



BEST NEIGHBORHOODS IN BRISBANE: WHERE TO LIVE



ABSTRACT

Brisbane has a huge population of young people – 24% of the population is between the ages of 25-35. This will give you the opportunity to meet more people in a similar situation to yourself and give you the chance to make new friends.

INTRODUCTION

When you're trying to find the best places to live, choosing a neighborhood is almost as critical as choosing a house or apartment. It needs to be safe with low crime rates, affordable, and with people you can imagine befriending. Depending on your family, you may also be looking for access to playgrounds, a good school district, and more.

I. Brisbane's top 5

- The climate is one of the best in Australia. What is winter?
- The country's best beaches are only a short drive away.
- The job market is great and continues to grow.
- It is much more affordable than some of Australia's other big cities.
- There is a large population of young people, so there are plenty of people to meet!

The city is a combination of big-city attractions and the laid-back Aussie lifestyle. Between the huge arts and culture scene, and the outdoor adventures that Brisbane provides, you'll never want to leave the gorgeous river city.

Our Go Study Brisbane office is here to help you get the best out of your experience!

Studying in brisbane

Studying in Brisbane is definitely a winning choice for those who want to enrich their education in a relaxing and stimulating environment. There are many cities in Australia where studying English is a pleasure, but few offer a quality of life equal similar to Brisbane!

When considering a course, it is extremely important to think about the environment you will study in. **The ideal surrounding for most people is a relaxed atmosphere, where you feel comfortable and motivated to learn.** Brisbane is

extremely friendly, relaxed, and open to newcomers. Anyone who goes to Brisbane to study English will often feel at home instantly.

You are no longer considered a visitor but a local! Some residents may be inclined to spend their free time opening up to foreigners, listening to stories from all over the world and sharing their city without discrimination. **Studying and making friends in such a multicultural city is an amazing experience and one you will not regret.**

If you want one more reason to choose Brisbane as your study destination, it is home to one of our offices! It's a great place for all international students needing assistance during their stay down under. Our team is always ready and waiting for any questions, study inquiries or help you might need!



Working in brisbane

Many students choose Brisbane so that they can combine work experience with English learning. Brisbane has a lively, expanding job market meaning there are plenty of opportunities to find work.

Brisbane is emerging as Australia's new place to be, with over 1,000 people deciding to move here every week! With the growth of the city comes a growth in job opportunities; this makes Brisbane the ideal place for anyone with a Student or Working Holiday Visa.

Brisbane is full of opportunities waiting to be seized. Over the past 10 years, employment prospects in this city have multiplied much more than in other regions of the country. The number of available jobs is growing twice as fast as population growth, meaning there are more options available for international students.

Added to this is the fact that Brisbane remains one of Australia's cheapest capital cities, with the cost of living much lower than Sydney, Melbourne, and Perth.

The Queensland Government has the initiative to incentivize people: "**Work, Live, and Play**". This initiative aims to attract entrepreneurs and skilled workers to the region.

Are you interested in the opportunities that await you in Australia's sunshine capital? To find out more, contact one of our experts to learn about the most suitable path to follow based on your needs and professional experience.

Living in Brisbane

Depending on your budget and your preferred living arrangement, there are many different options available for international students when it comes to housing. We suggest that you plan ahead when it comes to accommodation in Brisbane.

Australian culture is extremely relaxed in general, and the laid-back locals of Brisbane are respectful and kind to everyone. **Street harassment is essentially non-existent; it's rare to hear of anyone being bothered while they're out or on public transport, regardless of the time of day or night.** Although it's always best to err on the side of caution, you'll be extremely safe in Brisbane.

Why choose Brisbane instead of one of Australia's other cities?

Brisbane is an affordable city, especially when compared to other capital cities like Sydney and Melbourne.

This friendly city is consistently welcoming everyone with open arms. There is such a thing as the 'Brisbane Greeters' – a group of locals wanting to share all their knowledge of the area with anyone who wants to listen.

Other Brisbanites will be excited to have you there. The city hosts an annual City Welcome Festival aiming to show new international students the best of Brisbane – from live music to sports and Indigenous culture, Brisbane will give you an official welcome as no other capital city does. Even the Mayor attends to meet with students, with the aim to make you feel right at home in your new city.

Another perk to this sunny city is Streets Beach. A beach like no other, it is Australia's only inner-city, man-made beach. You will have all the benefits of a normal beach; the golden sand, clear blue waters and beautiful views but without the seaweed, the risk of sharks and jellyfish stings.

II. How to Pick and Move to the Best Neighborhood for You and Your Family

If you're planning on purchasing a home, keep in mind that you're not just buying a house, you're investing in a neighborhood. The two are synonymous so you need to be extra careful in choosing the area you'll be living in.

Ask the Right Questions

Ask yourself what the most important features of a neighborhood are. What makes a neighborhood special to you? Remember that you're thinking not just about your own preferences but about all the members of your family. Do you prefer:

- Quiet streets or a busier, active area?
- Walking to amenities?
- Trees and parks?
- Close proximity to shopping and restaurants?
- Older neighborhood or a newer development?
- Tight-knit community or anonymity?

As you think through these questions, consider the particular needs of family members. Do you have young children who will need to walk to school? If you don't have a car for every family member, will some of you need access to public transportation?

Crime Rates Online

Using a search engine, type in the name of the city and "crime statistics by neighborhood". This should generate some information, depending on the size of the city. Most larger urban areas have detailed crime reports, while smaller towns may only have general information. Bear in mind that different parts of the same town may be safer or dangerous, so it's helpful to ask around or even read crime reports in the local papers.

Contact the Local Police Department

The police department will provide details about a particular area. This is probably your best source for information on crime and safety. Most police stations will also provide details on how active the community is if they are involved in crime prevention or community policing.

Drive Around the Area

Look for graffiti or other kinds of vandalism such as broken windows. Do homes have strong deterrents such as "Beware of Dog" signs, high fences, or bars on accessible windows?

Take a Look Around

Spend time walking through the neighborhood. Try doing this at different times of the day to get a sense of its highs and lows. Take note of the condition of the houses, the front yards, the streets, and sidewalks. Observe if people you encounter make eye contact with you. If they do, chances are it's a safe and friendly community.

Check for vacant lots or abandoned buildings. Both could be used for commercial developments which could change the feel of the neighborhood and impact the property values. Note the traffic and speed and if the streets seem quiet or noisy.

Also, note the type of individuals living in the area. Are most of the residents young singles? Young families? Middle-aged? Retirement age? Or is the community a good mix of ages? Is the neighborhood made up mainly of single-family homes, apartment buildings, high rises, or condos?

Commuting Time

How long will it take to get to work? Will you be going with or against traffic? Is the route easy to navigate? It's a good idea to try the route during rush hour to find out whether it's manageable.

Public Transportation

Is there public transportation available as an alternative to driving? During peak times, how often does the transit stop?

If you need access to the airport, how far is the drive? What is the cost to hire a taxi? Is public transportation an option?

Schools

The sign of a good neighborhood is a well-kept school. And if you have children, this is probably the first consideration when looking for a good neighborhood. You can also learn about the schools online, which is well worth your while if you have school-aged children. How large are the classes? How well do students perform on standardized tests? Do most of the children graduate from high school and/or go on to college?



Another factor to consider is how your child will get to school. Is there public transportation? Can they walk? Is it safe? How far is it to drive?

Current Value of Housing

Find out what houses in the neighborhood are currently valued at, then ask a real estate agent how that compares with the average value five and 10 years earlier. How much has the property increased? Has the neighborhood changed? Is the real estate agent aware of any future developments? Do be aware, though, that realtors are not allowed to express an opinion such as "this neighborhood is wealthy and safe," or "that neighborhood is dangerous and poor," so you might also want to knock on a few doors and ask questions of potential neighbors.

Future Development

Information can be found at city hall or through the local Chamber of Commerce. Future developments change a neighborhood, increase taxes, and increase traffic. It's a good idea to investigate the future potential of the neighborhood then decide if that outlook will be suitable for you and your family.

Property Taxes

Find out from the real estate agent or the city what the current tax rate is and how much it has increased in the last five years. Is there another expected increase? How much might you pay in five years? Build this amount into your moving budget.

Amenities

How close are you to a grocery store, convenience store, cafes, and restaurants? If there are bars close by, how noisy will it be on the weekends?



If you're a person who enjoys getting involved with the community, look into nearby houses of worship, art centers, libraries, and other centers of activity. Consider checking out the local newspaper, websites, or bulletin boards to find out what's going on in the area.

III. Living In Brisbane Pros And Cons

Good things about Brisbane

Brisbane is a popular destination for international students. In fact, in 2017, more than 60% of international students in Queensland were from India. This was the highest proportion among all Australian states and territories. The city has also been described as “Australia’s most Asian city” by local people. The city is known for its beaches, and it has one of the longest and most popular boardwalks in Australia. The beach at Broadwater Parklands is a favourite spot for locals and tourists alike. It’s also home to the Brisbane City Botanic Gardens, which offers visitors beautiful landscaped gardens.

Brisbane is a beautiful city, and it has many wonderful things to offer. The city has a lot of parks and green spaces, which are great for relaxing in the sunshine. There are lots of festivals throughout the year, including annual events like Easterseals Children’s Festival and Brisbane.

Bad things about Brisbane

Brisbane has a reputation for being a dangerous city. It’s also known as Australia’s most expensive city, and it ranks number one in terms of its crime rate. In 2017, the Bureau of Crime Statistics and Research reported that Brisbane had the highest robbery rate among all Australian cities. According to the government, about 40% of all murders in Australia occur in Brisbane. The city has a lot of gangs and street crime is on the rise. There have been incidents involving armed robberies, which have resulted in serious injuries or even death.

Brisbane is a large city, and it has a lot of great things to offer. It's one of the most popular tourist destinations in Australia, and it has been called "Australia's Most Liveable City". The city is the economic and cultural hub of Queensland, and it's home to some of Australia's largest companies. The economy is largely based on government services, health care, education, finance and retail trade. There are a lot of employment opportunities in Brisbane for international students.

Construction In Brisbane

Brisbane is a city that continues to grow and develop. As the population of Brisbane grows, there are many new buildings being constructed. In fact, some of these buildings have been built in areas that were previously only grasslands or paddocks.

Construction law in Brisbane is a growing field, and it has many opportunities for those who want to work as construction lawyers. There are lots of job openings available for construction lawyers. Some of the jobs that can be found through your local law firm. Construction Contracts in Brisbane. A construction contract is a legally binding agreement between two or more parties that outlines what will be done on certain construction projects. It can be very complicated, and it requires both knowledge and skill.

What about property in Brisbane? Property in Brisbane is very affordable. The median house price for Brisbane is \$619,500, and the median rent is \$487 per week. These prices are much lower than many other cities in Australia that have similar climates to Brisbane. If you're looking for a place to live then it's great.

Conveyancing in Brisbane is a very popular career choice for people who want to make money working as lawyers. The process of conveying property has many different forms, and it's often referred to as "real estate law". It can be very profitable if you know how to handle it. What is a conveyancing brisbane? It's the process of transferring ownership of property from one person to another.

IV. Brisbane's 11 Best Suburbs to Call Home Sweet Home



This sun-soaked city is making a serious splash in art, culture, tech and transport, and while the prices haven't been immune to the cost of living crisis, they're still nowhere near as high as the other major cities. Many Aussies have been flocking to the Sunshine State's capital to seek more affordable options.

Like the weather, the people are warm and welcoming, **new restaurants, cafes and bars** are open on the regular and every **weekend** is packed with a swathe of events. As for nature, for a city, there's plenty of it! You'll find stacks of walking and bike tracks crisscrossing the city which also has a picturesque river running right through the middle. Here are the best neighbourhoods in Brisbane currently topping liveability charts.



Ascot

Affluent **Ascot** is known for its large heritage homes and leafy parklands. With a long culture of horse racing, today the suburb is coveted for its close-knit community and village-like feel. It's just 7km northeast of the city and well connected via train and bus.

With Racecourse Road at its heart, residents are spoilt for choice when it comes to cafes, restaurants and shopping. Next door, Hamilton hosts popular street food market, **Eat Street Northshore** along the riverfront



Kangaroo Point

Bound by water on three sides, the peninsula suburb of **Kangaroo Point** couples idyllic scenery with a lively cosmopolitan lifestyle. Framing spectacular skyline views, its riverfront is preserved with parks, bike trails and scenic picnic spots. Modern new apartments attract young professionals with the inner-city hub offering foodie hotspots, rooftop bars and quick access to South Bank.



Newmarket

Well-positioned in a cluster of highly-sought after northside suburbs, **Newmarket** is a busy commercial precinct at first glance. Step away from the main hub and the area switches gears. Newmarket's neighbourly back streets have a genuine community feel, with wide expanses of multi-use green space and beloved family homes.

This transitional pocket of Brisbane is brimming with generous expanses of green public spaces and community sporting facilities, perfect for an active lifestyle within easy reach of the inner-city action of Brisbane.



New Farm

The well-heeled neighbourhood of **New Farm** entices those looking for culture and convenience right on their doorstep. Trendy young professionals have pushed up prices, lured by the suburb's dynamic lifestyle.

It's home to the Brisbane Powerhouse, riverside New Farm Park and a hefty line-up of restaurants, boutiques and bars. People cross town for the weekly farmers' market held each Saturday.

Ashgrove

The north-western suburb of Ashgrove combines close proximity to the city with a vibrant community feel. Its peaceful streets are lined with traditional 1920s Queenslander homes that offer plenty of space for growing families.

It's also a popular pocket for young professionals with abundant wine bars, bakeries and cafes as well as quick bus connections into the CBD. For those commuting on bicycle, two picturesque trails transport you straight to the city centre.



Paddington

The hilly streets of **Paddington** are threaded with traditional Queenslanders and workers' cottages that give this historic neighbourhood its enduring charm. One of Brisbane's most sought-after suburbs, it's within walking distance of the city centre and has become a hotspot for shopping and dining.

Find notable brunch spots, institutional restaurants and beautiful antique stores all thrown into the mix. Families benefit from being close to some of Brisbane's most prestigious private schools.



Alderley

With its elevated tree-lined streets and character houses, Alderley is as pretty as a picture. It offers relaxed, suburban living while remaining close to the CBD and has a strong community feel with many young families moving in.

On weekends, residents can be spotted bushwalking through Banks Street Reserve or grabbing a coffee from much-loved local cafes. The suburb also has a strong reputation for its access to private schools and easy public transport links.



West End

For those looking to immerse themselves in arts, nightlife and entertainment, **West End** remains a firm favourite. The suburb sees a melting pot of cultures coupled with a strong student population that creates an eclectic and ever-changing atmosphere.

A mix of classic cottages, new apartments and share houses, it's the sort of neighbourhood where everyone feels at home. Get your fill of delicious eateries along Vulture and Boundary streets.



Indooroopilly

Indooroopilly is a popular pick with everyone from students and young professionals to families vying for a spot at some of Queensland's best secondary schools.

The riverside suburb is dotted with pretty parks, café precincts and excellent community amenities while being just 7km from the CBD. Everyday conveniences are taken care of by way of a Westfield Shopping Centre and public transport hub providing buses and trains to the city centre.



Sandgate

A 25-minute drive from the CBD, sunny **Sandgate** caters to those seeking a laidback, coastal lifestyle. Despite being so close to the city, it feels as though it is a world away with its historic buildings and seaside village atmosphere.

Sandgate locals can enjoy abundant open spaces as well as great education options and community amenities. Walks along the esplanade are met with a flourishing café scene and some of Brisbane's best seafood.

Upper Kedron

Are you looking for a peaceful and quiet location? Upper Kedron 4055 is a perfect place to relocate with your family. Located just 12 km from the CBD, the suburb offers high-end amenities and a laid-back lifestyle. Nestled on the fringe of Brisbane Forest Park, Upper Kedron is a beautiful suburb and ideal for living and raising a family. The suburb has a well-developed residential area with a proximity to restaurants, cafes, schools, healthcare centres, local streets, and much more. The average price of a 3-bedroom, 2-bathroom house in Upper Kedron is around \$835,000.



Wilston

Tucked away from the bustling lifestyle of its inner-city neighbours, **Wilston** is a well-kept secret that has come a long way from its rural past. With its convenient location, generous parklands and relaxed lifestyle, locals might not be able to keep this gem under wraps for much longer.

Claimed to be one of the most beautiful suburbs in Brisbane, Wilston boasts open green surroundings and a friendly, family-centric attitude. Conveniently located on the outskirts of the vibrant city – once in, postcode proud locals stay for the long-haul.

V. Best Brisbane Suburbs near Beaches



Let us help you find the best Brisbane suburbs near beaches. When you think of beaches near Brisbane, most people's minds automatically go to either the Sunshine Coast or the Gold Coast. But did you know you don't actually have to jump in the car for an hour or so to spend time on golden sands and beneath salty waves?

That's because there are actually quite a few suburbs in Brisbane that are situated only a stone's throw from a beach. If you are keen to live in Brisbane but are also chasing those beach-side feels, check out our list below of the best Brisbane suburbs near beaches.

Best Brisbane Suburbs near Beaches – Southside

West End / Southbank – Streets Beach



First on our list is probably one of the most well-known Brisbane beaches that sit literally right in the city centre. Streets Beach at Southbank may be man-made, but it provides city dwellers with the perfect inner city oasis, complete with long white stretches of sand, refreshing waters and also a lagoon. It even comes with city and river views!

The hugely popular inner city suburbs of Southbank, West End and South Brisbane are well known for their hippy, laid back and friendly community feel and are all an easy stroll away. As Southbank is the home to a wealth of entertainment, eateries and parklands, these are some of the best suburbs and areas with a beach nearby you will find.

Wellington Point – King Island



If you have ever adventured the low tide walk from Wellington Point to King Island then you can understand just how magical and spectacular this part of Brisbane is. And living in a suburb that has its only private island only a literal walk

away is surely a drawcard in itself. Located only 25km from Brisbane city, Wellington Point is a small but bustling, friendly, seaside suburb that comes alive on weekends when the locals hit its pointy end.

Surrounded by water on both sides and is more like a reserve, but if you time your visit correctly with the tides, the waters part and a beautiful sand bridge appears – linking Wellington Point locals with King Island. There are great big shady picnic spots on the mainland and shell-filled sand walks to explore. One tip – just make sure you head back before the tide comes back in otherwise you may have to swim back to shore!

Wynnum / Manly / Lota – Foreshore and Pandanus Beach



Fast becoming some of the most sought after suburbs in Brisbane due to their water views and close proximity to the city is the neighbouring area of Wynnum, Manly and Lota. The foreshore they are famous for stretches from Elenora Park in Wynnum to the tidal mangrove swamp at the mouth of Lota Creek and boasts draw cards such as numerous green parks, Pandanus Beach, Wynnum Jetty and Wading Pool, Manly Beach and boat harbour and Fig Tree Point. Expansive views of Moreton Bay and its islands are seen from most properties that line the foreshore.

The area is hugely popular with locals and tourists, with the area directly surrounding Wynnum's Whale Park at bursting point on summer weekends and holidays. The area promotes an active outdoors lifestyle and if you live here you will be drawn to take part in one of the many popular pass times of picnics and promenading, walking, cycling, fishing, boating, informal sports and games, swimming, windsurfing and birdwatching.

Cleveland – Raby Bay Foreshore

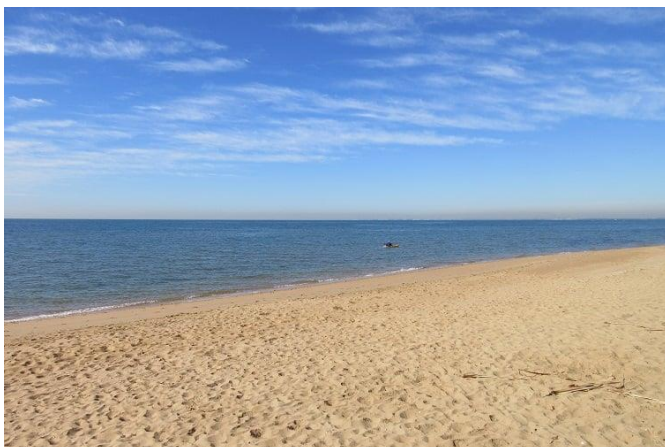


Cleveland's prestigious suburb of Raby Bay is filled with architecturally-designed homes, many with private boat berths and backyard pontoons, a beautiful beach and a harbour. Only 45min from Brisbane's centre, Raby Bay Foreshore Park has three swimming coves with white-sanded beaches that are well-known for both their dog-friendly attitude and calm, tranquil waters.

The suburb is filled with residents keen to leave the hustle and bustle of city life behind, with an outdoorsy and more relaxed lifestyle promoted easily by the locals. With alfresco dining, a wide range of recreational activities, incredible playgrounds, sunny beaches and plenty of fabulous dining and entertainment options on offer – Raby Bay is one of the best suburbs you will find in Brisbane that is near a beach.

Best Brisbane Suburbs near Beaches – Northside

Redcliffe – Suttons Beach / Scarborough Beach / Lower Moora Park



If you want beachside holiday feels in a beautiful Brisbane suburb, then you really need to look no further than Redcliffe. Home to numerous beaches that are dotted along its peninsula and also a stunning pier, Redcliffe is home to many festivals and events including the ever-popular annual Redcliffe Kitefest. The main city centre has an old-world feel about it but the waterfront is vibrant and new, with the weekly Waterfront Markets bustling with visitors every Sunday.

Suttons Beach is a family-friendly spot with gentle, small waves perfect for a relaxing paddle or swims for little ones. There are BBQ facilities, an impressive playground and plenty of beautiful big shady trees to relax under. Nearby Scarborough Beach has calm shallow waters that stretch out for miles at low tide. The volcanic rock pools found at the rocky end are home to plenty of small crabs and water life waiting to be found. Finally, just alongside the gorgeous Shorncliffe Pier lies Lower Moora Park, which is home to yet another beautiful, calm beach and a hugely impressive playground.

Margate – Margate Beach



Located east of the Redcliffe Peninsular is the sleepy seaside village of Margate. The perfect suburb if you are looking for a quiet and small village feel, the suburb's main attraction is the beautiful Margate Beach, which is one of the longest mainland stretches of sandy beach along the shores of Moreton Bay Marine Park. Stretching for 2km, the beach contains spectacular golden sands, sheltered waters and views across to Moreton Island.

To the northern end of Margate is Scotts Point Bathing Pavilion built in 1937, this historic landmark gives an insight into the popular beach life of a time gone by.

Nudgee – Nudgee Beach



The suburb of Nudgee is only 15km from the Brisbane CBD and is home to the closest natural beach to the city centre. Pretty, quiet and leafy, Nudgee is known for its quiet and laidback lifestyle, quiet roads, coffee shops, lovely community feel and, of course, Nudgee Beach. Nudgee Beach is a long stretch of sand that is dog-friendly and bordered by the protected Boondall Wetlands, which includes over 1,000 hectares of mangroves, wetlands, tidal flats, salt marshes and open forests.

While this isn't the kind of ocean beach with golden sand and surf that Queensland is best known for, there's still a fun stretch of muddy sand here that can be accessed at low tide that can prove irresistible to most Brisbane Kids. At high tide, the sand is submerged so time your trip accordingly if the beach itself is part of your plans.

Sandgate, Brighton and Shorncliffe



In groups across social media, we often see families ask- where should we move in Brisbane if we want to be near the water? 99% of the time Sandgate and Shorncliffe are mentioned and it's easy to see why. All three suburbs cover the esplanade from the Hornibrook Bridge down to Nudgee Beach. It features some Brisbane's best playgrounds such as Lower Moora Park and Decker Park. Fish and Chip shops are

dotted along the way and one short walk or drive will make it easy to understand why people want to raise their family in Brisbane.

One of our favourite things to do as a family on a Sunday is to head to Sandgate on low tide and walk out on the mud flats to spot the soldier grabs. We finish our visit with some fish and chips and a picnic in Arthur Davis Park. Dogs are welcome and plentiful but they need to be on lead to protect the migratory bird species that come here.

Scarborough – Scarborough Beach



Scarborough lies at the very tip of the Redcliffe Peninsular, overlooking Moreton Bay, and is home to many beautiful beaches and foreshore parks. With a lifestyle that promotes a quieter bayside living than its nearby Redcliffe, Scarborough is popular with those who are seeking a sea change without the tourist numbers and large-scale events.

CONCLUSION

Making the move to Queensland's sunny capital? Brisbane has a suburb to suit every lifestyle. With close access to education, community amenities, café culture and easy public transport, it's the quiet achiever of Aussie Cities. While Sydney and Melbourne have been busy arguing about which city is better, Brisbane has been slowly but surely coming into its own.

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