



PERSPECTIVE
BROADWATER

Life begins on the Broadwater





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Indulge in the lifestyle you've been putting off for years. If life was a clock, your little hand would be pointing to "Time For You". You've put in the hard yards – done a lot of hard work, made some sacrifices and maybe raised a few kids along the way. Now it's time to indulge in a few of the things you've been putting off so long.







Fact Sheet

Developer	Sherpa Property Group
Architect	MODE Design
Landscaping	Form Landscape Architecture
Builder	5Point Projects
Location	536 Marine Parade, Biggera Waters
Views	The Broadwater, Stradbroke Island, Pacific Ocean & Hinterlands
Building	6 x Full-Floor Residences, 1 x 2-Level Sky Home
Residences	7
Land Size	728sqm
Levels	8 levels
Amenities	Communal Entertaining & Dining
Car Parking	2 car spaces per residence
Construction	1st Qtr 2022
Completion	1st Qtr 2023
Body Corporate	from \$7190 - \$8573 inc. gst p/a*
Pricing	From \$1.69m

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- 1 Runaway Bay Centre
- 2 Harbour Town Premium Outlets
- 3 Metro Market Shopping Mall
- 4 Cavills Steakhouse
- 5 Cafe on Bayview
- 6 La Piazza Waterfront
- 7 Marina Mirage
- 8 Seafood Market
- 9 Broadwater Parklands
- 10 Southport Yacht Club
- 11 Sea World
- 12 The Spit
- 13 Key Fishing Locations

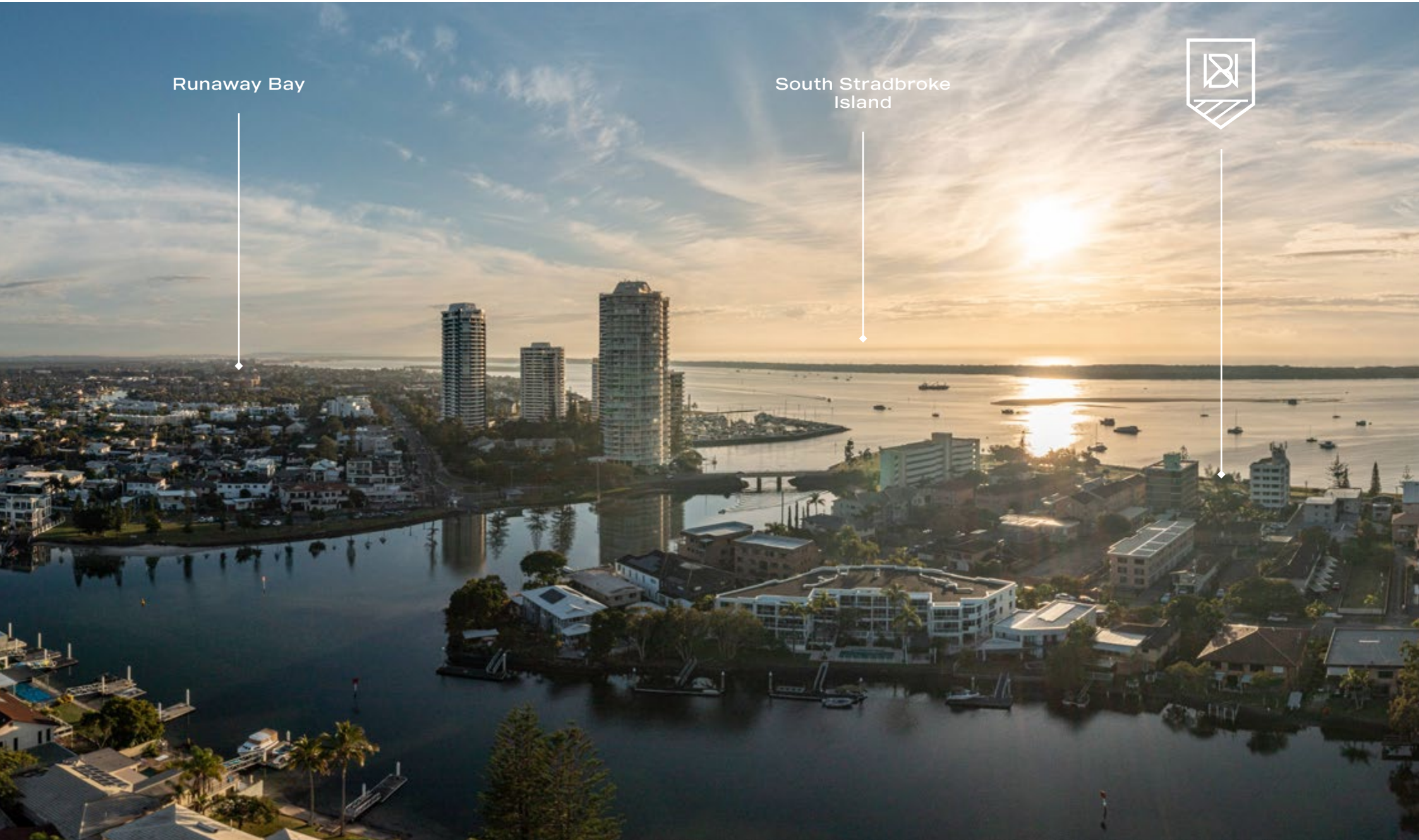


Aerial Views

Runaway Bay



South Stradbroke
Island





Aerial Views



Biggera Waters

The Spit

Labrador

Main Beach

Surfers Paradise

Southport



Market Content & Outlook

- This is a rising market, widespread across the Gold Coast residential market and nationally. It is characterised by record prices and for new apartments, unprecedented take-up rates.
- The trend towards smaller projects with larger apartments has accelerated since COVID-19.
- The Gold Coast is viewed not only as a lifestyle destination by Brisbane and interstate buyers, but as a safe haven. In 2020, it benefited from Regional Queensland's net internal migration of 16,970 persons.
- While only a small part of the market currently (ex-pats), overseas buyers are expected to play an increasing role once international borders re-open.
- There is an extreme shortage of supply of new Gold Coast apartments. In the March Quarter 2021, there was an upsurge in take-up to 742 sales, double the previous quarter. It was estimated that at the end of March 2021, the Gold Coast had only 3.3 months of supply.
- This was mainly located in the southern area, with very limited supply from Biggera Waters to Hope Island and west to Helensvale (source: Urbis).
- It is generally agreed that double-digit price rises are unsustainable, even though the fundamentals underwriting demand mean that demand for new Gold Coast apartments appears likely to continue for some months, if not some years.
- Record low interest rates have contributed to demand, but there are signs the cycle is turning, so that the official cash rate may start to gradually rise from late 2022, to reach 1.1% by mid 2024.
- Gold Coast developers are starting to address the supply shortage of new apartments, but this will be a gradual process, so that it could take three years to reach equilibrium.



Northern Gold Coast Context

- Biggera Waters is regarded as a more affordable waterfront location than adjoining suburbs to the north, including Runaway Bay.
- It is well serviced with the Harbour Town Outlet Centre and the Runaway Bay Shopping Village regional centre, both within three kilometres of the subject site.
- A report by realestate.com.au identified Biggera Waters in the top 20 regional growth suburbs in Queensland for houses over the past 12 months. It ranked 19th, with an increase in the median price of 29.2% to \$840,000.
- Analysis as at May 2021, based on data from CoreLogic, shows that Biggera Waters had a median house price of \$865,195, up by 18.3% from May 2020.
- In the northern Gold Coast study area from Labrador to Paradise Point, Paradise Point had the highest median house price in May 2021 of around \$1.26 million, reflecting activity at The Sovereign Islands.

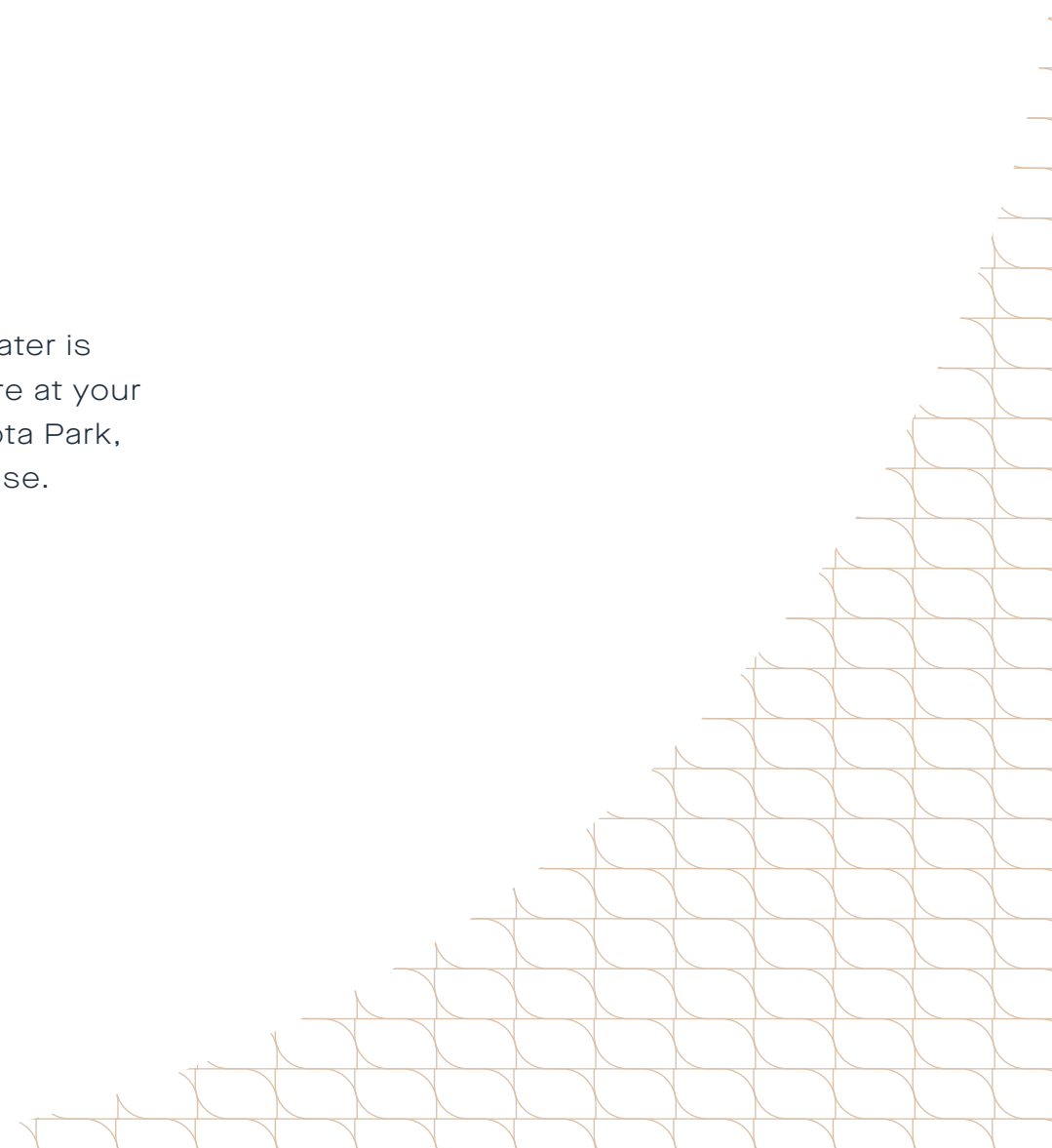




Only on the Broadwater

When it comes to “me time”, frontage onto the Broadwater is pretty hard to beat. All the water and beach activities are at your doorstep. Fronting the Broadwater and adjacent to Quota Park, Perspective Broadwater is a relaxing leisure-time paradise.

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