



GOLD COAST SUBURBS GUIDE



ABSTRACT

Choosing the right place to live can be one of the most fundamental decisions that we have to make right. The location you pick to make a life, can determine the whole quality of your life. So, when selecting a place to live, you should be very considerate to your needs and the needs of your family.

One of the biggest decisions you got to make with regard to this, is choosing whether to live in the city or the suburbs. As both has its good side and bad side, such a decision needs to be made with ultimate care.

INTRODUCTION

If you are faced with this dilemma it's always good to list out the pros and the cons of both. But above all, take into consideration the needs of your family and yourself. Most people with families tend to choose the suburbs to make a living for themselves because it is commonly believed that the suburbs are better for raising kids.

I. How to choose between living in the city and living in the suburbs



With the property value going high, many people are investing in suburban homes. Even if you are not looking to move into the suburbs right away, it can be ideal to purchase a property in a suburb like Coorparoo and make money off of it.

Renting property in suburbs is also one of the best ways to earn a great profit. If you are living in the city and you do not have the time to manage your rentals, you could hire property management experts to do the job for you. Ed Cassidy is one such company that can guarantee you successful and professional services that will benefit you greatly.

If you type into the internet the words, ed Cassidy property management Coorparoo, you will find some amazing testimonials from clients whose rental properties in Coorparoo are being managed by Ed Cassidy Property Managers. Finding such good professional property managers mean that you can still live in the city and have your rental property in suburbs managed well.



So, if you are still on the fence about deciding where to live here are some advantages and disadvantages listed out about suburban living and city living. If you are already living in the city, you know the perks the city life has to offer.

You must now be used to having everything so approachable and convenient. The theatres, cinemas, sports complexes, and every other form of entertainment is found so easily in the city. So, it can be easily agreed upon that the city has the ability to offer a very vibrant and comfortable living.

However, even the suburbs are becoming more interesting now, with all the new facilities being installed for the residents' convenience. People are hesitant to go back and forth to the city all the time, so all the important facilities are being installed to make the property value of the suburbs high.

So, if you are looking to purchase a house and you have family to think about, do calculate the pros and cons of both aspects before making the right choice to decide where you are going to be basing your life.

II. GOLD COAST SUBURB GUIDE

CENTRAL GOLD COAST



Pick up Australian designer clothing at Pacific Fair mall, which has an entire precinct dedicated to local creatives.

Where: Surfers Paradise, Broadbeach

In the lively Surfers Paradise and Broadbeach neighbourhoods, skyscrapers overlook the sand, creating a dramatic skyline. The beach holiday capital of the coast, this area is particularly well-known for its alfresco bars and restaurants where you can make the most of the city's famous sunshine.

Join in with the active locals on a walk (or jog) through large, waterside parks and along beachfront promenades dotted with street art and trendy cafés. If you're staying in this neighbourhood, don't forget to pack your favourite outfit for a night on the town.

NORTHERN BEACHES



Where: Southport, Main Beach

Occupying a scenic spit that separates the ocean from the Gold Coast Broadwater lagoon, north of Surfers Paradise, the glamorous Main Beach neighbourhood is adorned with exclusive designer hotels, a yacht-studded marina, and malls with designer boutiques aplenty – the perfect base for an indulgent holiday.

Combined with increasingly hip Southport, on the western shores of Broadwater (linked by road), it's also your family's best base for the Coast's iconic theme parks, just to the north.

BURLEIGH AREA





Just south of the Queensland border is the food-focused New South Wales Tweed region – a popular stop for many Gold Coast visitors.

Where: Miami, Burleigh Heads, Palm Beach

The neighbouring suburbs of Miami, Burleigh and Palm Beach exude laid-back seaside living, replete with hip bars, boutiques and breweries, many of which have views of the Surfers Paradise skyline to the north. Burleigh's headland also has deep spiritual significance to its traditional Aboriginal owners, the Yugambeh people, who run the excellent Jellurgal Aboriginal Cultural Centre at its base.

SOUTHERN BEACHES



Where: Coolangatta, Currumbin

This is the Gold Coast's (and Queensland's) south-easternmost point, a place where crashing waves meet powdery beaches. Most visitors come to these seaside suburbs to surf or laze on the sand, with the gleaming towers of Surfers Paradise – 30 kilometres (19 miles) to the north – proving a great photo backdrop at sunset. The region's other big draw is Currumbin Wildlife Sanctuary, where you can get up close to all manner of native animals.



GOLD COAST HINTERLAND



Where: Lamington National Park, Mt Tamborine, Tallebudgera Valley, Springbrook National Park, Numinbah Valley

You only need to drive 30 minutes from the beach to reach the verdant string of neighbourhoods known as the Gold Coast hinterland, home to a staggering 100,000 hectares (250,000 acres) of UNESCO World Heritage-listed rainforest. Wild valleys, waterfalls and mountain peaks characterise the region, with forward-thinking culinary offerings (distilleries and wineries included) set among walking trails and wellness resorts.

Where to eat: At Tamborine Mountain Coffee Plantation, on the hinterland's northern fringe, beans are roasted to perfection before being brewed in a serene space, which you can also tour.

Less than five kilometres (three miles) to the north you'll find Tamborine Mountain Distillery (try the vodka infused with native lemon myrtle), Mount Tamborine Vineyard & Winery (visit the cellar door and sip chardonnay) and Witches Falls Winery (stop in for a cheese board and a wine flight). And just a few minutes' drive away is Granny Macs, a confectionary store known for its fudge made with Australian ingredients such as macadamia nuts.

Where to play: There are plenty of places to stretch your legs in the hinterland, particularly on the trails in wilderness areas that comprise the Gondwana Rainforests of Australia. Get some perspective of the expanse on the 45-minute Tamborine Rainforest Skywalk through the rainforest canopy, or walk at your own pace in Lamington National Park, where well-marked trails lead to lookouts and waterfalls; look out for the rare Albert's lyrebirds (pheasant-sized songbirds) that live here.

Where to stay: Check into Gwinganna Lifestyle Retreat for a week of yoga, tai chi and vegan eating. Or surround yourself with nature at the less structured yet equally scenic O'Reilly's Rainforest Retreat.

III. The Best Student-Friendly Suburbs on the Gold Coast



If you're thinking about Australia as your chosen study destination, one of the first things you'll want to decide is where you're going to live.

Keen to experience the famous beautiful beaches, relaxed lifestyle and natural beauty Australia is famous for? Well, you may want to consider living and studying on the Gold Coast.

The Gold Coast is famous for its laidback, beachy vibe. While every suburb is close to the beach and offers proximity to the great outdoors, each one does bear its own unique characteristics. Before choosing which one to call home, it's essential to consider important factors such as distance to universities and shops, rental costs, public transport access, entertainment and nightlife, safety, and more.

To get you started, we've rounded up the best suburbs on the Gold Coast for students.

Southport



Southport is a busy inner suburb and a popular choice for international students attending Griffith University, CQUniversity, and TAFE. Here, you'll find the Australia Fair Shopping Centre and trendy cafés tucked around every corner. For nightlife, Surfers Paradise is right next door.

Southport is also loved for its leafy parks. The biggest is the Broadwater Parklands, which is a recreational hub for young and old. Picnics, outdoor movies and special events frequently take place here, while its aquatic playground and the nearby aquatic centre offer endless water-themed fun.

Southport has a range of accommodation choices. Griffith University offers safe on-campus living in University Village, while there are also student villages in the quieter surrounding suburbs of Labrador, Ashmore and Parkwood. These suburbs also offer

plenty of low-cost room rentals starting at around \$150 per week for a room in a share house.

All of these areas have a well-connected public transport system with quick, easy access to various universities and shops.

Robina and Varsity Lakes



These two neighbouring suburbs are popular with students studying at Bond University. As some of the newer suburbs on the Gold Coast, they offer modern living built around two man-made lakes, as well as close proximity to practically everything.

Robina Town Centre is a major shopping complex loaded with big brands, cinemas, and promenade dining. For sports fans, Robina is the centre of sports on the Gold Coast. The Cbus Super Stadium regularly holds close to 28,000 people at various sporting events, including rugby league, rugby union and football.

Public transport in the area is exceptional, with connections to practically anywhere on the Gold Coast. Robina Station will even take you on a direct train to Brisbane in less than 90 minutes.

Bond University offers on-campus accommodation in a secure environment. Additionally, there are student centres located in Varsity Lakes that are within short walking distance to the campus. Private room rentals are also popular in these suburbs, with rooms starting at around \$150 per week.

Surfers Paradise



If you crave being in the heart of the action, Surfers Paradise is the area for you. Known as the 'Glitter Strip' of the Gold Coast, Surfers offers high-rise buildings, retail stores, cafés, bars, restaurants, nightclubs, public transport, and the iconic Surfers Paradise Beach on your doorstep.

This suburb is a major tourist destination that never sleeps. You'll find bargain and designer shopping down every street, including the famous Cavill Avenue, bustling night markets, and three kilometres of pristine sand, perfect for beach activities. Surfers Paradise has a pretty famous nightlife scene, with countless nightclubs and entertainment venues dotted along the strip.

Public transport options are plenty in Surfers Paradise, with trams and buses that can get you to your campus of choice in next to no time.

There are plenty of private room rentals in Surfers Paradise that can be as cheap as \$130 per week. Any accommodation you pick is bound to be within walking distance of shops, entertainment, and nightlife.

Burleigh Heads



Burleigh Heads, or simply Burleigh to locals, sits like a cool comma between Surfers Paradise to the north and Coolangatta to the south. It's a picturesque punctuation mark along the Gold Coast and most definitely somewhere to pause.

Let's start with the beach, which enjoys dual popularity with those who like to swim in her protected waters and those who love to surf around the headland. On a day when it might be a little choppy everywhere else along the Coast, you can bet your bottom dollar there's a protected corner at Burleigh in which to dip.

Even strict landlubbers will adore this destination for the Burleigh Heads National Park which wraps around the headline like a fashionable head scarf, offering views of the ocean on the left and a number of walking trails and wildlife to experience.

The Burleigh foreshore is home to towering fragrant pine trees characteristic of the coast and in this parkland there are plenty of places in which to picnic or barbecue. This is also an ideal spot for regular art and craft markets, where you haggle and forage along the foreshore with the ocean shouting encouragement in the background.

Absolute oceanfront dining exists here where you'll swear the fish on your plate has jumped straight out of the water, and there's a burgeoning funky café culture in these parts. New designers are also starting to pepper the shopping areas and an amble along here won't disappoint.

Head inland to West Burleigh in which a large industrial park contains some great shopping and a delicious dining scene. Perhaps this coastal point's comma should be an exclamation mark instead.

South of the city centre, you can enjoy the village vibe of Burleigh Heads. A picturesque beach suburb, Burleigh Heads is quieter than Surfers Paradise and

offers a thriving café culture, trendy restaurants, bars, unique boutiques, and fashion markets.

The unrivalled surf conditions and stunning ocean views make Burleigh Heads a surfers' hangout with a chilled atmosphere. The area boasts walking trails, a national park, and plenty of spots to enjoy a picnic under the pine trees.

Burleigh Heads has buses running frequently through the area that can take you into the city centre and beyond. It takes about 30 minutes by bus to get to Bond University.

Burleigh Heads is a pricier option than most other suburbs, but this makes it perfect for shared accommodation. Private room rentals start from around \$200 per week.

Broadbeach Waters, Mermaid Waters and Burleigh Waters



Broadbeach is a family-friendly hub with shopping centres, restaurants and parkland that stretch across 2 kilometres of pristine beach. With ample playgrounds, barbecues and picnic areas this beachside suburb has something for everyone.

Back in 1934, the South Coast Bulletin newspaper announced Broadbeach as a seaside township boasting surveyed allotments. Up until the mid-1950s the foreshore was mined for its mineral sands which led to the rehabilitation of sand dunes to grassed areas and trees.

Today Broadbeach is a vibrant business and family-friendly entertainment precinct. Its parks are home to events including weekend markets and weekday yoga classes. There's also an adjoining mall close by with alfresco dining including everything from gourmet delis, to bistros and brasseries making for a perfect family day out.

For more information on Broadbeach, especially the best places to eat visit Destination Gold Coast.

Beach usage

Every beach along our coastline is unique and used for many different activities, such as swimming, surfing and walking the dog. We've been working to understand which beaches are our most popular and how each is used by our community and visitors.

Broadbeach attracts up to 50,000 visitors each year, making it quieter than neighbouring Kurrawa beach. It's primarily local residents who come to use this beach from the medium and high density residential suburbs nearby.

Most visitors to Broadbeach come to exercise, play and relax, while only a small percentage surf here.

Swimming

Make sure you swim between the red and yellow flags, which indicate that the beach is patrolled!

Broadbeach has 4 patrolled lifeguard towers:

1. Old Burleigh Road in front of Kurrawa Surf Life Saving Club is **patrolled between 8am and 5pm every day all year round.**
2. Margaret Avenue is **patrolled between 8am and 5pm every day all year round.**
3. Australia Avenue / Broadbeach Boulevard is **patrolled between 8am and 5pm every day between November and April.**
4. Chelsea Avenue / Broadbeach Boulevard is **patrolled between 8am and 5pm every day all year round.**

Please note all beaches are patrolled during Queensland school holidays.

Facilities

Broadbeach beach is next to popular parklands that contains toilets, barbecues, tables, shade structures, playgrounds and beach showers. It is also in close proximity to a significant retail commercial area and hosts a market in the nearby parkland every second Sunday.

Broadbeach has the following facilities for beachgoers:

- Accessible – toilets, change facilities, beach showers and car parking spaces
- An adult-sized, accessible Changing Places facility (access key required)
- Beach wheelchairs - access points, platforms and accessible beach matting
- Public and disabled toilets

For more information about accessible facilities in this area download the Broadbeach mobility map.

Getting there

Parking: There is a car park at the surf club and plenty of on-street parking available in side streets and surrounding areas. Be sure to take note of any applicable parking signs and/or line markings before heading to the beach.

Please note that our beaches can get very busy on weekends and during school holidays, reducing the amount of available parking in the area.

Public transport: Translink buses run along the Gold Coast Highway through Broadbeach. The G:link light rail also runs to the Broadbeach shopping precinct. Use Translink's journey planner to plot your trip to the beach.

Active travel: Use our Walking and cycling maps for the Central Gold Coast and surrounds to plan your walk, run or bike ride to the beach.

These waterside suburbs, set amongst the Gold Coast's iconic canals, offer a much quieter lifestyle than the busy beach suburbs. Conveniently located close to Bond University, they offer the chance to experience a more tranquil side to the bustling Gold Coast.

You'll be surrounded by a labyrinth of waterways and lakes while only a short distance away from Pacific Fair Shopping Centre and Robina Town Centre. Public transport in the area is pretty good, with buses that can take you to multiple locations around the Gold Coast.

Residential estates line the canals and create a friendly, close-knit community vibe. Nature-lovers will appreciate the many bike paths and scenic walks that weave through the area, kayak-friendly waterways, and the spacious parks and bushland brimming with wildlife.

Private room rentals in these suburbs start from around \$170 per week.

IV. Ashmore Demographics (QLD) Local Stats

Being one of the most popular and oldest suburbs of Gold Coast, residents of Ashmore enjoy beautiful beach views, breathtaking landscapes, lush-green parks, playgrounds, spacious homes, restaurants and entertainment centres.

It is a peaceful suburb, away from the hustle-bustle of traffic and noise pollution. The suburb offers a family-friendly ambience- all thanks to top-rated schools, sporting facilities, culinary delights and gardens.

When it comes to buying a home, Ashmore offers different types of residential properties, including houses, units, spacious apartments, townhouses, double-storey homes, and much more. The median house price in the suburb is \$910,000, and the unit price is \$499,000. If you are relocating home to Ashmore 4214, contact us and book our home removalists Gold Coast at the most reasonable price.



In the late 1800s the land which became the suburb of Ashmore was predominately owned by two pioneering families, the Muirs and the Smiths.

The suburb, located approximately seven kilometres west of Southport, takes its name from a farming property once owned by the Hicks family. The 300 acre farm created in the late 1800s, located near Benowa, was according to Athol Hicks, grandson of the original farm owner, named after a property

The farm, which ran sheep and cattle, also gave its name to a local thoroughfare, Ashmore Road, which connected Benowa to Nerang Road. A remaining five – six hectare portion of the farm with nine cattle on the property remained in the Hicks family beside the Ross Street and Ashmore Road intersection for many years.

In the early 1970s, a Sydney property investor, Jim Donellon, saw potential in the area and purchased land for development. In the mid-1970s when a housing estate with sewered land and underground power was being developed it was given the name of Ashmore Village and the many of the streets named for words taken from Aboriginal language. By the late 1970s Ashmore Plaza Shopping Centre.



Later estates followed including: Bellevue Park, Timbertops, Paradise River and Paradise Heights. As the area underwent steady growth in the following years, the name was adopted for the suburb which was officially named and bounded in 1982.

By the mid-1980s, Ashmore was the home of many young families and boasted a TAFE, the Ashmore City Shopping Centre owned by the Rix family, tavern, caravan park, day care centre, schools, the Domain Country Club, youth centre, BMX track, skateboard bowl and ten pin bowling centre.

It was the first suburb on the Gold Coast to have road side bike paths and a roundabout. With such development underway, the Gold Coast Small Bore Rifle Club which had used land in Ashmore for over 80 was required to close in 1985.

The suburb continued to grow with new residential developments, commercial ventures and the development of the Royal Pines resort.

Ashmore (4214) is a suburb of South Eastern, Gold Coast & Hinterland, Queensland. It is about 67 kms from QLD's capital city of Brisbane. Ashmore is in the federal electorate of Moncrieff.

In the 2011 census the population of Ashmore was 11,586 and is comprised of approximately 52.5% females and 47.5% males.

The median/average age of the population of Ashmore is 40 years of age.

65.7% of people living in the suburb of Ashmore were born in Australia. The other top responses for country of birth were 9.2% New Zealand, 4.9% England, 1.1% Japan, 0.7% Scotland, 0.7% Korea, Republic of , 0.7% South Africa, 0.7% Germany,

0.6% Philippines, 0.4% China , 0.4% United States of America, 0.4% Netherlands, 0.4% India, 0.3% Malaysia, 0.3% Canada.

82.9% of people living in Ashmore speak English only. The other top languages spoken are 6.7% Language spoken at home not stated, 1.5% Japanese, 1.3% Other, 0.9% Korean, 0.7% Greek, 0.6% German, 0.5% Cantonese, 0.5% Mandarin, 0.5% Spanish.

The religious makeup of Ashmore is 24.2% Catholic, 21.4% No religion, 20.0% Anglican, 10.3% Religious affiliation not stated, 5.5% Uniting Church, 3.6% Presbyterian and Reformed, 2.9% Christian, nfd, 2.0% Lutheran, 1.9% Buddhism, 1.5% Eastern Orthodox.

46.0% of people are married, 33.1% have never married and 10.2% are divorced and 3.1% are separated. There are 720 widowed people living in Ashmore.

55.5% of the people living in Ashmore over the age of 15 and who identify as being in the labour force are employed full time, 31.9% are working on a part time basis. Ashmore has an unemployment rate of 7.2%.

The main occupations of people living in Ashmore are 18.2% Professionals, 15.7% Technicians & trades workers, 15.5% Clerical & administrative workers, 12.5% Sales workers, 11.4% Managers, 10.2% Community & personal service workers, 9.8% Labourers, 4.7% Machinery operators & drivers, 1.8% Occupation inadequately described/ Not stated.

The main industries people from Ashmore work in are 12.2% Retail trade, 12.0% Health care and social assistance, 10.7% Construction, 9.6% Accommodation and food services, 8.0% Education and training, 6.8% Manufacturing, 6.7% Professional, scientific and technical services, 4.2% Public administration and safety, 4.1% Other services.

31.3% of homes are fully owned, and 37.8% are in the process of being purchased by home loan mortgage. 26.2% of homes are rented.

The median individual income is \$561 per week and the median household income is \$1146 per week. The median rent in Ashmore is \$370 per week and the median mortgage repayment is \$1950 per month.

V. The most expensive suburbs of the Gold Coast

It's no secret the Gold Coast real estate market is booming. And more and more suburbs are joining the million dollar club. Here are the 5 fastest growing suburbs as well as a full list of all the suburbs where the median house price now surpasses the million dollar mark.



The fastest growing suburbs of the Gold Coast

Looking at the median house price growth over a 6-month period since December 2020, here are the top 5 suburbs that recorded the highest growth.

1. Burleigh Heads

The median house price in Burleigh Heads increased by 26% in just six months, from \$928,750 to \$1,170,000 at the end of June 2021. In 2016 the median house price in Burleigh was \$725,000 that's a growth of 61% in less than five years.

2. Bundall

In the last six months Bundall recorded a growth of 25% in median house price, from \$1,065,000 in 2020 to \$1,330,000 by the end of June.

3. Mermaid Waters

Also joining the million dollar club in 2021 is Mermaid Waters with a median house price of \$1,175,000 by the end of June, compared to a median price of \$950,000 in

2020 that's an increase of 24%. Since 2016 the median house price grew by 55% from \$760,000.

4. Main Beach

Main Beach has been a million dollar suburb for a while, but in 2021 it is the first suburb to break the 2-million dollar median house price record. In just six months the median house price here grew by 18% from \$1,775,000 to \$2,100,000. Five years ago the median was \$1,335,000.

5. Gaven

The only suburb in the top 5 where the median house price is still below the million dollar mark is Gaven. This suburb recorded a growth of 18% in the past six months, from a median house price of \$770,000 in 2020 to \$910,000 at the end of June. Since 2016 the median price increased by 48% from \$615,000.

Just losing out on the top five are Palm Beach and Burleigh Waters. But both deserve a mention breaking the million dollar mark in 2021 with a respective median house price of \$1,140,000 and 1,082,500 by the end of June.

Million Dollar Suburbs of the Gold Coast

As the Gold Coast continues to grow, so do the number of suburbs where the median house price is over the million dollars. Just in the first 6-months of 2021, nine suburbs joined the club. Here are all the Gold Coast suburbs where the median house price now surpasses 1 million dollars.

- Main Beach
- Mermaid Beach
- Surfers Paradise
- Broadbeach Waters
- Bundall
- Paradise Point
- Clear Island Waters
- Guanaba
- Currumbin Valley
- Runaway Bay
- Tallebudgera
- Mermaid Waters
- Burleigh Heads

- Palm Beach
- Tallai
- Currumbin
- Burleigh Waters
- Miami
- Benowa
- Coolangatta
- Hope Island

CONCLUSION

Packed your swimsuit? The Gold Coast's 57-kilometre (37-mile) shoreline offers some of Australia's best waves for surfing as well as calm coves perfect for swimming and stand-up paddleboarding, all lined with buzzy shopping and dining precincts.

This south-east Queensland city also has more than 860 kilometres (530 miles) of navigable tidal canals and rivers, some replete with beaches, and others ideal for exploring by boat. Thirty minutes inland, you'll land in ancient hinterland rainforest, a place where wellness retreats and wineries sit side by side. Here are the key areas to explore while you're here.

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