether you're relocating, upsizing, or looking for a safe, community focused suburb to raise your kids, this guide breaks down the best Sunshine Coast suburbs for families in 2026, based on:

- School catchments
- Access to beaches, shops, and services
- Safety
- Community feel
- Parks and recreation
- Commute times
- Property value and growth

As Sunshine Coast buyers agents, we see firsthand where families thrive and where the hidden opportunities are.



7 highly ranked suburbs for the best of coast *life* living

1. Buderim

Why families love it: Buderim remains one of the Coast's most in demand family suburbs thanks to its leafy streets, strong school catchments, and central location. It offers a village feel with quick access to beaches, hospitals, and major shopping hubs.

Highlights:

- Buderim Mountain State School catchment
- Safe, established neighbourhoods
- Close to Sunshine Coast University
- Strong capital growth
- Family parks, walking tracks, cafés

Best for: *Families wanting space, community, and convenience.*

2. Mountain Creek

Why families love it: Mountain Creek is consistently one of the Coast's strongest family performers thanks to its highly regarded schools and proximity to Mooloolaba, Kawana, and the Sunshine Coast University Hospital.

Highlights:

- Mountain Creek State High School catchment
- Family oriented estates
- Bike paths, parks, waterways
- Quick access to beaches and the motorway

Best for: *Families wanting great schools and easy commuting.*

3. Sippy Downs

Why families love it: Known as the "education precinct," Sippy Downs offers affordability, modern homes, and excellent access to schools and the university.

Highlights:

- Affordable family homes
- Newer estates
- Great parks and playgrounds
- Close to USC and major shopping

Best for: *Young families and first home buyers.*

4. Peregian Springs

Why families love it: A master planned community with a strong family focus, Peregian Springs offers modern homes, great schools, and a peaceful lifestyle close to Noosa.

Highlights:

- Peregian Springs State School
- Golf course community
- Family friendly estates
- Minutes to Peregian Beach

Best for: *Families wanting a quiet, modern community near Noosa.*

5. Wurtulla

Why families love it: Wurtulla is one of the Coast's most underrated family suburbs - close to beaches, parks, and the hospital precinct, with a relaxed coastal feel.

Highlights:

- Quiet, safe streets
- Walk to the beach
- Close to Bokarina and Birtinya
- Strong rental and buyer demand

Best for: *Families wanting coastal living without Noosa/Mooloolaba prices.*

6. Baringa (Aura)

Why families love it: Aura continues to grow rapidly, with new schools, parks, bike paths, and family friendly estates. It's modern, affordable, and designed for young families.

Highlights:

- New schools and childcare
- Modern homes
- Community events
- Great playgrounds and bike networks

Best for: *Young families and budget conscious buyers.*

7. Coolum Beach

Why families love it: A relaxed coastal suburb with a strong community feel, great schools, and a laid back lifestyle.

Highlights:

- Coolum State High School
- Surf culture
- Family friendly beaches
- Strong community vibe

Best for: *Families wanting a beach lifestyle with good infrastructure.*

What *families* are prioritising in '26

Based on buyer behaviour across the Sunshine Coast, families are looking for:

- Walkability to schools
- Safe, quiet streets
- Proximity to beaches
- Access to parks and playgrounds
- Strong community feel
- Homes with space to grow
- Good resale value

And with a changing market, many families are turning to buyers agents to help them secure the right home - especially off market.

How Baxter & Mason helps families Buy with *confidence*

Buying a family home is one of the biggest decisions you'll make - and the Sunshine Coast market can feel overwhelming.

We help families:

- Understand the best suburbs for their lifestyle
- Access off market and pre market opportunities
- Avoid overpaying
- Navigate school catchments
- Make confident, informed decisions
- Secure the right home sooner, with less stress

If you're planning a move in 2026, we'd love to support you.

Book a FREE Discovery Call

Your trusted, licensed property buyers advocate for first home buyers, relocators and investors

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