

# Ultimate Guide on Most in demand Suburbs for Rentals in Adelaide



# **ABSTRACT**

Adelaide has held strong through the COVID-19 property market dip and should continue to do so. Adelaide property market news indicates that this city was least vulnerable in Australia to changes in international migration and investment activities, which has helped it stay strong.

# **INTRODUCTION**

We've seen what the reliable sources are saying about the Adelaide property market to find the suburbs that you should have on your radar for 2022. Here we explore the suburbs' capital growth, its proximity to the CBD and lifestyle appeal.

We also consider the property prices to help you understand what the property market in Adelaide is like. These suburbs are in no particular order, and we fully recognise that there are other strong options we haven't included on our list

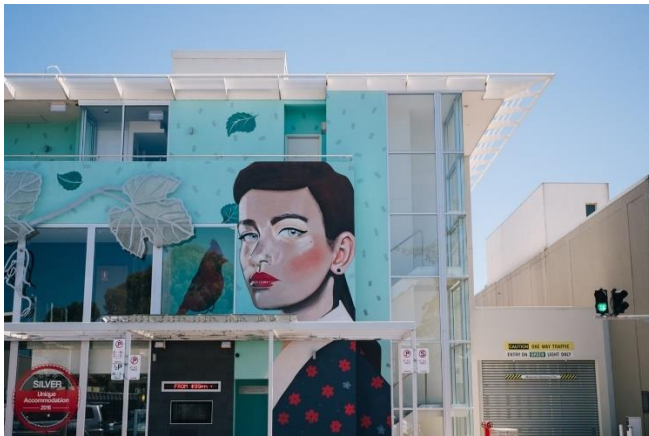
## **I. Top 10 Most Liveable Suburbs in Adelaide**

Whether you're looking for city convenience or seaside bliss, these are the most liveable suburbs in Adelaide.





The South Australian capital is home to numerous neighbourhoods that represent the best of both worlds – gorgeous scenery, plenty of amenities and easy access to the city centre. Here we reveal 10 of the most lifestyle rich suburbs in Adelaide.



## North Adelaide

The hilltop neighbourhood of North Adelaide sits on the fringe of the CBD giving young professionals unrivalled access to culture and entertainment. Dotted with Victorian homes and terraces, it has a refined atmosphere with the River Torrens on its doorstep. North Adelaide locals are spoilt for choice when it comes to cafes and pubs and can keep active at Adelaide Aquatic Centre.



## Henley Beach

Punctuated by green open spaces and the sandy shoreline, Henley Beach offers seaside living at its finest. It's just 10km from the city centre yet feels as though it is a world away. Crystal calm waters entice swimmers, kite surfers and stand-up paddle boarders, while a flourishing food scene ensures plenty of choice to refuel. Henley Beach has become a popular pick for mature families and empty nesters looking to lap up the holiday lifestyle.



## Prospect

Lined with Edwardian and Victorian homes, pretty Prospect is coveted by growing families looking for excellent amenity, proximity to the CBD and a vibrant community atmosphere. With Prospect Road at its heart, the suburb offers myriad cafes, independent boutiques and gourmet grocery stores, while also being close to excellent schools, parks and reserves.

## Kensington

The leafy, pocket-sized suburb of Kensington is renowned for its village-like feel and attracts a mix of young professionals and families vying for a spot at the local high school. Along The Parade locals enjoy a strip of shops, cafes and pubs, while

Kensington Park and Norwood Pool mean there's plenty of opportunity to keep active. It's just 3km from the city centre with easy bus connections.



## Glenelg

Laid-back Glenelg couples a pristine coastline with a bustling cafe scene and active outdoor lifestyle. It attracts locals and travellers year-round for its spectacular sunsets and seaside charm and has become highly sought-out by young independents looking to put down roots. The tram runs along the commercial strip of Jetty Road straight into central Adelaide.



## Semaphore

Those looking to make the most of the year-round holiday vibe head for Semaphore. This beachside suburb sits just 20 minutes from Adelaide's city centre and lays claim to sparkling waters, a bustling foreshore and popular cafes, pubs and boutiques lining Semaphore Road. Older couples and families are moving in for its relaxed way of life and fantastic sense of community. Semaphore offers a good mix of housing from low-maintenance residences to stunning character cottages directly by the sea.





## Bowden

With its artsy vibe and eclectic dining scene, Bowden is fast becoming one of Adelaide's trendiest neighbourhoods. It's attracting progressive young professionals looking to enter the market, with a good mix of new apartment buildings as well as home and land packages. The youthful atmosphere and sense of community is palpable at the weekly night markets. Bowden has its own train station and tram line ensuring an effortless commute to the CBD.



## Malvern

The picturesque suburb of Malvern is desired among young families for its access to top schools, shops and the city centre. Covered with jacaranda trees the neighbourhood sets a benchmark for easy, inner-city living. Along Unley Road there's an abundance of fashion stores, beauty salons and restaurants, meaning locals have everything they need on their doorstep.



## North Brighton

Prized for its superb beachside location and proximity just 25 minutes from the CBD, residents can really enjoy the good life in North Brighton. The suburb boasts excellent education facilities – including one of the best schools in the state, Brighton Secondary School – lush parklands and fantastic community centres, making it popular among families. Many of the houses sit on generously sized blocks and are within walking distance of friendly local shops.



## Black Forest

Black Forest conveniently lies in the inner city with beautiful tree-lined streets and easy access to the CBD. Small in size, it has a close-knit community and excellent schools nearby. Homes here are brimming with character and cement the neighbourhood's enduring charm; a coveted combination of bungalows, Victorian and Tudor-style architecture.

## II. Top 5 hottest up and coming SA suburbs to buy and rent



Compared to other capital cities, Adelaide is affordable – in fact this year, Adelaide is tipped to go head-to-head for the title for highest growth. Having been crowned as the third most liveable city, fast becoming known as the Silicon Valley of Australia, and a world leader in alternative energy development – it is no wonder Adelaide had 25% property growth in 2021.

So then, with its ultra-low vacancies and good affordability, if the Adelaide market up-cycle is just getting started – where will the hotspots to buy or rent be in 2022? Alex Ouwens, Director at Ouwens Casserly Real Estate tells us that regional suburbs have become the hot pursuit for buyers. These are his top 5 suburbs which he tips have the great potential to provide consistent and steady returns on your investment.







## Seaford, Onkaparinga

Onkaparinga is widely known as the 'Gateway to the Fleurieu Peninsula'. For the longest time, Tourism has played a crucial role in driving the local economy, but with the Federal government contributing \$2.7 billion towards the complex \$5.4 billion project creating thousands of jobs positions Seaford as the heart of one of Adelaide's most substantial growth markets.

With so much potential, Seaford median house sits at \$450,000 compared to Adelaide's median dwelling value at \$560,000. With great schools, low vacancy rate (0.1%), improved transport links, population growth, economic growth drivers, and its proximity to CBD – Seaford ticks' the boxes for the interested investors promising an attractive lifestyle at affordable prices.

Median house: \$450,000 | Growth average: 3% | Median yield: 4.3%



## Salisbury, Salisbury

Salisbury defied the negative impacts of the pandemic through medium-small construction projects generating thousands of jobs. The upcoming Edinburgh Defence project investments are expected to strengthen the local economy by \$4

billion a year & create 11,000 jobs over the next 10 years.

All this activity has buoyed the market; rising rents, good yields, and extremely low vacancy rates stand to provide opportunities for entry-level investors attracted by the affordable houses prices and high rental returns.

Median Houses: \$355,000 | 1 year growth: 12% | Growth Average: 3% | Median Yield: 4.7%



## Torrens Park, Mitcham

Located within 15 km of the CBD, Torrens Park is an affluent area built around the health and education sectors; the housing prices typically range higher side from \$600,000 to \$800,000. Mitcham is marked for a \$1.5 billion transformation, creating 10,000 construction jobs during the construction phase and generating \$150 million for the South Australian economy.

Torrens Park has one of the lowest vacancies rates in the nation. With the \$13 million spent on sporting and community facilities in the area – Torrens Park is a perfect place to invest your capital.

Median Houses: \$1,075,000 | 1 year growth: 21% | Growth Average: 9% | Median Yield: 2.4%

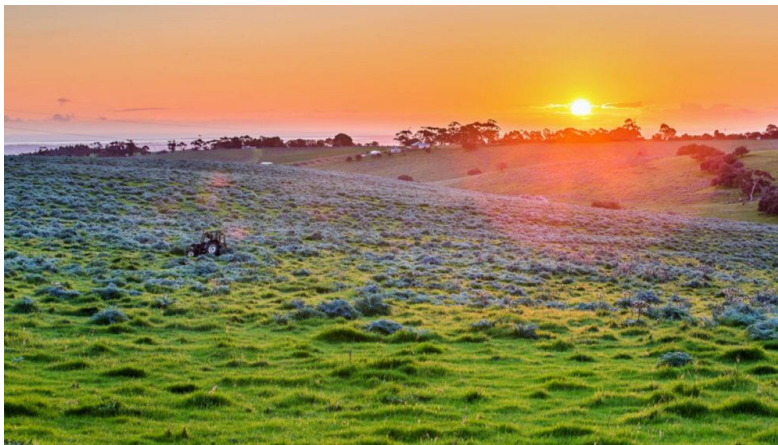


## Largs bay, Port Adelaide

Port Adelaide is about to go through a massive transformation, with upcoming projects from a \$535 million upgrade to the Osborne Naval Shipyard to new hotels and residential complexes with commercial and retail outlets to generate thousands of jobs.

Largs Bay's property market is strong, characterised by low vacancy rates and solid rental yields.

Median houses: \$520,000 | 1 year growth: 18% | Growth average: 3% | Median Yield: 3.8%



## Gawler, Gawler

Gawler is the 'future urban growth area' in Adelaide's 30-year planning documents. Investing in Gawler can open a myriad of opportunities for you; since the completion of the Northern Connector (Opened in March 2020), it now links Gawler to the Port of Adelaide and the CBD. Moreover, the electrification of the Gawler train link will further enhance the connectivity.

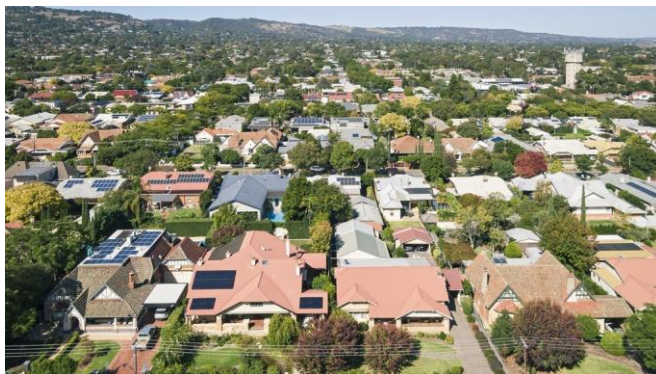


Already positioned as a gateway to the Barossa Valley, the real estate market is underpinned by strong rental demand and very low vacancies, providing long-term stability to the investors.

Median houses: 335,000 | Vacancy rate: 0.2%

### **III. 10 best suburbs in Adelaide to invest in 2022**

Find out which suburbs in Adelaide made the top 10 list in Canstar's Rising Stars Australian Property Market Report powered by Hotspotting. Adelaide has established a reputation as one of the nation's steadiest and most consistent markets. It presents as a safe place to own real estate – and, increasingly, as a market likely to deliver good capital growth.



It achieved consistent price growth in 2020, when some of the major city markets were faltering under the initial COVID-19 onslaught, and has achieved notable price increases in 2021.

We have yet to see the full impact on prices and rents from rising sales volumes and very low vacancy rates. Our analysis suggests Adelaide will transition from solid to spectacular growth in the near future.

The price data published by CoreLogic provided a hint of that – Adelaide's median house price rose 2.1% in the month of September, the highest increase in the nation. The city's property markets are underpinned by an economy that is gradually rising up the national rankings, boosted by Adelaide's growing reputation as the national leader in high-tech innovation and alternative energy development. It has also established an enviable reputation for control of the coronavirus, with few instances of lockdowns.

It is increasingly being targeted for its affordability (median house price \$575,000, compared to \$962,000 in Melbourne and \$1,311,000 in Sydney) and for rental yields that are well above average for Australian capital cities.

The city also offers an enviable lifestyle, with its river, beaches, accessible hills district and renowned wine districts on the northern fringe.



### The 10 best suburbs in Adelaide to invest in

- Belair
- Broadview
- Eden Hills
- Elizabeth Vale
- Golden Grove
- Goodwood
- Greenacres
- Morphett Vale
- Reynella
- Seacombe Gardens

A standout feature of the Adelaide market is the ultra-low vacancies. Most of our Top 10 suburbs have vacancy rates below 0.5% and some have zero vacancies, with an inevitable response of sharply increasing rentals. Six of the Top 10 have median rental yields above 4%, at a time when the capital city average is 2.8%.

The other noteworthy feature is affordability. Million-dollar-median suburbs are rare in Adelaide and none make our Top 10 list. Nine of the 10 suburbs have median house prices under \$750,000, including four below \$500,000.

Adelaide has suburbs with growth potential and median prices in the \$200,000s, something that is rare among the Australian capital cities.

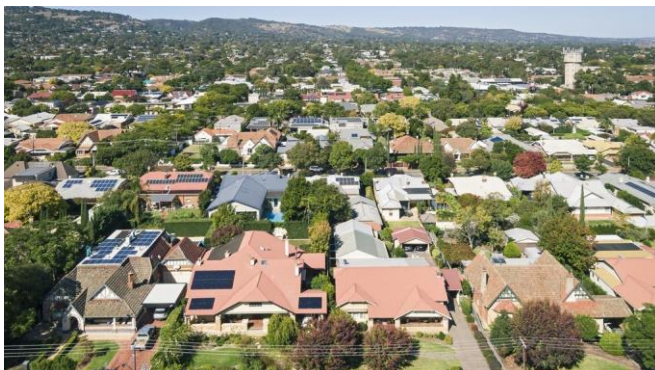
Value for money is a characteristic of Adelaide. Suburbs on our Top 10 list with median prices in the \$500,000s and \$600,000s would be million-dollar areas in Melbourne or Sydney.

Overall the city offers an enticing package for investors – suburbs with affordable prices, very low vacancies and attractive rental yields boosted by rising rentals. The middle-market suburb of **Belair** in the Mitcham LGA is a case in point. Its ultra-tight rental market is sending rents soaring and sales activity is also rising strongly, with a consequent impact on property values. A 7% rise in the median house price to \$720,000 in the latest quarter suggests the rate of price growth is accelerating.

There are similar conditions in nearby **Eden Hills**, which has the additional appeal of greater affordability (median price \$660,000). Prices have started to rise in the past 12 months and there has been a particular uplift in the latest quarter, in response to the strong increase in sales activity.

The suburbs of Mitcham attract demand in part because of the nearby Flinders medical and educational precinct. So too does the nearby City of Marion, where the suburb of **Seacombe Gardens** is well-situated near the Southern Expressway, Westfield Marion and the university precinct, as well as the Tonsley innovation precinct. There is virtually nothing available for tenants, rents are rising, buyer demand is increasing and prices have recently responded.

In the far south of the metropolitan area, the Onkaparinga LGA has multiple lifestyles on offer, including seaside suburbs and a noted wine district. Two suburbs in this precinct, which offer affordability, good amenities and access to the Southern Expressway, are **Morphett Vale** (median price \$345,000) and **Reynella** (median price \$380,000). Both have extremely tight rental markets, with rents rising strongly. Prices have responded to increased sales activity in the latest quarter.



The Port Adelaide Enfield LGA, north of the CBD, attracts high levels of demand for its range of attractive suburbs at reasonable prices. **Broadview** has near-zero



vacancies and rising rents, with recent uplift in sales volumes resulting in the median price starting to rise, particularly in the most recent quarter, up 10% to \$600,000. There are similar conditions in neighbouring **Greenacres**, but homes are more affordable despite the recent uplift in the median house price to \$510,000. Just a few kilometres north of the Adelaide CBD, Greenacres is centrally located for a range of services and amenities.

The northern suburbs of Adelaide include the City of Playford, which overall has the cheapest suburbs of any state or territory capital city in Australia (some with median house prices below \$200,000). They include the Elizabeth suburbs, several of which have median house prices in the low \$200,00s. **Elizabeth Vale** is slightly more expensive at \$260,000, following a double-digit rise in the latest quarter. Infrastructure is strong in this precinct. There are major employment nodes nearby, vacancies are near zero and rents are rising.



Another northern precinct that's a little more upmarket is the LGA of Tea Tree Gully, where the suburb of **Golden Grove** is a standout for its infrastructure and amenities, including its schools' precinct and major green spaces. Demand from both tenants and buyers is strong, with rents and prices rising. The median house price jumped almost 10% in the latest quarter to \$565,000.

At the upper end of the market, **Goodwood** sits just outside the CBD. Sales activity is rising and prices have responded recently, notably in the latest quarter with a 6% rise to a median of \$905,000. This suburb is set to join Adelaide's small but growing million-dollar club in the near future.

Suburb	Median house price	1-yr growth	10-yr average annual growth (%pa)	Vacancy rate	Median rental yield
Belair	\$720,000	13.9%	3.3%	0.0%	3.7%
Broadview	\$600,000	5.6%	2.9%	0.2%	3.5%
Eden Hills	\$660,000	14.5%	3.5%	0.4%	4.0%
Elizabeth Vale	\$260,000	5.3%	2.4%	0.4%	5.5%
Golden Grove	\$565,000	14.1%	2.9%	0.3%	3.3%
Goodwood	\$905,000	6.5%	3.7%	0.6%	2.7%
Greenacres	\$510,000	9.7%	3.6%	0.2%	4.3%
Morphett Vale	\$345,000	11.3%	1.9%	0.0%	5.1%
Reynella	\$380,000	12.7%	2.1%	0.0%	4.8%
Seacombe Gardens	\$490,000	6.2%	1.8%	0.0%	4.6%

#### **IV. Where To Live In Adelaide: Affordable Suburb Guide**

During the search for our first home, I endlessly trawled the internet looking for advice on what were the most affordable and liveable suburbs in Adelaide for first home buyers, however information was pretty scarce.

So, I took it upon myself to find the answers – and share them with you! **Through my own research, it's clear the outer north suburbs of Elizabeth and its surrounds, Davoren Park, Smithfield, Smithfield Plains, Munno Para, Brahma Lodge, Salisbury North, Evanston Gardens, Andrews Farm, Gawler West and Hackham are among the lowest priced houses in Adelaide.**



Andrews Farm is located on the northern side of Adelaide in the City of Playford. The population of the region rose from 6,275 in 2011 to 8,043 in 2016, which showcases the fast growth of the suburb. It has many green spaces and the Stebonheath Park is one of its largest parklands. Its proximity to the Northern Expressway makes it easily accessible and a perfect place for settlement for families looking for affordable homes near the city.

It is close to several amenities including Eyre Shopping Village, Elizabeth City Centre and the Munno Para Shopping Centre. It is next to the suburbs of Elizabeth and Smithfield Plains and is home to St Columba College, positioned on the President Avenue. It is well-connected through Curtis Road and Davoren Road that makes it easy to travel to other suburbs.

However, if you're looking to spend a little bit more, there are a range of other localities that may suit your needs.

I've spent hours doing a comprehensive assessment of the suburbs in Adelaide – based on the latest median house price data – and broken down the pros and cons of each to help you decide where you want to buy.





If you're only looking to rent in Adelaide, you should check out our comprehensive guide about the best and most affordable suburbs to rent. We've also crunched the data to determine which are the safest and least safe suburbs to live in Adelaide.

But if you're ready to put down your roots in Adelaide and buy a home, keep reading! You'll find everything you need to know about the city's most affordable and liveable areas as you scroll through this article.

## NORTH

### Suburbs under \$350,000

**Elizabeth, Davoren Park, Smithfield, Munno Para, Smithfield Plains, Brahma Lodge, Salisbury North, Evanston Gardens, Andrews Farm, Hackham, Parafield Gardens, Blakeview, Salisbury, Craigmore, Evanston, Willaston, Gawler South, Gawler West, Ingle Farm**

If you're looking to spend under \$350,000 on your first home in Adelaide (and I stress home, as unit prices will differ) then the only place you'll find houses at these prices are in the city's outer north suburbs.



These suburbs often get a bad wrap from city dwellers – many people in Adelaide, most who have probably never ventured north of Prospect, are quick to stereotype them in a negative way.

Having lived, worked and shopped in and around these suburbs, I can tell you it's not all as doom and gloom as what some people may suggest. Of course, it's not going to be like living in your blue-chip suburbs such as Prospect or Unley, but for first home buyers desperate to get into the market they are a viable option.

*A home like this in Blakeview will cost you under \$350,000.*

## PROS

### Liveability

The Playford Council is currently heavily investing in creating a new CBD in the north, and is putting serious funds into new infrastructure to revitalise the area. The Playford Alive scheme is pouring over \$250 million into these suburbs to improve schools, open space by way of new ovals, walking trails, and sporting grounds, which is a big plus for those with young families.

Similarly, if you're looking even further north – in suburbs like Gawler South or Gawler West – then the Gawler Council is also doing plenty to improve the liveability of the area.

The Gawler Aquatic Centre is inline for a multi-million-dollar upgrade, while the Barossa, Light & Gawler football and netball associations are arguably the best country leagues in South Australia.

Gawler's main street is only minutes away and boasts almost a dozen quality pubs, nice cafes and eateries, and it only takes 30 minutes on the Sturt Highway to visit the world-class Barossa Valley wine region.

## CONS

### Proximity to the CBD

Should you choose to live in the any one of these suburbs, you can expect to spend around 40 minutes in the car if you wish to venture into Adelaide's CBD.

The Northern Connector is quicker, but Main North Road in peak hour traffic can be a bit of a pain. However, in off-peak times is a pretty easy drive.

### Crime

The biggest mark against these suburbs is the crime rate – however, if you look closely at the data, it's not as bad as many might think. According to data from South Australia Police, in May 2019 Elizabeth recorded 123 offences, a large portion of that being theft or vandalism-related.

Similarly, Davoren Park (89) and Munno Para (69) didn't fare much better, while Andrews Farm (35) and Evanston Gardens (23) were on the lower end of the scale. While that may seem high, by comparison Mawson Lakes – which is seen as one of the more up-market northern Adelaide suburbs – recorded 57 crime offences in the same month.

I've actually written a comprehensive analysis of the safest and most unsafe suburbs in Adelaide, and put them all in an easy-to-read table. At the end of the day, if you're considering purchasing in these suburbs, don't let the fear mongering stereotypes fool you – check them out in person, and decide for yourself.

If you're looking to spend under \$350,000 and get into the housing market, some of these suburbs could very well suit your needs. I'd probably avoid the likes of Elizabeth if possible, and definitely look at places like Craigmore, Blakeview, Andrews Farm or Gawler South.

I've got friends and family who live in these suburbs and they're absolutely great. I lived in Gawler South for four years and absolutely loved it, and would certainly recommend it for first home buyers willing to live a bit farther out from the CBD at an affordable price.

### Suburbs \$350,000 – \$550,000



**Pooraka, Walkley Heights, Evanston Park, Hillbank, Gawler, Gepps Cross, Devon Park, Kilburn, Northfield, Gawler East, Lightsview, Evanston South, Mawson Lakes, Clearview, Angle Vale, Brompton, Virginia, Enfield, Blair Athol, Renown Park**

If you've saved hard and have a bit more money to spend, then the above suburbs are certainly worth consideration. In fact, my partner and I explored a number of them ourselves during our house search and quite liked the areas, despite not finding a house that suited us.

## PROS

### Proximity to the city

If you want to find somewhere close to the city, then the likes of Mawson Lakes, Clearview, Northfield, Lightsview and Walkley Heights should be on your radar. All are within a 30-minute drive to North Terrace, and comprise a lot of newer homes.

Lightsview, situated only 8km from the CBD, was purpose and received the Best Master Planned Development in Australia in 2014 in the Urban Development Institute of Australia's National Awards. The development mixes townhouses with single-storey dwellings, providing a lot of options for first homebuyers for a median price of \$435,000.



We did put in an offer on a small three-bedroom home in Walkley Heights for \$415,000, on just 300m<sup>2</sup>, but it went for even more than that due to the high demand for the area.

Similarly, places like Clearview and Northfield are only a stone's throw from Prospect Road, which is filled with cafes and eateries, and also not far from North Adelaide which has some great pubs to explore.

## CONS

### Land size versus closeness to town

Unfortunately, if you're looking within this price range you're either going to have to sacrifice on land size, or proximity to the CBD – it's that simple.

For the same money, you could buy a small, 300m<sup>2</sup> three-bedroom place in Clearview or Mawson Lakes or a four-bedroom, 1000m<sup>2</sup> property in Virginia (albeit without the transport or infrastructure services you could get in the city).

It really does depend on how close you want to live to Adelaide's CBD. You will feel like you're living in your neighbours' pockets in places like Clearview, Lightsview and Mawson Lakes, but that's the concession you'll need to make if you want to enjoy that easy 20-minute commute into town.

## NORTH EAST

### Suburbs \$350,000 – \$550,000

**Para Vista, Modbury, Modbury North, Modbury Heights, Valley View, Tea Tree Gully, Surrey Downs, Vista, Gilles Plains, Redwood Park, Hope Valley, Holden Hill, Hillcrest, Oakden, Windsor Gardens, Greenacres, Greenwith, Wynn Vale, Dernancourt, Campbelltown, Paradise, Golden Grove, St Agnes, Sefton Park**

## PROS

### Liveability

As I just mentioned, the liveability in many of these suburbs is excellent – however, from our experience while house searching, the slightly further out you go, the better it is.



Suburbs like Ridgehaven – where we eventually bought – Modbury, Valley View, Redwood Park, Greenwith, Wynn Vale and Surrey Downs all have a nice, leafy green feel to them, with plenty of open spaces available.

Richardson Reserve in Wynn Vale has also just been approved for a \$6.5 million upgrade by the local council. This is excellent for young couples of families who want to go for walks, have a kick of the footy at the local park, or simply just sit outside and enjoy the peace and quite.

### Health

Situated over the road from Tea Tree Plaza is Modbury Hospital, meaning medical care, should you need it, is only minutes away.

Medical imaging specialists Dr Jones and Partners also has a clinic just down the street from the hospital. Those looking to move into Golden Grove and surrounds will also be encouraged by a new two-storey medical centre that the council has approved to be built there by mid-2021.

### Transport

The O-Bahn bus service commutes too and from the CBD and Tea Tree Plaza interchange, traversing suburbs such as Klemzig, Paradise and everything in between.

While there are no train services running to the north eastern suburbs, the O-Bahn more than caters for this (provided no city drivers have made the wrong turn down the O-Bahn tunnel, which happens more than you might think).

The biggest interchanges for the service are located at Tea Tree Gully, Paradise and Klemzig.



## Return on investment

According to the latest State Government data, housing prices in a number of north east suburbs enjoyed some excellent capital growth between 2018 and 2019. Ridgehaven increased its median house price by 21.75 per cent, Wynn Vale 18, and Salisbury Heights 12.7, while most other suburbs enjoyed single digit rises.

## CONS

### Flight path

During our house search, we saw a number of well-priced properties online based in Hillcrest, Oakden, Windsor Gardens and Holden Hill, and couldn't figure out why. That was until we inspected the houses and heard the rumbling of a jet overhead. Planes begin their descent into Adelaide along a similar path to North East Road, meaning a lot of the abovementioned suburbs are situated right beneath it.

If this doesn't bother you then so be it, but if you're a light sleeper – or someone who gets easily irritated by noise – then it's certainly something to consider.

### Traffic

North East Road during peak hour traffic can be a fair grind, given it's the only real major arterial road out to the north eastern suburbs.

Our house in Ridgehaven is only 30 minutes from Grenfell Street according to Google Maps, but that was doubled during peak hour at around 5pm.

## WEST

### Suburbs \$350,000 – \$550,000

**Seaford Heights, Ottoway, Queenstown, Birkenhead, Mansfield Park, Woodville Gardens, Ethelton, Royal Park, Ascot Park, Kilkenny, Ferryden Park, Seaford Rise, North Haven, North Plympton, Croydon Park, Richmond, Woodville West, Findon, West Richmond, Brooklyn Park, Cowandilla, Seaton, West Croydon, Taperoo, Hendon**



If I had a dollar for the amount of times I heard the phrase ‘west is best’ during my 12 months of house hunting, it probably could have paid for our deposit.

With Glenelg and Henley beaches nearby, upgrades to South Road well underway, and the close proximity to some of Adelaide’s best golf courses, great transport and being less than 30 minutes from the CBD, you can quickly understand why the saying holds weight.

However, all these things come at a cost – and it’s the reason why the median house prices for the vast majority of the above suburbs float well over \$400,000.

## PROS

### Beaches galore

If you’re someone who loves spending the long summer days soaking in rays and working on your tan, Adelaide’s western suburbs are right up your alley. Glenelg and Henley beaches are pristine, and packed full of amazing restaurants, eateries and pubs.

The nightlife down at the Bay is also fantastic, perfect for singles and couples of all ages.

### Glenelg beach is one of the best in Adelaide.

### House value

Another reason you could make a case for the ‘west is best’ argument is that homes in this part of Adelaide hold their value extremely well, mainly for all the reasons I mentioned earlier.

It is a highly sought-after area and for that reason you can buy with certainty, knowing you’re highly unlikely to lose out on your investment. Inner west suburbs

West Richmond (18.6 per cent), Woodville North (16.3 per cent) and Cowandilla (11 per cent) are some examples of areas that enjoyed solid growth in 2019.

Other western suburbs like Croydon, Port Adelaide, Alberton, Peterhead, Allenby Gardens or Largs North have appreciated so much since early 2018 – some as much as 40 per cent – that many first home buyers have been priced out of these areas.

Their median values exceed the \$550,000 maximum to be included in this post, that's for sure.

## CONS

### Price

While these houses holding or increasing their value is a good thing for those who already own them, it's bad for those who are desperate to get into the market. From my own experience, I found the price of a three-bedroom home in the west was, on average, around \$40,000-\$50,000 more than similar properties in Adelaide north east.

So, if you want the western lifestyle, you're going to need to save a bigger deposit to get it.

### Lack of greenery

Out west is vastly different to what you'll find at the base of the Adelaide Hills in the north east.

If you're someone who loves that country feel, and enjoys walking through vast, leafy green parklands, you're not really going to get much of that out west, especially the closer you get to the beach.

## SOUTH

### Suburbs under \$350,000

**Christie Downs, Huntfield Heights, Morphett Vale, Sellicks Beach, Noarlunga Centre, Aldinga, Reynella East**

If you're looking to purchase south of Adelaide for under \$350,000, you really are looking at only a handful of locations, and they're all a fair hike from the city.



In essence, it's a mirror image situation of living in the outer north suburbs – the homes are cheaper, but you'll find yourself over 30 minutes from the CBD.

## PROS

### Liveability

Talk about enjoying a sleepy, seaside lifestyle on the edge of Adelaide. There is some lovely scenery in this part of the world, and if it's not necessary that you live right in the city, then the southern part of town could certainly appeal to you.

The world-famous McLaren Vale wine region is truly stunning.

### Public transport

The Tonsley and Seaford train lines service the south meaning you're still connected to the CBD. Both lines have been electrified already, making for a smooth, fast commute into Adelaide for work or pleasure.

## CONS

### Distance from the CBD

Much like the north, living in the deep south means you'll have to spend more time travelling if you want to venture into Adelaide. However, with places like Glenelg beach and Marion Shopping Centre on the way, many people will find they won't need to visit the CBD if they wish to go shopping or catch a movie.

## CONCLUSION

Adelaide has held strong through the COVID-19 property market dip and should continue to do so. Adelaide property market news indicates that this city was least vulnerable in Australia to changes in international migration and investment activities, which has helped it stay strong.

## REFERENCES

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