

## Coast suburbs 'perfect package'

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April 18th, 2009

WHEN it comes to what buyers want, plenty of Gold Coast suburbs make up the perfect package.

Upper Coomera is the city's top-ranked spot, taking out No.5 position in the top five most popular suburbs in Queensland, according to new sales volume research by the Real Estate Institute of Queensland.

There were 324 houses sales there in 2008.

With units and townhouses, Surfers Paradise, Southport and Labrador are the top Coast locations, taking out the top one, two and four positions in the State.

Surfers Paradise had a massive 1136 unit sales in 2008, Southport was second with 687 sales and Labrador had 407 sales.

Gold Coast-based REIQ chairman Peter McGrath said the Gold Coast had done very well to have so many suburbs in the top five most popular houses and units, 'considering the tough time our property market has had in the past 18 months'.

He said when it came to the most popular suburbs, buyers were looking for the best possible position -- within a budget.

"The most popular suburbs provide plenty of affordable or mid-range properties and are close to amenities such as shopping centres, entertainment precincts or schools," said Mr McGrath.

"These characteristics never really change whether someone is buying a house or a unit."

He said Upper Coomera in the past few years had been luring thousands of young families and first-home buyers because it had good shopping, transport and schools and the average home was priced under \$500,000.

"Upper Coomera has totally changed over the last few years and it didn't surprise me at all to see it in the top five most popular suburbs in Queensland," said Mr McGrath.

"It has three or four good neighbourhood shopping centres with Coles or Woolworths as tenants, two pubs and excellent private and public schooling with Saint Stephens College, Assisi Catholic College, Coomera Anglican College and four public schools.

"It has got exactly what young families are looking for with facilities and good entertainment options for singles and most of the housing is affordable, modern and new or near-new which is what young people are looking for today.

"It has very good transport options and easy driving south to the Gold Coast or north to Brisbane and good rail links north and south.

"One of the biggest attractions is it also has plenty of housing stock available, including a lot of house and land packages, which is the biggest problem with a lot of the older suburbs on the Gold Coast."

Mr McGrath said Surfers Paradise, the heartbeat of Gold Coast unit sales, was far and away the most popular suburb for units in Queensland and had been for years.

"It is an iconic suburb which is close to all the action and has a huge range of units and townhouses and a diverse range of prices -- from affordable studios to prestige multi-million dollar penthouses," he said.

Southport and Labrador were both in a desirable location overlooking the Broadwater, were close to all the necessary facilities and also had a good variety of unit stock which attracted a wide range of buyers.