

# How we rent: Australia's lifestyle-driven suburbs in 2026



**Where pets, pools, pilates and tennis are shaping the rental map**

Our suburb-level deep dive across Domain listings reveals the surprising places where lifestyle features dominate – and what they say about how Australians want to live.

## Pet-friendly hotspots: The suburbs built for fur families

Pets are practically part of the rental application these days, with almost one-in-five rental listings offering pet-friendly amenities – and in some suburbs, they're leading the charge.

Table 1. Top 5 suburbs built for pet lovers

Rank	Australia	NSW	VIC	QLD	SA	WA	ACT
1	Phillip, Canberra	Wentworth Point, Sydney	Melbourne CBD	South Brisbane	Mount Barker, Adelaide	East Perth	Phillip
2	Wentworth Point, Sydney	Lane Cove, Sydney	Footscray, Melbourne	Morayfield, Brisbane	Munno Para West, Adelaide	Baldivis, Perth	Braddon
3	South Brisbane	Orange, Regional	Wallan, Melbourne	Yarrabilba, Brisbane	Adelaide	Perth CBD	Belconnen
4	Braddon, Canberra	Zetland, Sydney	Pakenham, Melbourne	Maroochydore, Sunshine Coast	Morphett Vale, Adelaide	Mandurah, Perth	Kingston
5	Belconnen, Canberra	Surry Hills, Sydney	Point Cook, Melbourne	Southport, Gold Coast	Davoren Park, Adelaide	Armadale, Perth	Gungahlin

Tasmania and NT are missing due to low volumes.

**Canberra takes out three of the top five spots nationally**, with Phillip, Braddon and Belconnen proving you can have both an urban lifestyle and room for a furry friend. These central suburbs offer an easy blend of dog-friendly parks, walkable streets and modern developments that welcome pets with open arms.

**NSW and Queensland fill the remaining positions** with Wentworth Point and South Brisbane – high-rise havens where pet-friendly apartments are plentiful.

But the **national differences are also shaped by rental rules**, which vary widely by state and influence how often listings are explicitly tagged as pet-friendly.

In **Victoria and Queensland**, landlords can only refuse pets for a valid reason under their tenancy laws, making pet requests harder to decline. This can reduce the need for landlords to highlight “pet-friendly” status in listings, as renters already have clearer pathways to approval. As a result, fewer properties may be advertised this way, even though pets are generally well accepted.



In **NSW and the ACT**, landlords have more discretion to refuse pets. So, when they do allow them, they are more likely to call it out upfront – boosting visibility in the data and helping explain why these states dominate the rankings.

Meanwhile, **South Australia, Tasmania and the Northern Territory** appear less frequently due to a mix of smaller markets, older housing stock and, in some cases, fewer incentives for landlords to promote pet-friendly features in listings.

## Poolside living: Suburbs making every day a holiday

If your dream rental includes a pool – **a true essential in an Australian summer** – around one-in-seven rental listings offer a pool.

Table 2. Top 5 poolside hotspots

Rank	Australia	NSW	VIC	QLD	WA	ACT
1	Melbourne CBD	Sydney CBD	Melbourne CBD	Surfers Paradise, Gold Coast	Perth CBD	Phillip
2	Southbank, Melbourne	Chippendale, Sydney	Southbank, Melbourne	Brisbane City	East Perth	Belconnen
3	Sydney CBD	Zetland, Sydney	Docklands, Melbourne	South Brisbane	Rivervale, Perth	City
4	Docklands, Melbourne	Macquarie Park, Sydney	South Yarra, Melbourne	Southport, Gold Coast	South Perth	Gungahlin (tied)
5	Surfers Paradise, Gold Coast	Waterloo, Sydney	Footscray, Melbourne	Fortitude Valley, Brisbane	West Perth	Greenway (tied)

SA, Tasmania and NT are missing due to low volumes.

Victoria is the place to be as three of the nation's top five pool-rich rental suburbs are **Melbourne CBD, Southbank and Docklands**. These precincts are built around modern, amenity-loaded towers where a pool isn't a luxury ... it's standard.

Why Melbourne? Because its newer high-density precincts are designed with amenities front and centre, appealing to renters who want "hotel living" with CBD convenience.

**NSW and Queensland round out the top five**, which is no surprise when the climate encourages outdoor living; a pool quickly becomes a must-have, not a nice-to-have.

In contrast, smaller states and territories appear less often in the rankings, reflecting older housing stock and different lifestyle trends.



## Gym lovers unite: The suburbs that are sweating their way to the top

Renters are increasingly choosing suburbs where the gym is just a lift ride away, with almost one in 10 rental listings offering a gym.

Again, **Victoria leads the pack**.

Table 3. Top 5 gym hotspots

Rank	Australia	NSW	VIC	QLD	WA	ACT
1	Melbourne CBD	Sydney CBD	Melbourne CBD	Brisbane City	Perth CBD	Phillip
2	Southbank, Melbourne	Chippendale, Sydney	Southbank, Melbourne	South Brisbane	East Perth	City
3	Sydney CBD	Zetland, Sydney	Docklands, Melbourne	Surfers Paradise, Gold Coast	Rivervale, Perth	Belconnen
4	Docklands, Melbourne	Macquarie Park, Sydney	South Yarra, Melbourne	Fortitude Valley, Brisbane	West Perth	Braddon
5	Chippendale, Sydney	Waterloo, Sydney	Footscray, Melbourne	Newstead, Brisbane	Subiaco, Perth	Kingston

SA, Tasmania and NT are missing due to low volumes.

**Melbourne CBD, Southbank** and **Docklands** dominate the top rankings for rentals with access to a gym on-site. These suburbs share one thing: a concentration of new unit developments where on-site gyms are practically compulsory in the battle to attract tenants.

**NSW** trails closely behind, reflecting the same shift toward amenity-rich living.

It marks a broader trend:

**Premium features like gyms and pools are no longer the extras – they're the expectation.**

For developers and landlords, this signals that lifestyle amenities are becoming essential for keeping rental properties competitive.



# Courtside living: The rarest rental lifestyle perk

While pools and gyms are becoming mainstream, tennis courts remain the ultimate rental rarity. Across the country, fewer than one in 100 rental listings include access to a tennis court, making it one of the least common lifestyle features available to renters.

Unlike gyms and pools – which are increasingly built into high-density apartment towers – tennis courts are typically found in

select, tightly held rental pockets. These are often suburbs with larger homes, established estates or premium complexes where space allows for full-size courts. This scarcity means tennis lovers only have a chance in NSW and Victoria.

Table 4. Top 5 tennis court hotspots

Rank	Australia	NSW	VIC
1	Southbank, Melbourne	Homebush West, Sydney	Southbank, Melbourne
2	Surfers Paradise, Gold Coast	Rouse Hill, Sydney	Melbourne CBD
3	Melbourne CBD	Wentworth Point, Sydney	South Melbourne
4	Homebush West, Sydney	Chiswick, Sydney	South Yarra, Melbourne
5	Rouse Hill, Sydney	Epping, Sydney	Docklands, Melbourne

Queensland, ACT, SA, Tasmania, WA and NT are missing due to low volumes.

## What sets tennis-court rentals apart

Suburbs that rank highly for tennis-court rentals tend to share a few key characteristics:

- Larger homes or low-density developments, where land is not at a premium
- Longer-term renters, including families, professionals and lifestyle-driven households
- Strong outdoor and recreation appeal, often near beaches, parklands or established sporting precincts

For renters, access to a tennis court is less about luxury and more about everyday lifestyle – the ability to exercise, socialise and live locally without relying on external facilities.

## Why tennis courts don’t scale in rentals

Tennis courts are not easily replicated in the rental market. They require significant space, ongoing maintenance and higher build costs, which limits their presence in newer developments. As a result, supply remains tightly constrained.

That scarcity means rentals with tennis courts often:

- Stand out strongly in listings
- Attract niche but committed demand
- Encourage longer tenancy durations, particularly in family-friendly suburbs



## What this says about how Australia rents today

- **Lifestyle is now a deciding factor – not a bonus.** Renters are prioritising homes that actively support how they live, from pets and fitness to outdoor leisure.
- **Amenity-rich apartment precincts are leading the shift.** Newer developments dominate because they are designed around convenience, community and wellbeing.
- **Rental laws shape what shows up in the data.** State-based pet regulations influence how often listings are marketed as pet-friendly, affecting suburb rankings.
- **Location still matters – but lifestyle layers matter more.** Suburbs that combine access to nature, recreation, and urban convenience are outperforming, particularly among younger, more flexible households.
- **Pets, pools and gyms are no longer niche.** These features are now core drivers of rental demand and are increasingly shaping where renters choose to live.

## Methodology

Listing volumes are filtered for  $\geq 50$ . Domain data is for 12 months to December 2025.

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