

Real Estate News

SUMMER 2017 EDITION

SOUTHERN GOLD COAST AND NORTHERN NSW REAL ESTATE NEWS

CREST ON PACIFIC

a new wave of luxury living

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- Holiday accommodation bookings up by 40%

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ON PACIFIC

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A NEW WAVE OF LUXURY LIVING

Local 'Smith' family have just launched their \$10m residential beachfront development, 'Crest on Pacific', which is an exclusive 6 apartment boutique complex over 7 levels on Pacific Parade, Bilinga.

Most apartments will have a floor area no less than 228m² & occupy their own level. They will comprise of 3 bedrooms, study, multi-purpose room, 3 bathrooms, large terrace style balcony, 2 car parking & command stunning ocean views.

There will be a 254m² ground level apartment which will include a 80m² patio & its own plunge pool and a 318m² Penthouse apartment boasting a superb 120m² entertainers rooftop terrace, equipped with BBQ & Spa.

The remaining section of the rooftop of the complex will be a common area exclusive for Crest' residents & include a covered BBQ area and a plunge pool.

Prices start from \$1,480,000 to \$2,300,000 and construction is due to commence early 2018 with completion approximately 12 months thereafter.

Project Marketing Agent, David Stringer of DJ Stringer Property Services, reports that the timing of the project for the Smith's is perfect given the success of their \$19m 'Bluewater on Pacific' development, which is currently under construction along Pacific Parade and has just 2 apartments available for sale.

Mr Stringer states that "a lot of thought has been given to both the layout and finishes of each apartment, to provide a spacious & comfortable abode, with an emphasis on maximising the casual feel of the beachfront lifestyle".

"With only 6 apartments in the complex, it provides a real sense of ownership & given the sizes of each apartment, they are very appealing to families & or those wanting a luxurious

retirement retreat. Given the fact that buyers have over a year or so to settle on their brand new apartment, they have plenty of time to arrange their move".

He concludes by saying that "since we commenced marketing Crest just over a week ago, we have received a huge amount of enquiry, with some buyers already submitting reservation deposits".



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FORMER RSL PRIZE HOME LURES BRISBANE BUYER

Winners of the RSL major prize have sold their luxurious Elysee' apartment, at Kirra, to a Brisbane couple, who plan to move in before Christmas.

The sprawling 336m² luxurious & fully furnished 'super apartment', offered generous open living, hostess kitchen with Miele appliances, 3 ensuite bedrooms, large balconies,

double garage & ocean views, was listed at \$2.650m and was sold for an undisclosed price.

Prestige Property specialist David Stringer from DJ Stringer Property Services, who handled the sale, said that Elysee' is like no other complex. "The sheer size of each apartment is overwhelming & the attention to detail is exceptional".



RENTS SOAR AS LANDLORDS FLOCK TO GET IN ON THE ACTION

Demand for permanent rental accommodation at the Southern end of the Gold Coast & Tweed districts is continuing its climb, with most rents soaring in many cases by up to 30%.

Residential Leasing Manager, Michelle Gosling of DJ Stringer, who are the local rental leaders and manage over 1100 properties, advises that she has witnessed a real surge in enquiry with many properties being leased prior to formal marketing & also receiving multiple applications.

Mrs Gosling states that “ during the month of November 2017, we received over 1600 tenancy enquiries, which is an average of 53 per day & we simply haven’t the amount of quality accommodation to satisfy the demand”.

Business Development & Investment Manager of DJ Stringer; Cassandre Oates, reports that she has been swamped with enquiries from prospective landlords wanting us to manage their property to maximise return.

In this regard, Cassandre states that “we added another 35 new managements to our portfolio in the month of November, with many well under let from other agencies“.

She goes on to warn investment owners not to be complacent & if they haven’t received a recent rent increase, or advice to that effect, they may well be losing thousands of dollars each year without knowing it.



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HOLIDAY ACCOMMODATION EXPERTS BOOST BOOKINGS BY 40%

Holiday accommodation specialists, Gold Coast Holiday Homes, who specialise in the letting & management of holiday accommodation for the Southern Gold Coast & Northern NSW regions, have recorded a whopping 40% increase in guest bookings, scheduled for the Christmas holiday period.

Reservation Manager Courtney Hartley advises that ‘it’s all hands on deck’ for their holiday team, who are set to welcome over 500 guests during the months of December & January alone.

“It is traditionally always a busy time for us, but this year in particular has yielded massive guest numbers due to a company expansion & the injection of new holiday properties to our portfolio”.

“We have a terrific & growing selection of holiday accommodation, from budget units right through to multi-million dollar beachfront homes. We cater for guests of all ages, as well as offering some pet friendly properties, which are always in high demand” Courtney goes on to say that this year we have seen many last minute bookings, possibly due to the ongoing volcanic issues, which have been causing havoc with travelers flying in & out of Bali”.

Courtney also advises that in addition to their Christmas rush, they have also been receiving a huge amount of v for the 2018 Commonwealth Games on the Gold Coast, which is set to get hearts racing in April next year.



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LEADING THE WAY IN CONVEYANCING

Deana McClintock the Principal/ Director of The Conveyancing Leaders is a Certified Practising Conveyancer, specialising in NSW and QLD property transactions. She has extensive experience and knowledge having been in the legal industry for over 25 years. Deana's professional attitude, friendly nature and her understanding of the communities needs have recognised her as the leading Conveyancer in the Tweed and Gold Coast area.

In 2010 The Conveyancing Leaders then t/ as Deana Gray Conveyancing was awarded the

prestigious Australian Institute of Conveyancers Presidents Award winner for professionalism and best practice within the conveyancing profession.

The conveyancing experience whether buying or selling has the potential to be a stressful time for anyone, but with the right advice and friendly efficient service that The Conveyancing Leaders provide they can guide you through the process and make your sale or purchase as stress free as possible.



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