



This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office



“Enjoy your Festive Season - the smell of food, the taste of wine, the sounds of family and friends The holiday season is the perfect time of year.”

GOLD COAST IN THE MILLIONAIRE HOT SEAT



THE Ultimate LIST

1. GET MORE SLEEP.
2. DRINK MORE WATER.
3. GET MORE EXERCISE.
4. READ MORE.
5. GET MORE ORGANIZED.
6. CLEAN MORE OFTEN.
7. EXPLORE MORE.
8. RELAX MORE.
9. HAVE MORE PATIENCE.
10. FORGET DOING MORE!

Just try your best.

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by REAL ESTATE WORKS - www.realestateworks.com.au

A HANDFUL of Gold Coast suburbs are tipped to break the million-dollar barrier in the next two years as a wave of southern investors drive up demand for housing.

Average house prices at Clear Island Waters, Broadbeach Waters, Currumbin and Runaway Bay are expected to hit the magical seven figure mark in the next 24 months, while Bundall is on track to get there within three years.

In just 12 months, Clear Island Waters could follow Surfers Paradise and Mermaid Beach and see median house prices grow from \$951,000 to \$1.115 million, based on a CoreLogic RP Data three-year growth figures of 12.7 per cent per year. If this trend continues, Gold Coast property insiders say house values in the area could skyrocket by more than \$120,000 in the next 12 months.

Century 21 Broadbeach managing director Dean Couper said the upward growth seen in Clear Island Waters was likely to “accelerate” in 2016, as cashed-up Sydney and Melbourne buyers upgrade to mansions on the Coast as the southern markets come off the boil.

“We’ve got a lot of positive signs in the market and I think the upward trend in Clear Island Waters will continue because there is so much infrastructure being built on the Coast,” he said. “I would say it is likely to hit a median of \$1 million in the next year as the influence from Sydney and Melbourne markets will continue for the next few years,” he said.

Mr Couper said the larger block size in Clear Island Waters was a sought after feature for buyers looking to knock down existing properties and build mega-mansions.

Clear Island Waters could also be joined in the million-dollar club by Broadbeach Waters.

House prices in the area sit at \$820,000 but are expected to grow by \$65,000 per year until 2018, based on CoreLogic RP Data’s three-year growth forecast.

“The suburb is really close to the beach and the value of Broadbeach Waters is higher than at places like Isle of Capri and Paradise Waters because it’s a central suburb, which is close to the beach and near Oasis and Pacific Fair, so it would be no surprise to see house values increase to \$1 million,” Mr Couper said. **PTO**

"A lot of people have cashed-in their homes in Sydney and Melbourne and are coming up here, knocking down a home in Broadbeach Waters and building something new."

Currumbin is also expected to crack the million-dollar mark in less than two years if house prices continue to move in an upward trend of 10.4 per cent per year.

With median house prices in the suburb sitting at \$900,000, the suburb could expect an increase in median house prices of \$93,000 by 2016.

Fletchers director Christopher Stear said Currumbin was likely to hit the million-dollar mark in the "medium term" if the growth at Palm Beach, Elanora and Burleigh Heads was anything to go by.

"Suburbs south of Burleigh are trending up and they have been a well-kept secret for a long time," Mr Stear said.

"Growth in the past few years has been relentless and as the demographic of Currumbin is changing, prices are increasing.

"I think we will see the area move into a million dollar median price range in the medium term, rather than the long term, because the area doesn't have units, so the houses are very sought after."

First homebuyers Liz Ryan and Ben Barclay recently bought a house in Currumbin through Ray White Coolangatta Tweed Heads agent Justin Schmith.

The pair said they were eager to buy into the suburb before it became unaffordable.

"We love the area and have lived here for the past four years but we noticed the prices going up, so we wanted to get in and buy now," Ms Ryan said.

"Even since we purchased, a few months ago, we've seen our mates really struggle to find a place for the right price."

Meanwhile, if the upward growth of 7.8 per cent continues in Bundall, the suburb may also reach \$1.02 million by the Commonwealth Games.

House prices in Runaway Bay are also forecast to tip over \$1 million in two years, if the median house price of \$882,500 continues to increase at a rate of \$63,187 each year.

~ Alexandria Utting GC Bulletin Dec 2015

I have decided to take exercising more seriously.

Today, I moved to the left.

Tomorrow, I go right.



SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

7				1			4	
	2				9		5	6
		4		6		2		
		8	6		1		2	
		7				1		
	9		3		8	6		
		5		2		4		
8	4		1				6	
	1			8				2

New year resolution:
Laugh a little louder, smile a little bigger, love a little deeper, and walk through life a little slower.



Bittle 2013

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