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## INSIDE



### Future of buying

With digital advances keeping us closely connected, the National Broadband Network rollout across the region and ride sharing app Uber arriving in town earlier this month, people who are looking to buy have more options than ever before when it comes to choosing where they want to live: **PAGE 07**



### Wise investment

With a range of affordable, quality homes on offer, tight rental vacancy and strong yields, local industry experts are saying that Cairns is primed for investment, but before spending your money, you should do your research and find out which areas are going to produce the best results, for you and your tenants: **PAGE 22**

# Confidence is building

With a strong year for the tourism industry, investment into city hotels and cranes dotting the CBD skyline, things are looking up for the Cairns real estate market, writes *Cairns Post* editor Jennifer Spilsbury.

CONFIDENCE in the Cairns property market is starting to build thanks to a bullish tourism industry and city investment activity stimulated by an international heavyweight.

The Far North has recorded its strongest year in international visitors with more than 901,000 people holidaying here and spending more than \$1.1 billion, according to a new government report for the 12 months to December 2016. The bumper year sets the region ahead of the rest of the state and follows on from steady growth in the sector over the past couple of years.

Community leaders are working hard with the State Government to win direct Chinese flights to Cairns, which would open up our region to a lucrative Asian middle-class looking to experience adventure in a pristine environment. In the meantime, extra flights secured from Singapore, the Philippines, Korea and Hong Kong have all had the desired effect on visitor numbers.

Our tourism and natural beauty has captured the attention of Syrian billionaire Ghassan Aboud, whose GA Group Australia has invested heavily in multiple CBD high-rise hotel projects, the first such activity seen in Cairns for almost two decades.

The market is paying attention as these projects tick off milestones of approvals and construction work.

Pivotal unit sales at the end of 2016 and in the early months of 2017 point to growing interest in what has been a fairly flat housing market of late.

Coming off a solid last quarter industry heads are buoyed by what they are seeing and more cranes in the sky as projects come to fruition will only elevate the mood.

*Sold On Cairns* offers the latest market data with expert industry knowledge and suburb profiles to help you buy, sell or invest.

Savvy buyers are ready to pounce in 2017 – will you be one of them?



ON THE COVER: Dyllan Paterson-Muller and Michelle Pearce relax on the balcony of a 12th floor apartment at Cairns Harbour Lights.

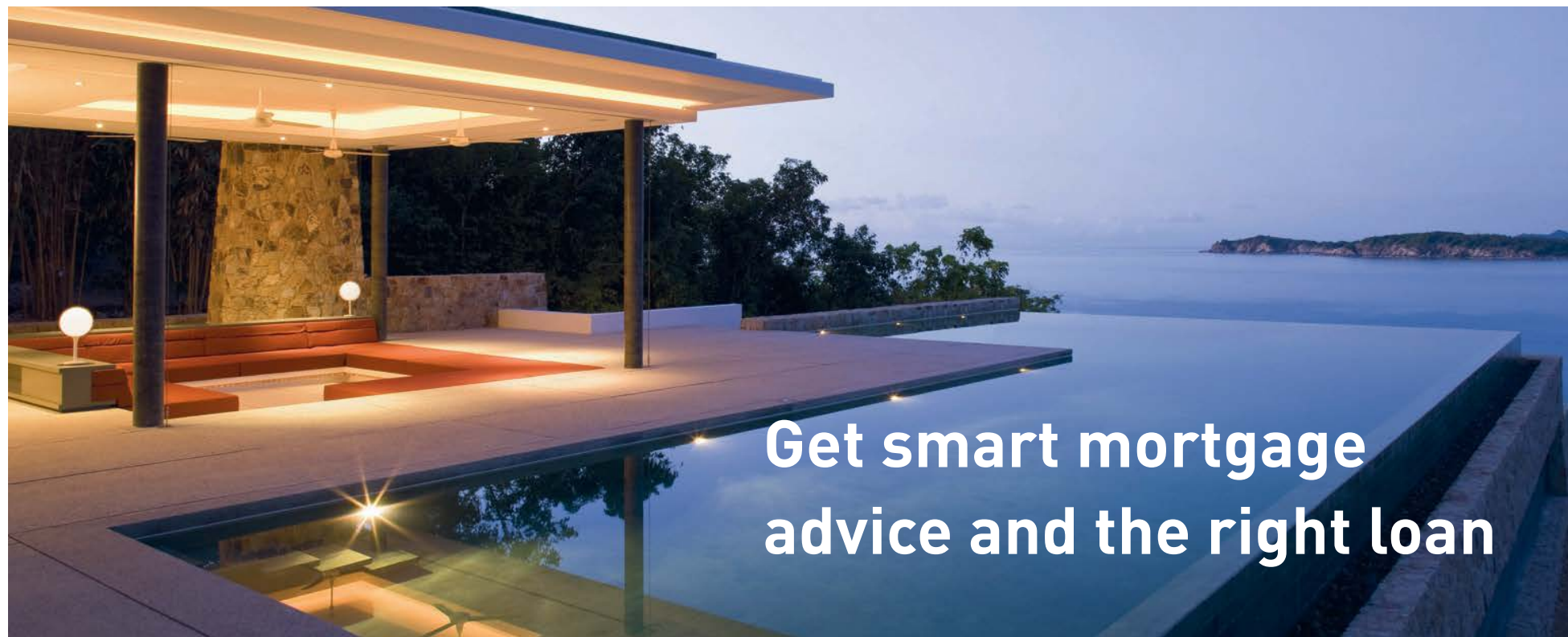
Picture: BRENDAN RADKE

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# Positive outlook for 2017

With commercial development and positive tourism growth, Cairns is ready for the tide to turn on the local property market.

HAYDEN SMITH

WITH cranes in the sky and tourism poised for long-term prosperity, experts believe the tide is finally turning for Cairns' property market.

Cautious optimism has long been echoed in Far North real estate circles but, for a host of reasons, there has been little progress in terms of industry growth.

REIQ Cairns zone chairman Tom Quaid is a realist.

He said that, despite finishing 2016 with a wet sail, the local property market last year failed to meet expectations.

"We went into 2016 pretty confident, but it just didn't eventuate as well as we'd hoped," he said.

"There were the elections obviously, which put everyone off a bit, nobody was quite sure what was going to happen with interest rates.

"But we saw a fantastic amount of activity in the last quarter. Properties were well-received and selling quickly for excellent prices."

Over the past six months there has been a flurry of activity on Cairns' hotel market, led by Syrian billionaire Ghassan Aboud's GA Group Australia.

And the first time in years there is also progress on the unit front in Cairns CBD, most notably through the \$550 million Nova City development.

Mr Quaid said the region was turning away from the long-proposed but now seemingly dead-in-the-water Aquis development.

"It's almost a good thing that people are putting that to bed a bit, because we've got other big projects that are coming in and actually hap-



World Class Global assistant marketing director Lai Gin Yee and sales director Zak Thaker with a scale model of stage one of Nova City.

Picture: MARC McCORMACK

pening and will give us the catalyst to move forward," he said.

"These projects will have hundreds of jobs ... so they're going to be great from that perspective.

"And then the other factor is confidence. If someone else is coming from outside of Cairns, and doesn't necessarily have that local knowledge, they are seeing that there are opportunities here.

"People can see there are factors in play to make it worthwhile for them. When that outside money comes in, we've got to think back ourselves and think - there might be something here.

"There's \$250 million worth of hotels that have been purchased over the last two years." According to Herron Todd White's Cairns

Watch report, both unit and house prices have remained relatively stagnant.

Mr Quaid was confident that property prices would grow over the remainder of 2017, a year he described as "pivotal".

"When we see more cranes in the sky, it will be a game changer for people," he said.

"You can't build a unit today for what it would have cost 10 years ago, prices will be higher, but once they come onto the market people will look at what fantastic value the rest of Cairns offers, which will lift us as a whole.

"We haven't seen volumes of stock coming onto the market just yet ... but for those that are coming on, we're seeing really good results.

"And we're getting good inquiry. If your phones are not ringing, then there's an issue ... But we've got people who want to buy."

## ASK THE EXPERTS

"We saw a fantastic amount of activity in the last quarter (of 2016). Properties were well-received and selling quickly for excellent prices."

- TOM QUAID, REIQ



# Choose your lifestyle

With digital advances allowing us to be more easily connected, even from great physical distances, choosing your home based on lifestyle preferences is the way of the future.

DOMINIC GEIGER

EVER-increasing digital interconnectivity has been tipped to impact the Cairns housing market in coming months in a way not seen before.

Ride sharing app Uber launched in Cairns this month, and early indications suggest the service will be more than \$10 cheaper than a taxi between the city and parts of the Northern Beaches.

At the same time, the NBN rollout is making some buyers reconsider their need to live in southern cities when they can live by the beach in the Tropical North instead.

LJ Hooker principal Ross Moller said he had only recently sold a house to a woman who worked in Sydney, but decided to base herself in Cairns.

"That's not unusual, and it'll become easier with the NBN," he said. "There's no question about it at all, I think it's a no brainer."

McGrath Estate Agents principal Matt Powe said the ease and price at which people could access transport would also mean further flung suburbs could become more appealing.

"Uber, which was announced this week, overcomes a bit to some degree people getting in cabs," he said.

"It's coming to Cairns and it's transforming the way we live.

"Those technologies being rolled out, you're seeing the internet becoming more pervasive into our lives and it doesn't matter where you are on the planet, Cairns is part of that, and it's easier to live.

"It enhances these regional areas."



LJ Hooker Edge Hill principal Ross Moller says advancements such as the NBN are making choosing where you live easier.

Picture: BRENDAN FRANCIS

Mr Powe urged buyers to do street by street research if they were looking to get the best deal on a property, and to focus on areas with multiple properties up for grabs within a couple of months.

"The buyers that do the best are the ones who research the most," he said.

"If you're a seller in a particular street and there are other houses for sale, maybe hold back a bit.

"If you're in an area where there haven't been any sales for the last three to four months, it may be a good time to sell."

Mr Moller said he expected the inner city suburbs of Cairns, Cairns North and Paramatta Park would be the hot spots this year due to new apartment developments.

"People want to be close to the CBD for lifestyle, we still get Edge Hill and Whitfield come up first but cost is an issue there," he said.

"I think for some of the inner city suburbs, with development happening right now, it will become more of a hot spot going forward.

"North Cairns is also a hot spot because people who work at the hospital want to be close to the hospital."

## ASK THE EXPERTS

"The buyers that do the best are the ones who research the most."

- MATT POWE, MCGRATH ESTATE AGENTS



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# Break into the property market

With government grants and concessions on-hand, first time buyers can take the first steps on their journey to home ownership.

ROWAN SPARKES

PURCHASING a home or building one yourself can be an exciting, yet daunting, task for the first home buyer.

Government subsidies, such as grants and concessions, provide substantial opportunity for young people in the Cairns region to enter the property market and chase the great Australian dream of owning a home.

Cairns Mortgage Broker director Roger Ward said housing affordability is very good in regional areas like Cairns, in contrast to the metropolitan markets in cities like Sydney and Melbourne.

"Admittedly, average weekly earnings are slightly lower in regional areas. However, the lower asset value of real estate more than compensate for the lower income," he said.

"In the Far North, we are in the enviable situation where renters can buy a property and outlay the same in home loan repayments."

"The benefit here is that you can pay the same in loan repayments as you did in rent, however get all the benefits of the capital gain in the property as the years roll on."

Mr Ward said first home buyers were the cornerstone of the market, fuelling the secondary market and allowing previous first home buyers to sell property and upsize to a better home.

The First Home Owner Grant was raised from \$15,000 to \$20,000 last year, but will revert back to \$15,000 from July 1, 2017.

Since the grant has been raised, Mr Ward said he had noticed a greater interest in building homes and also buying homes directly from builders in the region.

"I am seeing some additional interest approaching the deadline, however, I don't expect there to be a substantial decline in interest after the additional \$5000 drops off," he said.

"It's a great incentive and has directly result-

ed in the sustainability of the building sector. It allows buyers to properly furnish their new home, or do other things like improve landscaping."

Mr Ward said prospective first home buyers should seek as much advice as possible in order to ensure they get the best deal on their home loan.

"Each borrower has their own story and not all lenders will be suitable for what they want to do, or for their particular financial situation," he said.

"It's the quality conversation around this issue that is most important, and after that a broker can determine which lender can give you the best balance between rate and loan structure."

He said the biggest mistake first home buyers made was to go looking for property before finding out if they could even get the finance.

"Seek financing advice first," he says.

"This will allow you to house-hunt with confidence and, when you find that perfect property, make an offer with confidence."

## ASK THE EXPERTS

In the Far North, we are in the enviable situation where renters can buy a property and outlay the same in home loan repayments.

- ROGER WARD, CAIRNS MORTGAGE BROKER



# Get the right advice

When it comes to purchasing property, choosing the right legal representation can make the process a lot smoother.

ROWAN SPARKES

WHEN purchasing property, legal representation is essential to ensure a smooth transaction between both parties.

In most cases, this includes engaging the services of a professional conveyancer or solicitor who can provide advice and information about the sale, prepare the documentation and conduct the settlement process.

The main difference between a solicitor and a conveyancer is their expertise and in turn, the price of their service.

A conveyancer can prepare legal documents and provide legal advice in regards to property transactions, whereas a solicitor can offer a wider range of legal advice and, as a result, will cost a little more.

Although many people think of conveyancing as coming toward the end of a property transaction, Lisa Stansfield, principal solicitor at Lisa Stansfield Lawyers, says there are clear advantages to engaging the services of a legal representative earlier in the process.

"Hiring a legal professional early on can assist with all sorts of time-consuming features of the conveyancing process, such as arranging, following up and advising on finance approvals, special conditions, pest and building inspections and necessary searches," she said.

They will also look over your contract and vendor's statement to ensure that all specific details pertaining to the property, such as planning restrictions and restrictive covenants, are fully disclosed.

This is important as it could prevent you from signing a contract only to later find out that a proposal is underway to build a highway



right behind your new home. However, home buyers are not legally obliged to hire a professional and have the option of undertaking the conveyancing work themselves, with DIY conveyance kits readily available.

While it might seem like a great way to save some money at a time when every dollar counts, you will need to know what you are doing and fully understand the risks involved.

The Land Title Practice Manual used by solicitors is 791 pages long, and knowing the ins and outs of technical and specialised property agreements is by no means an easy task.

"There are so many traps for the unknowing DIY conveyancer," Lisa said.

"Would you know what to do if the title was caveated, or the mortgagor was deceased, or someone had registered a claim against the title? What if the property was damaged before the contract settled, or the fence was not on the property boundary?"

"Money spent on a solicitor protects you if

something goes wrong," Lisa said.

"You have recourse to the solicitor's professional indemnity insurance or even the courts."

"Apart from the worst happening, a solicitor is a professional who has been trained to understand those 791 pages of the Land Title Practice Manual."

When buying a new home or asset, it's important to have the right team of professionals to help you through each step of the process, and when it comes to conveyancing – as the old saying goes – you get what you pay for.

Another reason to hire a professional is that, as well as conveyancing, there are other legal matters involved with the purchase of a property, such as updating your will or making an Enduring Power of Attorney.

"Things change," Lisa said. "Your original will may not have contemplated purchasing a property. Now, you need to look at things differently and cover for those events."

## ASK THE EXPERTS

Hiring a legal professional early on can assist with all sorts of time-consuming features of the conveyancing process.

- LISA STANSFIELD, PRINCIPAL SOLICITOR, LISA STANSFIELD LAWYERS



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# A place to call home

Whether it's for work, family or lifestyle, Cairns' diversity draws people to the city for myriad reasons.

HAYDEN SMITH

A REDLYNCH unit has been a slice of tropical paradise for retirees Peter and Christina Farrell.

Hailing from Hobart, Tasmania, they were in the market for something private, convenient and comfortable when moving to the Far North last August.

A two-bedroom Short St unit, which they picked up for about \$230,000, has met all of their needs.

"We had been through Cairns a couple of times while caravanning, and thought it would be a nice place to call home," Mr Farrell said.

"Initially we were looking at a retirement village, but then settled on a small unit.

"We had stayed at a Redlynch caravan park previously, so we knew the area quite well.

"We certainly didn't want to be in an inner-city



high-rise ... and our ground floor unit is nice and private.

"Redlynch is great because it's away from all the hustle and close to shops, but still not too far out of town."

Elite Real Estate Services principal Karl Latham said it was important for would-be buyers to "ask the right questions".

"If you've got kids, have you looked at what

schools they are going to attend? Do you want space or to be close to the city?" he said.

"The beauty of Cairns is that you can live on acreage, and still only be a 10-minute drive from the CBD, or in a low-maintenance apartment on the Esplanade.

"There are plenty of options out there, people just need to find out what they really want."

Kim Ryan of LJ Hooker Cairns Edge Hill said re-

search was a crucial part of the buying process, particularly for newcomers to the region, citing Mr and Mrs Farrell as a prime example.

"They knew what they wanted and could see that Redlynch matched their lifestyle choices," she said.

Ms Ryan said secure and pet-friendly Far North properties were becoming increasingly attractive in the eyes of buyers.

# Hotels prop up market

The sale of three hotels and the introduction of a new overseas investor to the region has buoyed a mixed market.

HAYDEN SMITH

HOTEL and other accommodation sales are driving activity in Cairns' commercial property market, which has had mixed fortunes over the past six months.

Danny Betros of CBRE Cairns said Far North hotels had become more profitable, and therefore more attractive to interstate and overseas investors.

"For us, 2016 was a really big year because we managed to sell the two Rydges hotels and Novotel, plus we bought to town Ghassan Aboud with respect to his intentions of refurbishing and building hotels," he said.

"The accommodation bar is going to be raised - there will be a much higher standard -



An artist's impression of Ghassan Aboud's redevelopment of the Rydges Tradewinds Resort on the Cairns Esplanade.

so the future is looking pretty good for hotels."

In another good sign for the commercial market, Cairns Coconut Holiday Resort last month sold for \$50 million - a record price for an Australian caravan park.

But Mr Betros said the development market in Cairns had not been "particularly active".

"Banks still won't loan to anyone wanting to

build units in Cairns or any regional area, and that's one of the problems," he said.

"Valuations are still down on existing stock, which makes it hard to get funding and hard to justify new stock. "But the market is building for greater demand, and now we've finally got some decent construction in town, that money will start to wash through the economy."

Mr Betros said it was "crucial" for the Cairns community to maintain pressure on the state, federal and local governments to ensure the Far North received much-needed funding.

Stacey Quaid of Colliers International said Cairns' economy was better-placed now than it was in 2011.

Continued Page 12

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# High-rises raise confidence



Heavy machinery at the former Rydges Tradewinds which is being renovated.

Picture: ANNA ROGERS

From Page 11

"Today we see no shortage of buyers for well-located or well-priced properties and find competitive interest on most sales," he said. "Today we regularly see transactions setting new benchmarks for value, which is seeing a flow-on effect through the market."

"Importantly, development viabilities are returning so we are confident that we will start to see changes and developments not only in tourism but in retail, office and large format sectors."

"Recent announcements of several planned high-rise developments on strategic sites is promising, but we need to see development across all levels."

"It's not only high-rise inner city and esplanade sites that kick start a market, it's the smaller and more affordable six or 12 unit developments in the CBD fringe and surrounding areas that we see as the signifier that the economic engine has started for everyone."

"It's been a long wait since the crash of 2008 for new product, so we expect to see good demand across the whole of the apartment market once product comes back on line."

## ASK THE EXPERTS

"The accommodation bar is going to be raised - there will be a much higher standard - so the future is looking pretty good for hotels."

- Danny Betros, CBRE



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# Vision splendid at Brinsmead

It's the prevailing breezes and the friendly relaxed vibe of the neighbourhood that Cr Linda Cooper and partner Rick Huriwai enjoy the most about their four-bedroom lowset home at Brinsmead.

HAYDEN SMITH

THE first thing you notice after parking in the brick, palm tree-lined Brinsmead driveway is the view west. It's mid-afternoon on a sweltering Friday and brilliant sunlight permeates through the clouds as they slowly roll across the range.

I am greeted at the door by a typically bubbly Linda Cooper and, after accepting a cold drink, we sit down at a large timber table which forms the centre-piece of an impressive outdoor living space.

We are soon joined by her fiance Rick Huriwai, Cairns Airport operations manager and head coach at Brothers Rugby Club.

Nothing looks out of place in the single-storey four-bedroom house, from the ping pong table to makeshift indoor gym and a white cat called Indie.

It is easy to see why Ms Cooper, Division 6 Cairns councillor, has remained in the home for almost 20 years.

"When we were first looking, we were previously at Trinity Beach and didn't have an interest in Brinsmead. We just thought it would be a really hot location," she said.

"But we came out here for a look and there was a better breeze going through than what there was at the beaches."

Construction started in 1999 on the house, part of Brinsmead's popular Bella Vista Estate.

Ms Cooper said it had since provided the ideal up-

bringing for her two sons Nicolas and Fraser, and cherished the friendships she had forged with neighbours over the years.

"Neighbours make or break where you live. You could be in nicest house but horrible neighbours can make life difficult," she said.

"We're all very close, and will mind each other's pets or drop each other to the airport.

"A lot of our neighbours have seen the boys grow up – learn to ride bikes and fall off skateboards – so it's nice when you have that history."

As a politician, Ms Cooper finds spare time hard to come by.

But the stylish tiled pool, gazebo and large hammock can be the perfect remedies for those forgettable days at the office.

"It's not a fancy house but I come through the doors on an afternoon and feel relaxed," Ms Cooper said.

"The other day Rick had come home from coaching rugby and I had been at a function, we both just jumped in the pool and chilled out."

A Christmas party for her fellow councillors is one of countless memorable celebrations Ms Cooper has thrown.

But some of the most precious moments have been spent soaking up the view alongside those around her.

"We'll have Friday night drinks on our driveway and some of our neighbours will pull up a chair and join us," she said.



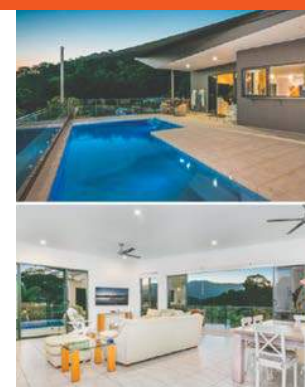
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# Build for the future

Despite a slump in building approvals there is an air of optimism surrounding the local construction sector.

HAYDEN SMITH

NOW is a prime time to be building in Cairns. That's the message from Housing Industry Association (HIA) Cairns branch manager Russell Parnicott, who said there was good value for money in the local market.

"We've got good builders out there and the prices are reasonable," he said. "It's a great time to build if people can get a hold of loans."

Building approvals in the region slumped at the end of last year, with Herron Todd White data showing a 53.8 per cent drop from December 2014-16.

"For the 2016 year as a whole, building approvals were issued for 571 houses and 86 units," said the latest Cairns Watch report.

"This is a mere fraction of the 'normal' requirement for about 1,200 houses and 600 units to be built in Cairns each year, a level which has not been seen for some time."

But Mr Parnicott said an air of optimism surrounded the local construction sector on the back of a host of major commercial developments.

"It has been a soft start to the year, but most



HIA Cairns branch manager Russell Parnicott at a house under construction at Trinity Beach

Picture: ANNA ROGERS

of the people I speak to on a day-to-day basis are quite positive," he said.

"There are some good signs on the commercial side – such as the Cairns Aquarium – and this usually brings a flow-on effect to the residential sector."

While there are "pockets" of building activity across the Far North, he said Cairns' Southside would be the bedrock of future residential developments, citing the 1000-plus lot Mt Peter Estate near Edmonton as a prime example.

"The southern corridor is the biggest area of

land we have available, there are pockets on the northside but they aren't overly huge," Mr Parnicott said.

With block sizes becoming smaller, he said more people were choosing to build two-storey homes.

"They haven't been a big thing in the past, but with footprints not as big, people are opting to go up," he said.

Mr Parnicott said more price-conscious Far North homeowners were "homing in" on energy-efficient options and lightweight construc-

tion options. But the lack of residential building approvals has caused tensions to rise in the local construction sector, with a host of builders and developers blaming property "undervaluation" for stymieing the region's potential growth.

MyStyle Homes co-owner Grant Hartwig said things were "quiet across the board" for Cairns builders.

"We'd be building 20-odd homes at the moment, but in boom times there'd be 45 happening all at once," he said.

# Don't fail to plan

An industry leader says doing your homework is one of the most important factors to consider if building a house in the Far North.

HAYDEN SMITH

BUILDING a new home in the Far North can be daunting, especially for first-timers.

But, as Far North Queensland Master Builders regional manager Ron Bannah explains, the process is made easier through detailed planning and good communication.

### Location, location, location

Whether building in suburbia or on acreage, Mr Bannah said it was important to consider logistics.

"You have people who are living in units, who then get serious about building their dream home," he said.

"But they need to think – what are the nearby services? Do I want to travel to work in a car or public transport? You need to run through all these sorts of things."

### What is available?

Far North display homes can help paint a valuable picture of the options available to people, Mr Bannah said.

"They'll see what packages and different builds are available in display homes that feature some of the latest technology, there's a host of ideas you can get out of them," he said.

"And then people will often start going to look at the different blocks of land that are available."

Mr Bannah said land sizes for first homeowners in the Far North were most commonly from 400-780sq m.

### Choosing the right builder

Builders can specialise in different price brackets, but Mr Bannah said all needs could be met in the Far North.

"It pays to shop around, but the benchmark and level of workmanship here in Cairns is of a very high standard," he said.

"From time to time some average work does appear, but this is uncommon.

"Builders know the impact that poor workmanship can have on their reputations."

### The price is right

Before applying for a loan, budding homeowners and builders need to sit down and talk costs.

Mr Bannah encouraged Far North first homeowners to "keep in mind" the \$20,000 Queensland First Homeowners' Grant, which is available until June 30.

If the home loan is approved, which is not always the case, a Development Application is submitted by the builder on behalf of the owner before the project can be signed off by a certifier, then construction can begin.

Mr Bannah said six to eight progress payments were made throughout the building process, which often takes from 26-30 weeks.



Far North Queensland Master Builders regional manager Ron Bannah.

Picture: ANNA ROGERS

### When to build

The wet season can be problematic, which is why Mr Bannah said it was best to start building from April onwards.

"You would try and avoid, if possible, putting slabs down during the wet season," he said.

"By then you want to be getting to the point where the roof is on, so work can be done undercover."

### Talk it up

Mr Bannah stressed that keeping lines of communication open between the owner and builder was "vitaly important".

"Yes it can be daunting, particularly for first homeowners, but generally the builders they've chosen are skilled at what they're doing and familiar with the process," he said.

"Listening to the builder is a very important part of the overall project."



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# Fearne lives the high life

This Brinsmead entertainer's delight is a slam dunk for Taipans coach Aaron Fearne and wife Amy and the perfect place to chill out.

HAYDEN SMITH

AFTER a pulsating night at the convention centre, win or lose, Taipans coach Aaron Fearne knows he can go home and take some precious time-out.

Last year he and his family moved from their longstanding Bayview Heights home to a larger property at popular Brinsmead estate, The Peak.

With striking views west to Redlynch, the home offers tranquillity to Mr Fearne and his wife Amy, a teacher at Cairns State High School. "You come home from a day at work and it's just quiet, peaceful and easy to unwind here," he said.

A basketball hoop in the driveway is mainly used by Mr and Mrs Fearne's two children, Tyler, 14, and Jasmine, 12.

You walk through the front door into a vast kitchen and living area which opens onto a pool and colossal timber deck, totalling about 120sq m.

The area is made for entertaining. "We had a Christmas Eve dinner, there would have been 35 people here and we didn't feel like we were on top of each other," Mr Fearne said.

"There were family and friends from the Taipans, including some imports who had nowhere else to go."

There is of course some, but not an excessive amount, of basketball memorabilia on display.

Hanging above the TV is a photo from the Taipans' 2004 playoff appearance against the Perth Wildcats; in the living room are signed playing strips from Cairns product Aron Baynes and his former San Antonio teammate Tim Duncan.

"The thing that gets overwhelming in a big house is things like art work, plants, pots and furniture. It takes time to get a feel for what you want," Mr Fearne said.

Downstairs is a self-contained living quarters, which is currently being rented by a Taipans squad member, and an impressive media room.



"I like watching movies. And the sound in here blows you away," Mr Fearne said.

Far North Queensland is a long way from Minnesota, USA, where Mr and Mrs Fearne met during college.

But, having spent almost 20 years in Cairns, they couldn't feel more at home in the tropics. "When we first came to Cairns in 1998, we thought we might only be here for one year," Mr Fearne said.

"Basketball has been the vehicle keeping us here. "We've really enjoyed it. It's been a great place to bring up the kids."

Their Brinsmead home was built in 2004 by Cairns builder Craig Burrows.

Mrs Fearne, also a keen basketballer, said moving had been the right decision.

"There's a lot more space here, I'm really enjoying it," she said.

"As long as Aaron has a job at the Taipans, we'll be here."



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## SELLING

# Prepare well to drive dollars

ROWAN SPARKES

MAXIMISING your property's sale price involves careful planning to ensure it presents in the best condition possible.

Ray Murphy of RE/MAX Cairns says making sure your property is well-maintained and beautifully presented will help drive the sale price up.

"Eliminating clutter and tidying up gardens can make a huge difference in the sale price," he says.

"A good idea is to have a building and pest report prepared so no nasty surprises pop up after a property has gone to contract."

"If a seller is proactive in this area, any minor or major flaws can be rectified before going to market."

He says sellers must avoid having their property eliminated by potential buyers too quickly.

"Buyers are very astute and will eliminate a property without even a viewing."

"Make sure your property is well-attended by ensuring it is placed highly on the major real estate websites, marketing in the real estate sec-



RE/MAX real estate agent Ray Murphy says a good agent knows how to push a property's positives.

tion of the local paper and having open homes."

"Professional photos are also a must."

Mr Murphy says buyers in the region are primarily looking for value for money, followed by lifestyle.

"There are always positives and negatives to

every property in Cairns."

"Buyers have many items on their wish list and it is different for each and every buyer."

"A good agent will know how to push the positives of your property and downplay the negatives, without compromising a sale."



Nicole Bragg says there are alternatives worth considering before selling your home.

# Stop and think before listing your property

Whether you are buying a bigger home, downsizing or moving interstate for work, selling your current property is not the only option when it's time to move on.

ROWAN SPARKES

DECIDING whether to sell or hold onto a property is a weighty decision.

Nicole Bragg of Bragg Real Estate says in the interest of wealth creation holding onto property makes a lot of sense.

"I am not saying that you never sell property," she said.

"What I'm really saying is that before you sell your property, consider your options very carefully."

Mrs Bragg said there were only five reasons why people sell property: upgrading, downgrading, financial problems, marital breakdown and moving location, whether it be interstate, interstate or overseas.

While in the instance of financial problems

or marital breakdown it may not be feasible to retain the current home, holding onto your property should be carefully considered when upgrading, downgrading or relocating.

"When upgrading most people do not consider the alternative of keeping their current property," Mrs Bragg said.

"If they did, they would perhaps scale down on the new home and rent out the current one. They may even consider upgrading."

People wanting to downgrade to a smaller home need to consider the alternative of keeping their current home, borrowing against it, said Mrs Bragg.

"In this scenario, they now have two properties and a rental income that can support the purchase of the new smaller home."

She said in the instance of relocating it also

makes sense not to sell your home, but rather rent the property and create an income.

"You could never be sure what the future holds and you may wish to return to your home at some later stage," she said.

Many people have a fear that their property will be damaged or not looked after properly by tenants; however, a good managing agent who chooses tenants carefully should prevent any problems in this area.

"Furthermore, there are some very innovative landlord insurance packages, which will look after you if things go wrong," Mrs Bragg said.

Keeping your home as an investment may not be for everyone, but it's worth thinking carefully and considering all your options before putting your property on the market.



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# Prime time to invest

Strong demand for rental properties, along with value for money in both houses and units are paving the way for investors.

HAYDEN SMITH

AFFORDABLE quality homes, tight rental vacancy and strong yields have Cairns primed for investment.

With these three factors in play, RE/MAX Cairns principal Tony Williamson said many of the city's properties were "positively geared" – meaning the rental income they generate outweighs total expenses.

"Properties are paying for themselves, which was rare when prices used to be higher," he said.

According to the latest Cairns Watch report by Herron Todd White, rental vacancy rates for January 2017 were 1.9 per cent for houses and 2.3 per cent for units.

Mr Williamson said the strong demand for rental properties, coupled with value for money in both houses and units, equated to good news for budding investors.

"We're at the bottom end of the property cycle, but when Cairns booms it booms fast," he said.

"People should get in now so they can get a good return.

"I've worked through three booms in Cairns – the late 1980s, mid '90s and mid '00s – and I can smell another one on the horizon.

"Rental demand is strong, and when there's greater construction there'll be more and more tenants moving to Cairns."

Mr Williamson said investors should consider lifestyle and convenience for tenants when buying.

Suburbs with high rental returns for units include Woree (9.8 per cent), Manoora (8.9 per cent) and Manunda (8.1 per cent).



Emma Roberts outside her Queenslander home at Parramatta Park, a fringe suburb of Cairns that is ripe for investment.

Picture: JOSH WONING

REIQ Cairns zone chairman Tom Quaid said cashed-up southern investors were seeing Cairns as a viable investment option on the back of strong rental returns.

"If you're putting money in the bank you're not getting much out of it," he said.

"With good rental return in place you're not putting your hand in your own pocket every week.

"If you've got a low property price but a high rent, you're going to have a high yield.

"Look at city fringe suburbs like Parramatta Park, Westcourt, Bungalow and Cairns North – if they're not overly loved now, they will be in

the future."

Foreigners are not allowed to buy existing residential properties under restrictions imposed by the Foreign Investment Review Board (FIRB).

Because of the lack of new units in Cairns over recent years, non-Australians have hardly factored in the residential market.

But Mr Quaid expected this to change.

"The last Cairns CBD unit development finished in 2010. But now we've got Nova City and other things coming through. Cairns will have something to make it more attractive to foreign markets," he said.

## ASK THE EXPERTS

"Properties are paying for themselves, which was rare when prices were higher."

— TONY WILLIAMSON, RE/MAX CAIRNS



# Gaining peace of mind

Before you stump up your hard-earned cash, you should know as much as possible about the property you are buying.

ROWAN SPARKES

PRE-purchase inspections are an important step in purchasing a home, before buyers make the ultimate decision of whether or not to purchase a property and at what price.

Knowing as much as possible about the condition of a property helps prospective buyers avoid problems and extra costs down the track.

As well as this, information gained from building and pest inspections can sometimes be used to negotiate a lower price for the property, especially if the report finds problems that buyers might need to repair in the future.

Darren Reed, principal at Reed Realty, recommends that buyers always conduct building and pest inspections of a property they are thinking about purchasing.

"Apart from peace of mind, the buyer can also be present at the inspections and ask questions or get inspectors to look at specific areas that they may be concerned about," he said.

"At the end of the day, we are looking for a win-win situation, where the buyer is comfortable and committed to the property purchase and seller is happy with the process and final selling price."

Mr Reed said buyers should also confirm that council approvals are in place for any additions to the property, such as garages or carports, and that the seller has obtained an up-to-date Pool Safety Certificate prior to settlement.

As opposed to pre-purchase inspections, which are conducted by the buyer, pre-sale inspections are conducted by the vendor.

"For the seller, an inspection prior to sale can serve as a checklist of 'wear and tear' that



Before buying, or even selling, a property, you should bring in the experts for a building and pest inspection.

should be attended to prior to sale, making the property more attractive to buyers compared to a property that 'needs work'," Mr Reed said.

"It will also pinpoint any major building or pest issues that will inevitably be picked up through the buyer's relevant inspections."

If there are such problems in a home's foundation or structure, it's imperative for the seller to find these issues before the buyer to prevent any unpleasant surprises during the negotiating period.

A crashed sale contract due to 'surprises' within the buyer's inspection report is a harrowing experience – more so for the seller, who can

end up back at square one of the process.

Carrying out a pre-sale inspection and identifying the problems early allows the seller to repair them, often to their own financial advantage.

"Even if a homeowner isn't prepared to rectify a problem picked up via the inspections, these issues can be communicated to a potential purchaser and factored into the negotiation," Mr Reed said.

"Transparency about the condition of the property will ensure the right buyer has enough information and will, more often than not, be committed to the purchase with this information in mind."

## ASK THE EXPERTS

"The buyer can also be present at the inspections and ask questions or get inspectors to look at specific areas."

— DARREN REED, REED REALTY



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**SUBURB SPOTLIGHT**



# Aeroglen

**COMMUNITY**

For those who enjoy the outdoors, Aeroglen has plenty of walking trails close by, including the popular Red, Blue and Green Arrow tracks. From this leafy green suburb, it is only a short drive into the city for plenty of shopping and dining options. Aeroglen's population is made up of almost 70 per cent of family homes, with almost a quarter of residents aged under 15 years. It is also home to the Cairns International Airport.

**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$498,000		n/a
\$385	RENT	n/a

**SERVICES**

- Airports.....1  
Cairns International Airport
- Sports fields.....1
- Aeroglen Reserve
- Parks.....2  
Duplock Park, Paterson Park
- Walking trails.....3  
Red, Blue and Green Arrow

**DEMOGRAPHICS**

Population  
**403**

Median household income  
**\$1269/w**

Median age  
**36**

Average household size  
**2.7**

Data sourced from CoreLogic / LJ Hooker

# Prices fly high

A central location, a bit of breathing space and plenty of character properties – it's no wonder prices are moving on up at Aeroglen.

HAYDEN SMITH

● **AEROGLEN** flies under the radar at times, but recent sales show the Cairns suburb is reaching new heights. Data provided by LJ Hooker shows Aeroglen's median sale price has soared to a

record \$498,000, a rise of more than 11 per cent from 2015.

Last year a stylish three-bedroom home at 23 Magee St fetched \$620,000, while in August a 1022sq m Palmerston St property sold for \$585,000.

"Anything around Mt Whitfield is highly sought after," said Aeroglen selling agent Vanessa Robinson of LJ Hooker Cairns Edge Hill.

"Its central position seems to tick a box for people, many of whom move there looking for more space and a property with character."

A relatively small suburb – only about 400 people live at Aeroglen, according to CoreLogic – it holds a collection of charming Queenslanders.

According to Cairns Regional Council, the area was known as Quarry Siding prior to the emergence of Cairns Airport.

For Far North builder Matt Birney, the convenience of Aeroglen was hard to beat.

"I spend much of my time flying back and forth between Cairns and Thursday Island," he said.

"It is a great spot, and close to town, you get so

used to the sound of aircraft that you don't even notice it."

Mr Birney moved into a Magee St home with his wife Kelly and their two children about 15 years ago.

"It really is not a bad little neighbourhood," he said.

Meanwhile, Mark Farnsworth and his partner Kimberly White have been making the most of their Palmerston St home since making the move last year.

A carpenter by trade, Mr Farnsworth said Aeroglen had so far lived up to expectations.

"We looked around for a fair while, it was hard trying to find somewhere in a nice quiet street with enough room to put in a new shed," the 31-year-old said.

"It's been good... we can't see ourselves going anywhere in a hurry."

With a small population of around 400, Aeroglen can fly under the radar at times, but prices are shooting upwards in this central suburb. Pictured is resident Kelly Birney in front of her Aeroglen house. Picture: ANNA ROGERS

**SUBURB SPOTLIGHT**



# For all budgets

The aptly named Bayview Heights offers a diverse range of homes, some with scenic views, all just a short commute from the CBD.

HAYDEN SMITH

● **WITH** its top-of-the-range mansions along with its large selection of affordable family homes, Bayview Heights could be Cairns' proverbial box of chocolates. The Southside suburb was named after its

majestic ocean views, which become grander with Toogood Road's ascension.

Last year, a stunning four-bedroom home on Falcon Street fetched \$1.3 million while earlier this month a stylish Dove Court home collected \$880,000.

But Bayview Heights is far from an exclusive haven for high-end properties.

With a median house price of just over \$392,000, the suburb is also popular among first homeowners, young families and pensioners.

"It's so convenient, people have state and private schools at their fingertips," said Therese Plath of Ray White Cairns South.

"Homes can range from \$300,000 to more than \$1 million, so if buyers have a figure in mind they will usually find something in their bracket.

"Bayview Heights has always been popular. When properties come on to the market they regularly get their share of interest."

According to CoreLogic RP Data, Bayview Heights homes remain on the market for an average of 56 days.

Fran O'Shea of Elite Real Estate Services said the suburb, about 8km from the city centre, was

in a prime location. "People who move there seem to stay there longer," she said.

"It is such a short commute to the CBD and major shopping centres."

Alice and Shaun Irvin have quickly come to love Bayview Heights after buying a spacious Comet St property in November.

With one young child and another on the way, Mrs Irvin said the suburb would be their "long-term home".

"We wanted to find a nice big block, and we couldn't be happier," she said.

"Our home backs on to rainforest, and we often see Ulysses butterflies.

"We have a lot of family and friends who are often coming over, so this has been perfect for us.

"Being an older suburb, Bayview Heights seems to have a lot of open spaces."

Located about 8km from the heart of the Cairns city centre, Bayview Heights has plenty of open, green spaces and a wide range of homes with prices to suit everyone's budget. PICTURE: STEWART McLEAN

Data sourced from CoreLogic

# Bayview Heights

**COMMUNITY**

Along with lots of green spaces and parks, the scenic views afforded to elevated properties here make this suburb special. Families make up the majority of households in Bayview Heights, at 82.7 per cent, and people with children have close access to both state and private schools. The seven parks in the area have a range of facilities including picnic tables, playgrounds and barbecues. Homes here don't stay on the market for long, with CoreLogic data showing they sell within less than 60 days on average.

**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$392,500		n/a
\$393	RENT	n/a

**SERVICES**

- Parks.....7  
Cantoni Park, George Friend Park, Henderson Park, Turner Park, Forno Park, George Watkins Park, Milky Pine Park

**DEMOGRAPHICS**

Population  
**4150**

Median household income  
**\$1502/w**

Median age  
**39**

Average household size  
**2.7**

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## COURT HOUSE REALTY

**SUBURB SPOTLIGHT**



# Close to it all

Residents of this suburb on the Cairns southside are spoilt for choice when it comes to schools, shops and recreation.

HAYDEN SMITH

● In the heart of Cairns' expanding Southside, Bentley Park has emerged as a popular and affordable area for families. The suburb is spoilt for choice when it comes to schools, shops and recreation.

Experienced Southside real estate agent Therese Plath said Bentley Park – sandwiched between Mt Sheridan and Edmonton – catered for all age groups. "It is a growing area and an exciting place for families to settle, because so much key infrastructure is already in place," she said. "People don't really need to go into Cairns for anything."

Having lived in Edmonton for more than 30 years, Ms Plath has seen southern suburbs like Bentley Park "transform" from cane fields into thriving communities.

Houses vary in price, with a top-tier home on Barcoo Close selling for \$625,000 in July.

According to CoreLogic, the median sale price at Bentley Park is about \$350,000.

"There are some beautiful properties with great views in the foothills of Bentley Park," Ms Plath said.

"The higher up you go, the more you can expect to pay."

Bentley Park is a short drive to leisure hubs like Sugarworld Waterpark and several schools, including state and private.

The recently upgraded Fretwell Park, on

Robert Rd, is a popular venue for Southside sports and recreation.

Carmel Laycock has lived with her family at Bentley Park for 18 years, all the while watching the area evolve.

"My kids were raised here and we didn't need to be overly vigilant with them because it was a safe environment," she said.

"The suburb has grown a lot but it is still quite affordable.

"We have a normal-size block that backs on to rainforest, which is beautiful."

Her only grievance was the amount of litter being strewn around local streets.

"There is rubbish everywhere, but it doesn't just pertain to Bentley Park," Ms Laycock said.

According to CoreLogic, the median house price at Bentley Park has jumped by more than 10 per cent over the past three years.

Jessie, 12, and Alice Lahney, 7 play on equipment at Lou Piccone Park. The park is located at Bentley Park, a Cairns suburb which is made up of more than 83 per cent family households.  
PICTURE: STEWART McLEAN

## Bentley Park



### COMMUNITY

Bentley Park's population is made up of more than 83 per cent of family households. The population of this suburb continues to grow, with a new 175-lot residential subdivision by Fortress Development, The Outlook, currently selling. The popular Sugarworld Waterpark is close by, along with a range of shopping and sporting facilities. Bentley Park was named after an early farm homestead in the area, which was named after Bentley Hall in England.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$351,500	BUY	n/a
\$360	RENT	\$268



### SERVICES

- Schools.....2  
Bentley Park College  
St Therese's Catholic Primary School
- Clubs.....2  
South Cairns Sports Club  
South Cairns Gymnastics
- Sporting grounds.....1  
Fretwell Park



### DEMOGRAPHICS

Population  
**7420**

Median household income  
**\$1369/w**

Median age  
**28**

Average household size  
**3.1**

Data sourced from CoreLogic / LJ Hooker

**SUBURB SPOTLIGHT**



# Friends abound

When you're lucky enough to live in Brinsmead, you're guaranteed to never be short of a good neighbour or two.

HAYDEN SMITH

● RESIDENTS look out for each other in one of Cairns' more popular family suburbs. Northwest of the city centre, Brinsmead is sought-after for its range of spacious, attractive and affordable properties. Ian Rowe said the

past 10 years living on Wills St with his wife Faye had been highly rewarding.

"We've travelled Australia, and it turned out to be one of the best streets we've ever lived in," the retiree said.

"The whole neighbourhood would get together for barbecues, and garage sales would sometimes involve six or seven houses.

"If someone wanted to borrow an egg or needed a tap fixed, we'd help each other out.

"Local kids can play on the street, and there is just a really nice community feeling to the place."

Mr Rowe last year helped remove waste from his neighbours' yards ahead of the cyclone season. He and his wife recently sold their treasured four-bedroom home, as they will soon move to the Gold Coast.

In the meantime they are "looking after a mate's place", belonging to a fellow Brinsmeader.

"We are going to be sad to leave the area, it has been a great 10 years," Mr Rowe said.

According to Cairns Regional Council, the suburb is named after "father of Cairns tourism" Horace George Brinsmead, who in 1885 led the

first touring party to Barron Falls. A cane farmer, he became influential in the area after moving to Cairns from Melbourne in the early 1880s.

With a median house price of \$450,000, Brinsmead lies within the catchment zones of several popular schools.

According to CoreLogic, Brinsmead house prices have grown by more than 18 per cent since 2013.

Real estate agent Kim Ryan, of LJ Hooker Cairns Edge Hill, said the suburb was sought-after for numerous reasons.

"It has proximity to the CBD, schools and it's also a safe area," she said.

"And the bigger blocks are another big drawcard, particularly in the older part of Brinsmead, where people want something leafy and full of character."

Wills St resident Ian Rowe is a local good samaritan, loading his trailer with garden waste from his yard and many of his neighbours in an effort to get ready for cyclone season.  
Picture: MARC McCORMACK

Data sourced from CoreLogic

## Brinsmead



### COMMUNITY

A quarter of Brinsmead residents are under the age of 15, with only around 7 per cent of people who live here aged over 65. The suburb lies within the catchment zones for a number of popular local schools, including Freshwater Christian College. With lots of parks in the area and its proximity to the city, it is little wonder this suburb is popular with young families. The area is named after Horace Brinsmead, an influential cane farmer.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$450,000	BUY	n/a
\$430	RENT	n/a



### SERVICES

- Parks.....13  
Brinsmead Park Reserve, Butler Reserve, Chapel Close Park, Chesterfield Close Park, George Chapman Park, Glenoma Park, Goomboora Park, Hobson Drive Park, Loridan Drive Park, Matheson Drive Park, Ryan Park, Samuel Christensen Park, Shamrock Park



### DEMOGRAPHICS

Population  
**5234**

Median household income  
**\$1664/w**

Median age  
**35**

Average household size  
**2.9**

One of two great Catholic schools in the Cairns southern growth corridor

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**SUBURB SPOTLIGHT**



# Dream living

Units in the Cairns CBD area offer both convenience and affordability, appealing to those who want to be close to the action.

HAYDEN SMITH

● AN ABUNDANCE of stylish, affordable units makes inner-city Cairns popular among empty-nesters and working professionals.

One-bedroom units in the CBD are often

snapped up for less than \$150,000, while top-end apartments with water views can fetch more than \$1 million.

Five years ago, Cairns man Tony Nastasi (above) and his wife moved from Whitfield into a three-bedroom unit on Abbott St.

"It was a really good deal at the time, and we had been thinking about taking our lives in a new direction," the real estate agent said.

"I had fond memories from living in the city when I was younger, although the quality of units now is much better."

From their fourth-floor home, the couple can soak in the first-class views while enjoying a cold drink at sunset.

But Mr Nastasi said the Cairns CBD's proximity to premier shops, restaurants and facilities was perhaps its biggest advantage.

"At any time we can decide to do something, whether it's shopping or a walk on the Esplanade, without even starting our car," he said.

"We had spent much of our lives thinking about doing this, so when it happens it feels like a dream come true."

Mr Nastasi said Cairns was "way ahead of the

game" when it came to quality inner-city units that won't break the bank.

"I have friends who bought a one-bedroom home in Melbourne for about \$550,000 and, although it's very nice, is about the size of our bedroom and living area," he said.

According to the latest data by Herron Todd White, the Cairns region's median unit price remains steady at \$221,900.

According to realestate.com.au, the average price of a two-bedroom apartment in the Cairns CBD is \$375,000.

Real estate agent Andrew Thornton said the inner-city's livability was one of its big drawcards.

"People looking to downsize are the driving force in regards to unit sales at the moment," he said. "Because Cairns is not a major city, everything is within walking distance, which is what many people are looking for."

Five years ago, Tony Nastasi and his wife moved from Whitfield into a three-bedroom unit on Abbott St in the city. From their fourth floor home, the couple can enjoy first-class views.

PICTURE: ANNA ROGERS

## Cairns City



### COMMUNITY

There is plenty to see and do in the city, with a vibrant mix of restaurants, cafes, park and leisure facilities and convenience shopping, including a major shopping centre with several department stores. The city population is made up of a mix of families and non-family households, with the average resident aged around 40 years. One-bedroom units in the CBD are often snapped up for less than \$150,000, while top-end apartments with water views can fetch more than \$1 million. The city is a great place to live for those who don't want a long commute into town and who like to be close to all the action.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
n/a	\$375,000	
n/a	RENT	\$450



### SERVICES

Shopping centres.....2  
Cairns Central, The Pier Cairns Clubs.....2  
Cairns RSL, Cairns Yacht Club



### DEMOGRAPHICS

Population  
**2180**  
Median household income  
**\$1276/w**  
Median age  
**40**  
Average household size  
**1.9**

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Scenic change

With work starting on the \$200 million Botanica project, Caravonica is tipped to be even more popular.

HAYDEN SMITH

● CARAVONICA brings together old and new in a diverse, affordable and scenic Cairns suburb.

Weged between the Barron River and rainforest, the area is popular among families.

The emergence of Red Peak Forest Estate, driven by the Oberdan family, has changed the face of Caravonica.

Kaylan Close resident Dragan Rastoka moved to Caravonica with his wife Meena and their two children more than 20 years ago.

He said Red Peak Forest Estate had been beneficial to the entire suburb.

"Vince Oberdan came around and talked to people, saying this is what he planned to do. There's no doubt it has added value to our property," the retiree said.

"It was a very quiet area when we first moved here – the Western Arterial Rd wasn't built.

"The kids would ride their bikes to Caravonica State School and we'd go swimming in Lake Placid.

"In a way it still has a country feel to it, there's a lot of greenery around, but you're still close to shops."

Work has started on the \$200 million Botanica development which, complete with a 2.2ha lagoon, has been described as a "game changer" for the suburb.

Caravonica local and Cairns Property Office real estate agent Dean Gray welcomed the

landmark residential project.

"I think it will most definitely push prices up in the area, I can't see it going any other way," he said.

Mr Gray and his family have lived in the suburb, about 17km northwest of Cairns, for about 23 years.

"It is a beautiful area and is also quite family-orientated, everyone looks out for one another," he said. "Apart from Red Peak Forest Estate it hasn't changed too much, although you do see some of the older homes being renovated."

Caravonica has an average gross rental yield of 5.4 per cent, with houses spending an average of just 28 days on the market.

According to Cairns Regional Council, the suburb was named after the Italian hometown of 19th century Far North farmer Dr David Thomatis.

Linda-Joy Schipke has swum in Lake Placid, near Caravonica, for decades. Work has started on the \$200 million Botanica development which has been described as a "game changer" for the suburb.

PICTURE: MARC MCCORMACK

Data sourced from CoreLogic

## Caravonica



### COMMUNITY

Almost 80 per cent of households in Caravonica are family homes, with 21 per cent of residents aged under 15. Caravonica is just a short drive from two large shopping centres at Smithfield and Redlynch and about 11km from Cairns City. There's a lot happening here, with a \$200 million residential development in the pipeline. Caravonica is a fairly sought-after location, with houses here staying on the market for 28 days on average. Conveniently nestled in an affordable and scenic location with a school close by, Caravonica is popular among young families.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$380,000	\$265,000	
\$395	RENT	n/a



### SERVICES

Schools.....1  
Caravonica State School



### DEMOGRAPHICS

Population  
**1934**  
Median household income  
**\$1328/w**  
Median age  
**38**  
Average household size  
**2.6**

*'I arrived in Cairns in 1987 with a backpack and \$20 in my pocket'*

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SUBURB SPOTLIGHT



## Clifton Beach



**COMMUNITY**

This beachside suburb offers a relaxed feel and properties here continue to grow in value. More than 75 per cent of the homes here are family households and 20 per cent of residents are aged under 15 years. Clifton Beach also has a large shopping complex with a major supermarket. The suburb is bordered to the west by the Kuranda National Park, and this area, located on the western side of the Captain Cook Highway, is largely undeveloped. Situated next to the major tourist destination of Palm Cove, Clifton Beach is a sought-after area and one of the most expensive in Cairns.



**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$500,000		\$270,000
\$480	RENT	\$320



**SERVICES**

Shopping centres.....1  
Clifton Village



**DEMOGRAPHICS**

Population

2980

Median household income

\$1284/w

Median age

41

Average household size

2.4

Data sourced from CoreLogic

# High values

With a relaxed feel and a gorgeous beach, Clifton Beach is popular with families and house values here continue to rise.

STAFF WRITERS

SITUATED next to the major tourist destination of Palm Cove, Clifton Beach is a sought-after area and one of the most expensive in Cairns.

The suburb has a relaxed feel, a beautiful

beach and is popular with families. Its median house price is sitting at around the \$500,000 mark, second only to Palm Cove, which is around \$60,000 higher.

Its median unit price of just above \$270,000 is also among the more expensive in the city.

Unit values in particular have seen significant growth in this beachside suburb, rising by about 20 per cent over the past three years.

Development in the suburb, which at 20km north of the CBD is one of the most northern beaches of Cairns, is largely concentrated around the coastline.

Clifton Beach is bordered to the west by the Kuranda National Park, and this area, located on the western side of the Captain Cook Highway, is largely undeveloped.

While development has taken place in Clifton Beach since the 1970s, with higher density housing being built in the early 1990s, the suburb isn't as commercialised as some of its southern neighbours along the Coral Sea.

It does, however, have a shopping centre, Clifton Village, situated just off the highway, and neighbouring Palm Cove has lots of

restaurants, cafes and boutique shopping, as well as a popular fishing jetty.

More than 65 per cent of homes here are detached houses, with just under 30 per cent of property made up of units and apartments.

Clifton Beach itself is known to have lots of pippies, which residents and tourists alike find entertaining.

Properties currently listed for sale at Clifton Beach include a four bedroom, three bathroom home on acreage, located on Alexandra St, for \$1.19 million and a two bedroom, two bathroom furnished apartment on Clifton Rd for \$230,000.

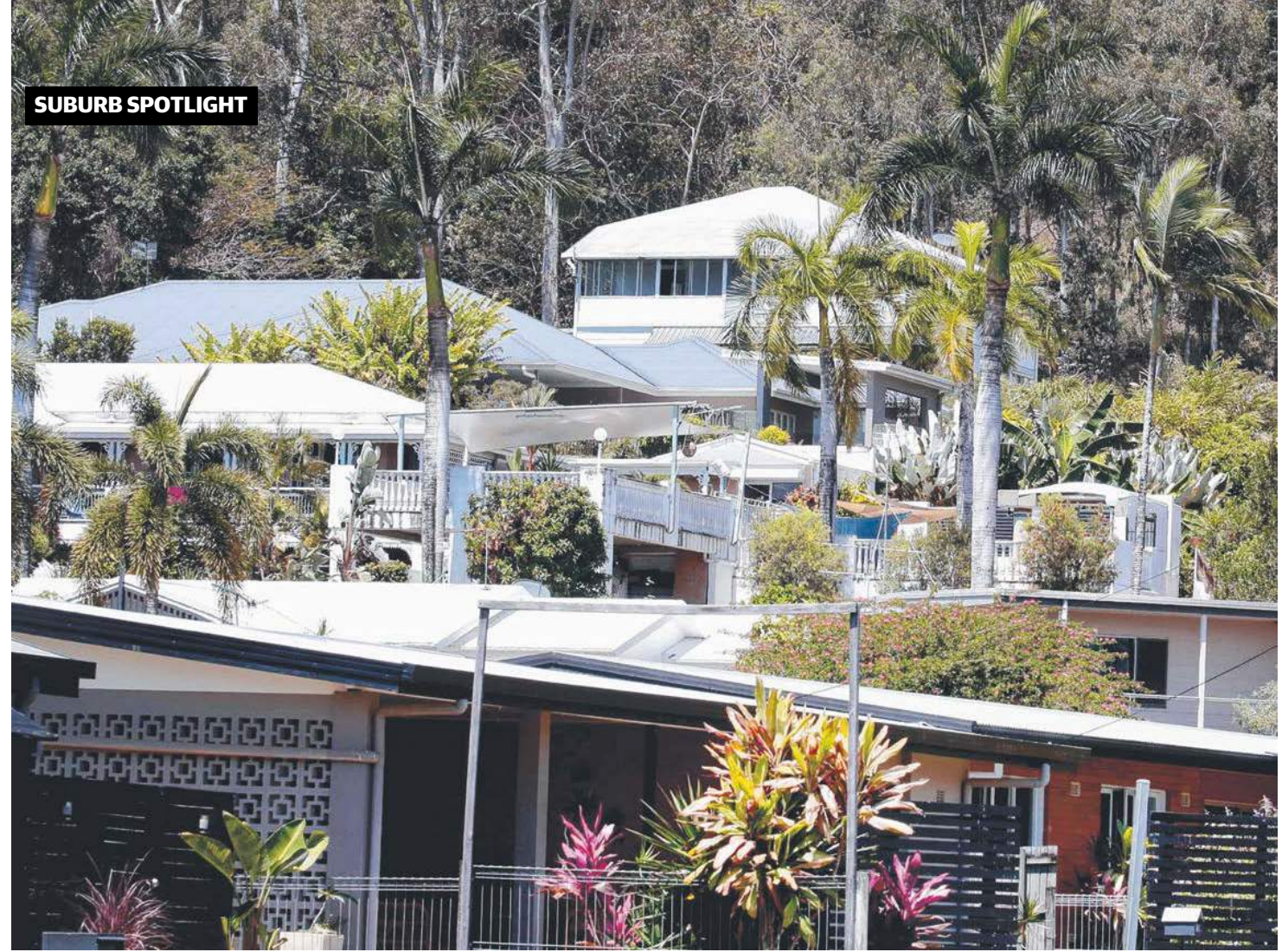
There is also a walking and cycling path connecting Clifton Beach to Palm Cove, with its popular restaurant and hotel strip.

Just over 75 per cent of residences at Clifton Beach are family households and about 20 per cent of people who live here are aged under 15 years.

Troy Ashworth from Bransford's Tackle casts a net for bait on Clifton Beach. This suburb is great for those who like to get outside and go fishing, walking or biking.

PICTURE: MARC MCCORMACK

SUBURB SPOTLIGHT



## Hillside haven

Earlville has diverse property values, from units in the low \$100,000s to million-dollar homes.

HAYDEN SMITH

BURROWED between Cairns' southern corridor and CBD, Earlville captures the city's old and new.

The hillside suburb, with a population of about 3800, is also diverse in its property values.

A two-bedroom unit on Balaclava Rd sold for \$120,000 late last year, while early in 2016 a five-bedroom mansion at Kingfisher Cl went for \$1.8 million.

"Earlville is an affordable suburb on the city fringe, close to schools and major shopping centres," said Karl Latham of Elite Real Estate Services Cairns.

"But at its top there are some absolutely amazing views of the city."

The median house price in Earlville is \$363,750 according to CoreLogic, with the average weekly rent at \$400 for a house and \$260 for a unit.

In November, a five-bedroom mansion at 105-109 Mansfield St sold for a remarkable \$2 million.

But just down the road, a young Cairns couple secured their first home – a three-bedroom lowset Queenslander at 8 Mansfield St – for \$308,000.

Earlville's affordability was hard to ignore for Madeline Lopes and Eden Hughes, who spent several years in Melbourne before returning to the Far North.

"We went into an inspection on the Monday

and decided we liked it – by Wednesday we had signed the contract," said Ms Lopes, 23.

"Compared to Melbourne, it was so much more affordable to break into the market in Cairns.

"The neighbourhood seems really friendly and we couldn't be happier so far."

The Earlville community is made up of 60 per cent family households, with 19.4 per cent of residents aged under 15.

The suburb is also home to a major shopping centre, Stockland Cairns, which has a range of supermarkets, cafes and specialty and department stores, as well as a food court and cinema.

The Cairns CBD is only a short drive away. The suburb of Earlville is named after

Edward Earl, who was an original landholder in the area.

Leafy streets in Earlville, a hillside suburb of Cairns that has a diverse range of properties, including units and houses ranging from the mid-\$100,000s and well into the millions.

PICTURE: ANNA ROGERS

## Earlville



**COMMUNITY**

Around 20 per cent of Earlville residents are aged 65 and older, with the median age of people who live here being 41. This suburb is in a very convenient location, just a short 5km from the city centre and close to two major shopping centres with department stores, supermarkets and cinemas. Future development in this area is fairly limited, and while property prices continue to rise, there is still a good mix of affordable and high-end properties available here. The suburb of Earlville was named after Edward Earl, who was an original landholder in the area.



**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$363,750		\$260,000
\$400	RENT	\$260



**SERVICES**

Shopping centres.....1  
Stockland Earlville  
Clubs.....1  
Earlville Pony Club



**DEMOGRAPHICS**

Population

3853

Median household income

\$909/w

Median age

41

Average household size

2.3

Data sourced from CoreLogic

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**SUBURB SPOTLIGHT**



# Full of energy

Long-time residents, who have watched this area evolve into one of our most vibrant suburbs, couldn't imagine living anywhere else.

HAYDEN SMITH

OVER the past 67 years, Mary Griffiths has watched Edge Hill grow from a semi-rural area into one of Cairns' most vibrant suburbs. The 90-year-old still lives in a quaint Dalrymple St Queenslander, which she built

alongside her late husband Charles not long after they married.

"There was a cane farm at the end of the street in the early days," Mrs Griffiths (pictured above) said.

Countless homes have since been built and restored during Edge Hill's emergence as a Cairns family haven.

After almost seven decades, Mrs Griffiths said she "couldn't imagine" living anywhere else.

"It's changed over the years, but certainly for the better," she said.

"Most of the homes don't have high fences, which is good because as soon as they come up you'd never know who's living there."

Her husband passed away about 23 years ago. These days, Mrs Griffiths lives with her daughter Paula and dog Tiwi.

"You still hear children playing in the street and people always stop to say hello while walking their dog," she said.

"We've had some lovely neighbours, many of whom I've stayed in contact with after they've moved away.

"I might be biased, but Edge Hill really is the

best place to live." According to CoreLogic, the average time an Edge Hill home stays on the market is 52 days, well below the Cairns average of 96 days.

The suburb's proximity to shops, schools and the Cairns Airport is perhaps its biggest drawcard.

The Cairns Botanic Gardens and nearby Red, Green and Blue Arrow walking tracks through Mt Whitfield Conservation Park also add to Edge Hill's appeal.

Local real estate expert Nadine Edwards said Edge Hill was a "long-standing premier suburb of Cairns".

"It has such a vibrant feel, with cafes, shops and restaurants," she said.

"Some people have lived there for decades, and supply is not forthcoming, so when Edge Hill homes do hit the market they are snapped up quite quickly."

Mary Griffiths, 90, in her Edge Hill home that she has lived in for 67 years. The suburb's proximity to shops, schools and the Cairns International Airport is one of its biggest drawcards. Picture: Marc McCormack

## Edge Hill



### COMMUNITY

Edge Hill is well-known for being a vibrant entertainment and dining hub. It is located close to the city and is popular with families, young professionals and retired couples. The average age of residents here is 39, with almost 20 per cent of the population aged under 15. Almost 30 per cent of properties in this suburb are fully owned. For those who enjoy getting out into nature, the popular Red, Blue and Green Arrow walking tracks through Mt Whitfield Conservation Park also add to Edge Hill's appeal. Homes in this suburb are tightly-held, with residents staying in houses here for an average 10.4 years, and 6.9 years in units.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$502,000	\$230,000	
\$425	\$248	



### SERVICES

Venues.....	1
Tanks Arts Centre	
Schools.....	1
Edge Hill State School	



### DEMOGRAPHICS

Population	3874
Median household income	\$1165/w
Median age	39
Average household size	2.3

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Rich in history

There are plenty of reasons buyers are flocking to this growing suburb, located in the heart of the southern corridor.

HAYDEN SMITH

EDMONTON is an affordable, active community at the doorstep of Cairns City. For many locals it is known as a busy, self-sufficient suburb home to a water park, schools, shops and sporting facilities.

But some long-term Edmonton residents, like Kay Earl, can remember when it was a very different landscape.

"My husband Warren and I bought two blocks of land here in 1968 – one was worth \$400 and the other we got for \$250," she said. "When we finished building the house there were about eight homes on Mann St – now it's chock-a-block."

With a population of just under 10,000, Edmonton is in the heart of Cairns' fast-growing southern corridor. According to Cairns Regional Council, it is named after Edmonton in England, the birthplace of early 20th century local farmer John Dear.

Mrs Earl, a well-known marriage celebrant and local history buff, said the suburb's transformation from rural to residential hub had brought mixed fortunes.

"We're optimistic people. Naturally it has brought some unsavoury occasions, but that's not much different to other suburbs," she said. "It's sad Edmonton has lost a bit of its own identity, as most people now think of it as a suburb of Cairns.

"It has such a rich history," she said.

"But you're still only 15 minutes from the city and close to the airport."

Mrs Earl, whose two children attended Hambleton State School, said she had no plans to move from the Southside suburb.

According to CoreLogic, Edmonton has a median house price of about \$350,000.

Cairns real estate agent Robyn Hawley-Whitton said the suburb was "moving forward quickly".

"The northern suburbs of Cairns are reaching capacity and there's a lot of good, affordable living opportunities in the southern corridor," she said.

"There are a lot of good second-hand Edmonton properties on the market at the moment, so prices are quite competitive.

"The area is appealing more to younger age groups, including first homeowners and families."

Houses in Edmonton, a former rural gem that has now been transformed into a residential hub. With a population of just under 10,000, Edmonton is at the heart of the fast-growing southern corridor of Cairns. PICTURE: ANNA ROGERS

## Edmonton



### COMMUNITY

With a population of just under 10,000, Edmonton is in the heart of Cairns' fast-growing southern corridor. Almost 80 per cent of homes here are family households, with just under 30 per cent of residents aged under 15 years. This is an affordable, active community at the doorstep of Cairns City. For many locals it is known as a busy, self-sufficient suburb home to a water park, schools, shops and sporting facilities. With a range of affordable homes, Edmonton is popular with first-homebuyers and young families.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$350,000	\$171,500	
\$370	\$230	



### SERVICES

Recreation facilities.....	1
Edmonton Leisure Centre	
Shopping centres.....	2
Piccones Supa IGA, Coles Sugarworld	
Sports clubs.....	1
Fuller Sports Club	
Medical services.....	1
Edmonton Family Medical Centre	



### DEMOGRAPHICS

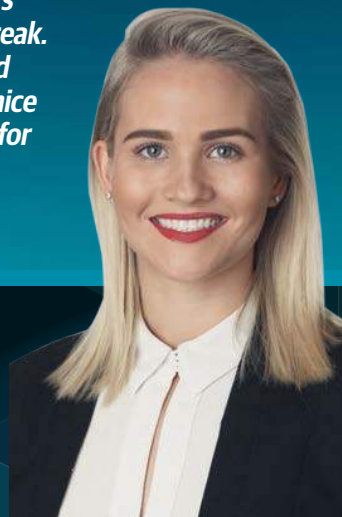
Population	9934
Median household income	\$1190/w
Median age	30
Average household size	2.9

Data sourced from CoreLogic

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- Rob & Sharon - Edge Hill



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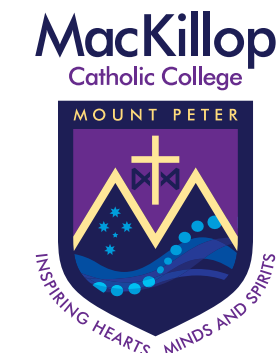
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## One of two great Catholic schools in the

## Cairns southern growth corridor



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SUBURB SPOTLIGHT



# Family haven

Residents of this family-friendly, leafy suburb love its location and its proximity to quality schools and community facilities.

ROWAN SPARKES

● Situated on the edge of the Barron Valley, Freshwater is a safe, friendly and community-minded suburb with rural undertones. Its residents benefit from community

facilities such as a neighbourhood park, swimming hole and picnic area, as well as local shops and a school. Properties range in size and age, with some dating back to the 1920s and 1930s; however, many were built when the area off Old Smithfield Rd was subdivided about 30 years ago. "A lot of young couples moved to the area and raised their families there," said Vanessa Robinson of LJ Hooker Cairns. "These homes and residents are now older and some are downsizing, making way for new families and young couples to buy into the area," she said. "Being less than 10km from the city centre and the airport, the suburb meets the requirements of many people looking to live close to town in a nice community." Azhar and Nabila Munas are a young couple that has recently purchased a house in Freshwater. Azhar says Freshwater's location and community facilities are what drew them to the area, as well as it being a great place to establish a family. "The schools are very good around

Freshwater, that's a consideration for us into the future. We don't have children yet but it's something we're interested in doing in the coming years," he said. Tannya Brunell (pictured) moved to a Freshwater townhouse three months ago. "The location was very much a big factor. Everything's within reach," she said. "I love it. There's lots of trees around and birds singing - it's just beautiful." Freshwater is one of the most sought-after suburbs in Cairns' northern district and property prices reflect this, with a median house price of \$502,500 and median unit price of \$267,000 according to CoreLogic. Unit prices are experiencing solid growth, with a median sale price increase of 28.4 per cent in the past 12 months, while houses don't stay on the market for long, selling in just 52 days on average - one of the faster rates in the region. Tannya Brunell in front of her Freshwater townhouse with her dog Buddy. Freshwater residents benefit from a range of community facilities, including a swimming hole, local shops and a school. PICTURE: ANNA ROGERS

# Freshwater

## COMMUNITY

Almost 70 per cent of homes in Freshwater are family households. There is plenty of history in this quiet suburb, including the historic railway station and a heritage trail. The community also benefits from a number of facilities such as neighbourhood parks, a swimming hole and picnic area. There are shops, a school and Freshwater is less than 10km from the city. Properties range in size and age, with some dating back to the 1920s and 1930s; however, many were built when the area off Old Smithfield Rd was subdivided about 30 years ago. People tend to hang on to their property here, with the average hold time for houses being 91 years and 8.9 years for units.

## MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$502,500		\$267,000
\$450	RENT	\$310

## SERVICES

- Parks.....3  
Bugeja Park, Ryan Weare Park, Savina Park
- Schools.....1  
Freshwater State School

## DEMOGRAPHICS

Population	2104
Median household income	\$1354/w
Median age	39
Average household size	2.4

Data sourced from CoreLogic

SUBURB SPOTLIGHT



# Growth ahead

This suburb on the south side of Cairns is poised for more growth, with a range of upgrades in the pipeline.

STAFF WRITERS

● The sugar-growing suburb of Gordonvale is located about 20km south of the Cairns CBD and used to be a separate town. Nowadays, there are plans for a new shopping development in the pipeline, highway

upgrades and a new police station. As one of the outer southern suburbs of Cairns, it is situated in the city's urban growth corridor. A new \$4.5 million police station is planned for the suburb, a new shopping precinct to be built by Woolworths is in the pipeline and an upgrade to the stretch of the Bruce Highway leading to the area is on the drawing board. The sugar-growing suburb, situated on the Mulgrave River around 20km south of the Cairns CBD, used to be a separate town before becoming part of Cairns in the mid 1990s due to the city's urban sprawl. Gordonvale's population alone increased by 40 per cent between 2006 and 2011 to reach more than 6000, and neighbouring areas are growing too, with a residential development at nearby Mt Peter to attract 40,000 new residents over the next 20 years. The Mt Peter Residential Estate development is under construction, with packages now selling in the multi-stage development that will feature more than 1000 blocks upon completion. Despite this growth there is a push to retain

the character of Gordonvale and its main drag of Norman St, with adjacent park. The Mulgrave Central sugar mill is one of the most notable features of the still semi-rural suburb, and is one of the largest employers in the area. The Mulgrave Settlers Museum is across the road, and other facilities include a hospital, 18-hole golf course, turf club, public swimming pool and library. There are also a large amount of natural bushland nearby such as the Bellenden Ker National Park and Goldsborough Valley State Forest with Walsh's Pyramid, which is a prominent landmark in the area. The majority of Gordonvale's population consists of families and the median house price is sitting slightly below the mid \$300,000s, according to CoreLogic. The Mulgrave Mill is one of the bigger employers in the Gordonvale area, which is set to grow even more in coming years, with new residential development and other upgrades in the pipeline. PICTURE: MARC MCCORMACK

Data sourced from CoreLogic

# Gordonvale

## COMMUNITY

Lots of families live in Gordonvale, with the affordability of housing here one of its drawcards. The suburb also has a rural feel and facilities, including an 18-hole golf course, a turf club and a public swimming pool. Almost 80 per cent of homes are family households, with about a quarter of residents aged under 15 years. Gordonvale is set to grow in the future, with the nearby Mt Peter Residential Estate development now selling. There are also plans in the pipeline for more retail options, as well as construction of a new police station and road upgrades.

## MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$325,000		n/a
\$350	RENT	n/a

## SERVICES

- Clubs.....4  
Gordonvale Turf Club, Gordonvale Golf Club, Gordonvale Bowls Club, Gordonvale RSL
- Schools.....3  
Gordonvale State School, Gordonvale State High School, St Michael's School

## DEMOGRAPHICS

Population	6214
Median household income	\$1155/w
Median age	36
Average household size	2.8

Data sourced from CoreLogic

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**SUBURB SPOTLIGHT**



# Seaside retreat

Holloways Beach's popularity is surging yet the picturesque suburb still retains the ambience of a laidback and cosy seaside retreat.

HAYDEN SMITH

WHILE not far from the Cairns CBD, Holloways Beach has the appeal of a weekend seaside retreat. A host of charming small businesses and popular recreational facilities complement the

picturesque tropical coastline frequented by locals, tourists and their dogs. Whether it's Sunday markets on the Esplanade, a Cairns City Lions footy game or live music at waterfront cafe Strait on the Beach, Holloways Beach knows how to draw a crowd. "It is quite a close-knit little community," said Holloways Beach local and Northern Beaches real estate agent Wendy Niven. Formerly at Edge Hill, Ms Niven has lived at Holloways Beach for four years. Apart from enjoying its laidback vibe, the One Agency Cairns Beaches director knows the suburb's real estate scene inside out. "It has certainly become more popular since I've been living there," she said. "A lot of places have sold to owner/occupiers, showing that more people are keen to live there permanently. "Properties at Holloways rent well, it is so close to the airport and there is public transport for people who need to get into town." The average price of a Holloways Beach home has grown by about 10 per cent over the past three years to \$390,000. The suburb also accommodates plenty of

units, which on average fetch about \$184,500. While Holloways Beach is known for its affordability, some waterfront homes have collected more than \$1 million. Formerly called San Remo, the suburb was renamed after local farmer Richard Holloway in the 1920s. Jason Rahman, co-owner of Holloways Beach restaurant Bamboo Snack Shack, has spent more than a decade living and working in the area. "We pretty much know most of the customers by name, and have seen a lot of the local kids grow up and are now suddenly driving cars," he said. The average Holloways Beach resident is aged 41, with about 10 per cent of the population aged over 65. About 60 per cent of homes here are family households.

Holly Finucane and her friend Tyler Lamprecht give their family's dogs a run on Holloways Beach. About 60 per cent of homes at this beach suburb are family households. PICTURE: BRENDAN RADKE

# Holloways Beach

**COMMUNITY**

Take a stroll down to the beach here and you will see residents taking a dip or walking the dog. About 60 per cent of homes here are family households, but there is a slightly older demographic with a median age of 41 and almost 10 per cent of residents aged 65 or over. There is a convenience store and restaurants at Holloways Beach. While the suburb is known for its affordability, some waterfront homes have sold for more than \$1 million. Local residents say the beachside suburb is a close-knit community.

**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$390,000		\$184,500
\$400	RENT	\$270

**SERVICES**

Clubs.....  
Holloways Beach Sporting Complex

**DEMOGRAPHICS**

Population  
**2283**  
Median household income  
**\$988/w**  
Median age  
**41**  
Average household size  
**2.1**

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Forest home

This is a rural-style area, surrounded by national parks, waterways and rainforest, but is still just 10km from the city.

STAFF WRITERS

Just 10km from the Cairns CBD, you will feel a world away from the hustle and bustle of the city streets. Crocodiles have known to be found at Kamerunga, swimming in the Barron River.

It is a rural area with national parks and rainforest surrounding it, including the Barron Gorge, through which the Kuranda Railway passes, and from which Kamerunga takes its name, as it's believed to be the Aboriginal word for this natural landmark. The Douglas Track, one of the various walks that make up a network of trails throughout Barron Gorge National Park, starts and ends at Kamerunga at Stoney Creek, and plenty of other outdoor activities are on offer for residents in this natural environmental area. Despite being surrounded by environmental landmarks, the northwestern Cairns suburb of Kamerunga is just 10km from the city centre. Historically Kamerunga was significant as a crossing point on the Barron River, and significant development only occurred from the 1980s onwards. Today, however, the population is less than 1000 and, with development constrained by the natural environment, the housing market is fairly small. The residential landscape is mainly comprised of detached dwellings, many of which are built on hill slopes, but there is also

some unit development. Given the low level of stock in the suburb there aren't many sales taking place but there is demand from buyers – mostly families – seeking the lifestyle of the area. The rural nature of Kamerunga means there isn't a lot of amenity in the suburb itself. While there is a school here, the majority of services and facilities are in nearby suburbs, such as in Redlynch or Smithfield to the south or Caravonica to the north, all of which are within a short 10-minute drive. An average home sells for about \$482,500 in this area, while the median sales price for units is sitting around the \$322,500 mark. There is however, substantially higher levels of detached dwellings than unit or apartment stock, however, with the latter only counting for about 11 per cent of property here.

Phillip Mann and Tracey Seppelt in their Kamerunga treehouse. The couple moved to the area in 2016. Kamerunga feels a world away from the city, but is just a short drive away from the Cairns CBD. PICTURE: ANNA ROGERS

Data sourced from CoreLogic

# Kamerunga

**COMMUNITY**

With a small population of less than 1000, Kamerunga is a rainforest retreat just 10km from the city. Just under 80 per cent of homes here are family households. With development constrained by the natural landscape, the housing market here is small. Nearby Lake Placid has a tourist park, convenience store and pizzeria. While there is a school here, the majority of services and facilities are in nearby suburbs, such as in Redlynch or Smithfield to the south or Caravonica to the north, all of which are within a short 10-minute drive.

**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$482,500		\$322,500
\$408	RENT	\$415

**SERVICES**

Schools.....  
Peace Lutheran College

**DEMOGRAPHICS**

Population  
**996**  
Median household income  
**\$1542/w**  
Median age  
**38**  
Average household size  
**2.7**

**SUBURB SPOTLIGHT**



# Green spaces

Named after a passenger liner that serviced Cairns before going into military service in World War II, this green suburb is popular with families.

STAFF WRITERS

● SINCE its establishment in 1989 by excision of land from Manoora and Mooroolooloolo, the Kanimbla area has grown significantly. There is no doubt the suburb – which was

named after MV Kanimbla, a passenger liner which had serviced Cairns before going into military service during World War II – is popular, due largely to its central location.

It is close to the CBD and all it offers, at a distance of less than 6km to the west, as well as amenity in neighbouring suburbs.

As Kanimbla's population grows and new developments spring up, house values in the suburb have also seen impressive growth in recent times.

Capital growth increased by 20.5 per cent in the past five years with median house prices reaching \$500,000, according to CoreLogic RP Data.

The population of just over 2300 people consists mainly of families who make the most of the small neighbourhood parks in the suburb, and will be excited that superfast broadband has arrived in the suburb via the National Broadband Network.

In line with its demographic, Kanimbla's housing stock is dominated by detached dwellings, many of which are part of new estates in the area – more than 98 per cent of properties here are separate houses.

Future development in the suburb, which sits at the upper reaches of Moody's Creek, will be constrained by the hill slopes in the northeast and southwest.

While Kanimbla, which is bordered to the north by the Cairns Western Arterial Road, leading into the CBD, has few services and facilities in the suburb itself, there is plenty of lovely green space.

Neighbouring suburbs such as Manoora, Manunda and Mooroolooloolo offer a range of convenience shops, medical services, schools and more.

Currently at Kanimbla, you can purchase a four bedroom, three bathroom home at Clohesy Court for \$529,000, a 1000sq m block of land on Brinsmead Rd for \$200,000 or a four bedroom, two bathroom home with a pool on Parrot Close, which is open to offers in the \$700,000s – there is a home here to suit all tastes and budgets.

View of Kanimbla, a central Cairns suburb which has a population of just over 2300 people and is popular with families. The suburb was named after MV Kanimbla, a passenger liner that at one time serviced Cairns. PICTURE: ANNA ROGERS

## Kanimbla



### COMMUNITY

Although Kanimbla itself has only a few services and facilities, neighbouring suburbs have shops, medical services and more, leaving Kanimbla residents to enjoy the suburb's green spaces. The population of just over 2300 people consists mainly of families who make the most of the small neighbourhood parks in the suburb, and will be excited that superfast broadband has arrived in the suburb via the National Broadband Network. Almost 90 per cent of homes here are family households, with just over a quarter of Kanimbla residents aged under 15 years. Just under a quarter of homes here are fully owned, with about 50 per cent of properties under mortgage.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$500,000		n/a
\$450	RENT	n/a



### SERVICES

Parks.....2  
Bassett St Park, Ramsey Park



### DEMOGRAPHICS

Population  
**2366**  
Median household income  
**\$1770/w**  
Median age  
**35**  
Average household size  
**3.0**

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Idyllic retreat

This northern beach is a haven for families, with plenty of parks and playgrounds and a small shopping complex.

STAFF WRITERS

● SITTING on the sandy shore of Kewarra Beach it's not hard to see why families love to call this tranquil part of the world home. Palms line the white sand and the salty seawater rolls gently in, a rocky headland

protecting the wide, clean shore from the southeasterly swell.

Children's laughter can be heard at the adjoining Pelican Park and it's no wonder, with CoreLogic RP Data figures showing families occupy 82.1 per cent of households.

The median age of residents in the northern beaches suburb is 38 and 23.2 per cent of the population is aged under 15, with just 9 per cent aged 65 or over.

Located at the southern end of a stretch of sand that includes Palm Cove and Clifton Beach, settlement in the Kewarra Beach area dates back to the late 1800s, with the land primarily used for sugar cane growing.

The population was minimal until the 1980s before almost quadrupling, to 5299, between 1991 and 2011 as swathes of new homes were built.

Houses make up 93.3 per cent of dwellings with townhouses accounting for 3.1 per cent and apartments and units filling the remaining 3.6 per cent.

The median sale price of houses has risen from \$395,500 in 2011 to sit at \$445,000 in the past 12 months.

The median unit prices now sits around the \$395,000 mark.

Residents love Kewarra Beach for its idyllic landscape, friendly locals and village-like atmosphere.

Local shopping includes a butcher, chemist and supermarket as well as a medical practice, schools and child care facilities.

Parks and playgrounds are plentiful, bicycle tracks are popular and golf fans will enjoy Paradise Palms Resort and Country Club.

A favourite event with locals is Friday night Pizza Night at the Kewarra Beach Resort's 'The Beach Shack' on the waterfront, which is held throughout the dry season.

Pizza Night is so popular with families, that bookings are sometimes required well in advance to secure a table – there is woodfired pizza, drinks and music.

A dozen natural oysters with a couple of cocktails at The Beach Shack, Kewarra Beach Resort. Throughout the dry season, Friday night Pizza Nights are hosted here – an popular event with local families. PICTURE: ANNA ROGERS

## Kewarra Beach



### COMMUNITY

Kewarra Beach is very popular with families. There is a butcher, chemist, small supermarkets and a medical practice here, as well as schools and childcare facilities. Paradise Palms Resort and Country Club is a popular recreation and leisure hub and there are plenty of parks, playgrounds and bike tracks here as well. More than 80 per cent of homes here are family households, with almost a quarter of residents aged under 15 years. More than 90 per cent of homes here are detached dwellings.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$445,000		\$395,000
\$420	RENT	\$380



### SERVICES

Clubs.....1  
Paradise Palms Resort and Country Club



### DEMOGRAPHICS

Population  
**5299**  
Median household income  
**\$1389/w**  
Median age  
**38**  
Average household size  
**2.7**

Data sourced from CoreLogic

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**SUBURB SPOTLIGHT**



# Full of charm

From fishing village to a home for business professionals and families, Machans Beach has retained its character.

HAYDEN SMITH

FEW communities possess coastal charm while neighbouring an international airport.

But Machans Beach, 11km north of the Cairns CBD, has a mind of its own.

With a school, park, sporting facilities and attractive town hall, the suburb is a haven for families.

Ellen Weber couldn't be prouder to call Machans Beach her home of 17 years.

"I was pregnant and decided it was the perfect place to raise children," she said.

"When my kids went to the local school there were about 13 languages spoken, which reflects the area's diversity."

Ms Weber, secretary of Machans Beach Community Association, lives on Marshall St with her two teenage sons.

"The area is a hub for sport and recreation," she said.

"Sometimes I go home and there are 10 kids playing basketball on the street, which is the kind of thing that adds to your quality of life.

"I love going for walks along the Esplanade, which is ideal for watching brilliant sunrises.

"It is the stuff of postcards, but can also sometimes be taken for granted."

The beach and nearby boat ramp also make the area popular among Cairns anglers.

There have been 23 homes sold in the 12 months to February in the beachside suburb.

The average rent for a house sits around \$380 per week.

Affordable beachfront real estate is one of the suburb's major drawcards.

Experienced Northern Beaches selling agent Mark Carmady said Machans Beach had evolved over the years while still maintaining its character.

"It was formerly just a fishing village but is now populated with professionals, because it has absolute beachfront properties that are close to the CBD," he said.

"But the village atmosphere is still appreciated by many of the locals."

More than 70 per cent of homes in this suburb are family households, with the average household income sitting at \$1167.

According to CoreLogic, more than \$6.5 million in property has been sold at Machans Beach over the past 12 months.

Machans Beach, just 11km north of Cairns City, is popular with business professionals and families, and has transformed over the years while still keeping its character and charm.  
Picture: Marc McCormack

## Machans Beach

### COMMUNITY

With a coastal population made up of more than 70 per cent families, this beach suburb is full of charm and close to the city. Machans Beach is also known as a hub for sport and recreation and the beach and nearby boat ramp also make the area popular with anglers. The median resident age here is 42, with almost 22 per cent of people who live here aged under 15 years. Affordable beachfront property is one of the suburb's major drawcards and the average rent for a house here sits around \$380 per week.

### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$360,000		n/a
RENT		RENT
\$380		n/a

### SERVICES

- Schools.....1  
*Machans Beach State School*
- Convenience stores.....1  
*Machans Beach Store & Post*
- Dining.....1  
*O'Sheas Beachfront Restaurant and Bar*

### DEMOGRAPHICS

Population	941
Median household income	\$1167/w
Median age	42
Average household size	2.5

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Great value

Property investors with real estate at Manoora are on winning run, with the values in this city suburb continuing to climb.

STAFF WRITERS

WEST of the city centre, straddling the Cairns Western Arterial Rd, is the leafy suburb of Manoora.

Manoora is a tight-knit community and although values are increasing, still is an

affordable option for those looking to live close to the city.

Property investors with real estate in Manoora are currently on a winning run.

According to CoreLogic RP Data research, the last three years has seen median house prices increase in value by 12.8 per cent to \$300,000.

Houses are staying on the market for around 64 days at the moment, while rental demand is high with the weekly median advertised rent sitting at \$350 for houses and \$255 for units.

The median unit price in Manoora has also risen in the past three years with a 2 per cent increase \$155,000, and these properties are staying on the market for just 49 days on average.

Manoora is named after HMAS Manoora, which was a coastal passenger ship used during WWII.

Following settlement in the 1880s, the land was used predominately for farming and sugar cane growing.

Rapid public housing construction occurred from the 1970s through to the early 1990s and the population has since stabilised as development slows.

Australian Bureau of Statistics figures show Manoora's population as 5688 and the same data shows the median age of residents as 32.

Recreational features of Manoora include Enmore Park, Jensen Street Park and Moody Creek Park.

Holy Spirit College and Cairns West State School are both located at the nearby suburbs of Manunda.

Just over half of residences here are family households, with around 22 per cent of residents aged under 15 years and about 8 per cent of residents aged 65 and over.

More than 65 per cent of properties in Manoora are rented, with another 22 per cent under mortgage.

Units and apartments are plentiful here and account for about 48 per cent of Manoora real estate.

Dianne Douglas, pictured at Manoora with her children. This suburb is located west of the Cairns city centre and is an affordable option for those who want to live close to the CBD.  
PICTURE: ANNA ROGERS

## Manoora

### COMMUNITY

An affordable suburb that is definitely worth a look for anyone looking to break into the Cairns property market. The average age of residents is 32.

There are a number of parks here as well as two schools and with prices on the rise, investors who own property here are on a winning streak.

Just over half of residences here are family households, with around 22 per cent of residents aged under 15 years and about 8 per cent of residents aged 65 and over. Manoora is named after HMAS Manoora, which was a coastal passenger ship used during WWII.

### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$300,000		\$155,000
RENT		RENT
\$350		\$255

### SERVICES

- Schools.....2  
*Holy Spirit College, Cairns West State School*
- Parks.....6  
*Enmore Park, Jensen Street Park, Moody Creek Park, Murray Street Park and Pease Street Pensioner Park*

### DEMOGRAPHICS

Population	5688
Median household income	\$802/w
Median age	32
Average household size	2.2

Data sourced from CoreLogic



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**SUBURB SPOTLIGHT**



# Home of sport

Close to the Cairns CBD, Manunda property is still in the affordable price range and families are recognising the value on offer here.

STAFF WRITERS

● With a sporting precinct, basketball courts and an indoor sports club, this inner-city suburb is the home of sporting action in Cairns.

Close to the city, homes are still in the

affordable range, so it's definitely worth a look.

Manunda houses have increased in value by 8.9 per cent over the past three years, but the suburb is still considered an affordable option in the local market.

The median house price in the suburb, just a few kilometres north of Cairns, now sits at \$337,500, after dipping by 0.7 per cent over the past 12 months.

According to CoreLogic RP Data the median sale price for a unit is around \$151,500, an increase of 2.7 per cent over the past year.

But this suburb sits in a prime position to take advantage of a renewed interest in Queensland tourism locations.

There are two shopping centres, a TAFE and local schools within walking distance of the main residential area; and it's an easy walk or bike ride to the CBD.

Families are recognising the value of this pretty suburb and buying with an eye to renovating and adding value.

There are currently only 51 properties for sale in Manunda on property portal realestate.com.au.

Right now in Manunda, you can purchase a

two bedroom townhouse on Gatton St for \$199,000 or a property with three, two bedroom villas on McCormack St, which is available for offers over \$765,000.

There is also a 6014sqm block of land with development potential here, priced at \$3 million.

Despite their affordability, units do take longer to sell in Manunda than houses.

The average days on market for units is 84 days, compared to 37 days for houses.

About 50 per cent of homes at Manunda are family households.

More than 17 per cent of residents are aged under 15 and just under 13 per cent of people who live here are aged 65 and over.

The average age of Manunda residents is 38, with the average household size being 2.1. Almost 60 per cent of Manunda properties are rented.

The owners of the Apex Milk Bar, located on Hoare St at Manunda, Bill O'Rourke and Ricci Whelan, love their customers and living and working in this friendly Cairns suburb.

PICTURE: BRENDAN RADKE

## Manunda



### COMMUNITY

About 60 per cent of properties at Manunda are rented. This suburb is close to the Cairns CBD and has plenty of services and facilities, including shopping centres, a TAFE and sport and recreation options. The average age of Manunda residents is 38, with just under 13 per cent of people who live here being aged 65 or older. With a sporting precinct, basketball courts and an indoor sports club, this inner-city suburb is the home of sporting action in Cairns. There are two shopping centres, a TAFE and local schools within walking distance of the main residential area; and it's an easy walk or bike ride to the CBD.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT	BUY
\$337,500		\$151,500	
\$360	RENT	\$235	



### SERVICES

Sport & Recreation.....4  
Cairns Indoor Sports, Endeavour Park, Griffith Park, The Fish Tank basketball stadium



### DEMOGRAPHICS

Population	4964
Median household income	\$755/w
Median age	38
Average household size	2.1

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Hilltop views

Mooroobool is an Aboriginal word for "meeting of the waters" and this suburb offers some of the best real estate in Cairns.

STAFF WRITERS

● Some Mooroobool properties offer beautiful beautiful views across the city and out to the ocean and this inner-city suburb is home to some of the best real estate in town. Just 5km west of the city centre, it is also

popular with residents for its east-west daily commute, missing the much busier north-south routes that tend to become more congested during peak hours.

Cairns Regional Council notes that Moorooobool is an Aboriginal word for "meeting of the waters" with the suburb being named after Moorooobool Peak, which is near Copperlode Dam.

There are two IGA stores here, as well as a Woolworths supermarket and shopping centre close by.

Cazaly's Stadium, the largest oval sports stadium in Cairns, is just down the road at Westcourt and hosts cricket, rugby league and AFL games.

This suburb is also just a short drive away from the city, where there is a large shopping centre with cinemas and a range of shopping and dining options.

Currently, there are 76 properties for sale in the Moorooobool area, ranging from a one bedroom apartment on McCoombe St priced at offers over \$92,000, through to a four bedroom, three bathroom home on a 1377sq m block with stunning views listed for \$1.4 million.

But the suburb also has more mid-range housing stock, with older, three-bedroom houses on the market for around \$300,000.

Statistics from CoreLogic RP Data show that during the past 12 months there were 95 houses sold in Moorooobool for a median sale price of \$360,000 and 32 units sold for a median price of \$200,000.

Capital growth for houses in the area has jumped by 10.3 per cent in the past five years.

Just under 7000 people live at Moorooobool, with about 77 per cent of properties being detached dwellings and almost 30 per cent of homes being fully owned.

Just over 70 per cent of homes here are family households, with just under a quarter of residents aged under 15 years.

The average resident here is 35 and the average household size is 2.6.

Frances and Glenn Bedwell from Moorooobool, pictured with Remax real estate agent Ray Murphy. This suburb is popular with residents for its east-west daily commute, which is faster than the north-south routes. PICTURE: JOSH WONING

Data sourced from CoreLogic

## Mooroobool



### COMMUNITY

Just over 70 per cent of homes at Moorooobool are family households. There are a number of sport and recreation facilities in the area, including the Kangaroos Leagues Club, Vico Oval and Shang Street Park. There is a wide range of housing here, from \$1 million homes with ocean views, to affordable family homes. Just over 70 per cent of homes here are family households, with just under a quarter of residents aged under 15 years. The average resident here is 35 and the average household size is 2.6.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT	BUY
\$360,000		\$200,000	
\$370	RENT	\$268	



### SERVICES

Parks.....12  
Beatrice Park, Caesar Park, Chataway Street Park, Cityview Park, Konowna Close Park, Mosch Place Park, Mountain View Park, Robert Kerr Park, Shang Street Park, Silky Oak Court Park, Vico Oval, Watkins Park



### DEMOGRAPHICS

Population	6815
Median household income	\$1162/w
Median age	35
Average household size	2.6

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**SUBURB SPOTLIGHT**



# A leafy haven

One of the newer suburbs of Cairns, Mt Sheridan is a family favourite, with a combination of entry-level homes and larger properties.

STAFF WRITERS

● MT Sheridan is a relatively new residential suburb in the southern corridor of Cairns. Named after Brinsley Guise Sheridan, a police magistrate in the 1870s, this leafy haven is on the western side of the highway and is located

about 10km from the Cairns CBD. Settlement dates from the late 1800s, with the land mainly used for sugar cane farming. The population grew from the early 1990s from less than 400 in 1991 to nearly 8000 in 2011 with plenty of new houses built in the suburb. Now, the median age of a Mt Sheridan resident is 33 and the gross weekly household income \$1432.

The suburb has a median house sale price of \$360,000, according to CoreLogic, with a combination of entry-level homes and larger houses for families looking to upgrade – with some properties featuring sweeping views over the city.

The median house rent in Mt Sheridan is \$375 per week.

There is a large network of public walkways, making the suburb much sought after by families, with plenty of parks – including popular Monsoon Terrace Park – and playgrounds.

Another selling point is the Mt Sheridan Plaza, on the corner of the Bruce Highway, Foster Rd and Barnard Dr. The bustling shopping centre comprises a

fully enclosed single-level building and is a major meeting point in the suburb and draws hundreds of people through its doors each day. The centre is home to Coles, Kmart, Woolworths, Australia Post and Flight Centre as well as a variety of other shops, including options for women's and men's fashion, jewellery, health and beauty and assorted other speciality stores.

Also on-site is the Mt Sheridan Tavern – with a drive-through bottleshop – and a Red Rooster outlet as well as a number of other dining options, including Ali Baba's Kebab, Coffee Club, Donut King and more.

The shopping centre also plays host to the popular Mt Sheridan Community Markets, which are held on the second and fourth Sunday of each month. The markets feature more than 30 stallholders, uniting producers, growers and artists all under the one roof.

Mt Sheridan Plaza and the surrounding residential area. There is a large network of public walkways in this suburb, making it much sought after by families, with plenty of parks – including popular Monsoon Terrace Park – and playgrounds.

## Mt Sheridan

### COMMUNITY

With a major shopping centre, community markets and plenty of parks, walking trails and open spaces, it's little wonder Mt Sheridan is popular with families. Around 8000 people call this suburb home, and there is a good mix of affordable homes and larger options currently available on the market. Settlement here dates from the late 1800s, with the land mainly used for sugar cane farming. The population grew from the early 1990s from less than 400 in 1991 to nearly 8000 in 2011 with plenty of new houses built in the suburb. Now, the median age of a Mt Sheridan resident is 33 years.

### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$360,000	BUY	n/a
\$375	RENT	n/a

### SERVICES

Shopping centres.....1  
Mt Sheridan Plaza

### DEMOGRAPHICS

Population  
**7994**

Median household income  
**\$1432/w**

Median age  
**33**

Average household size  
**2.8**

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Escape the city

It's easy to understand why many visitors to Palm Cove quickly decide they want to buy into the paradise by the beach.

HAYDEN SMITH

● FOR Far North locals it can be an up-market venue reserved for up-market occasions, like an engagement party or Grandma's 80th; for southerners, it's the postcard-inspired tropical retreat they've

dreamt of during bleak winters. Either way, Palm Cove is held with an undeniable esteem. Real estate agent and local resident Susan Plummer has had her finger on the Palm Cove pulse for almost two decades. "I sold my first block of land in the area 18 years ago for \$97,500 – not that long ago I resold the same block for \$500,000," she said. Tourism surged in the '90s, sparking a flurry of investment and media interest in the Northern Beaches darling. Palm Cove prospered until the Global Financial Crisis, which Mrs Plummer said was like "someone had turned the tap off". "We had a down market for about eight years, which is something unheard of, and only in the last two years has it finally changed," she said. Now, the Raine & Horne Palm Cove principal is feeling nothing but optimism. "We have an influx of southerners from June to the end of October," she said. "In the first week of their holiday they are exploring, and by the end of the second week they starting to think that they want their own slice of Palm Cove.

"I have to be reminded sometimes, when people come into the office and say 'aren't those hills beautiful' – it's easy to take them for granted when you see them every day." About 25km from Cairns, Palm Cove was previously known as Palm Beach before being renamed to avoid confusion with the suburb on Sydney's Northern Beaches. Palm Cove resident and jewellery store owner Sally Palmer "fell in love with the place" when she first visited with her husband and children 20 years ago. "From then on we came back every school holidays. It's such a lovely, relaxed lifestyle," she said. "We have gone to many places around the world and Palm Cove is up there with the best." Mrs Palmer and her husband own a property at the "Old Palm Cove", an area east of the Captain Cook Highway also known as the "Golden Triangle".

Sophie Nightingale and Tom Gilbert enjoying Palm Cove beach. Tourism surged here in the '90s, sparking a flurry of investment and media interest in the Northern Beaches darling.  
PICTURE: STEWART McLEAN

Data sourced from CoreLogic

## Palm Cove

### COMMUNITY

Palm Cove is a beachside suburb that is popular with families and with numerous restaurants, cafes and resorts, has a holiday feel all year around. While it is one of the more expensive suburbs in the Cairns region, residents choose to live here because of the stunning landscape and the laidback lifestyle. About 25km from Cairns, Palm Cove was previously known as Palm Beach before being renamed to avoid confusion with the suburb on Sydney's Northern Beaches. The average Palm Cove resident is aged 45 and just under 70 per cent of homes here are family households.

### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$564,000	BUY	\$270,000
\$470	RENT	\$330

### SERVICES

Sport and recreation.....2  
Palm Cove Jetty, Palm Cove Holiday Park Clubs.....1  
Cairns Surf Life Saving Club

### DEMOGRAPHICS

Population  
**1658**

Median household income  
**\$1051/w**

Median age  
**45**

Average household size  
**2.1**



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**SUBURB SPOTLIGHT**



# Handy location

The suburb of Parramatta Park has lots of advantages, being close to the CBD, schools, and the airport, with a range of Queenslander homes.

HAYDEN SMITH

● AN abundance of charming Queenslanders and inner-city convenience are at the forefront of Parramatta Park's popularity.

The latest figures from CoreLogic show that,

in the 12 months to September 2016, Parramatta Park's median house price growth was among Cairns' highest at 13.1 per cent.

"One of the suburb's biggest selling points is that it's so close to the city, about a \$10 taxi ride, which is a huge bonus," said Cairns real estate agent Ken Higgins, who specialises in Queensland-style homes.

"Cairns State High School's proximity is also one of the main reasons families like to live there."

According to CoreLogic, about 3200 people live in the suburb, named after Parramatta in western Sydney.

Mr Higgins said Parramatta Park was renowned for its Queenslanders, some of which have fetched more than \$600,000.

"People are bringing the properties back to their former glory, which is great to see," he said. "I've been working in the area for 15 years and am seeing so many changes."

Mr Higgins said many families, frustrated by time spent in traffic, were moving from the Northern Beaches to Parramatta Park.

About 16 months ago, local Cassandra Petersen moved with her partner and child into

a stylish Martyn St Queenslander (pictured).

"I've always liked Queenslanders, and when we saw this home we thought it was just beautiful," she said.

"I also love it here because we're close to the city, schools and even the airport."

The average Parramatta Park resident is aged 33, according to CoreLogic, and just over 40 per cent of homes here are family households.

Parramatta Park was home to one of Cairns' more infamous and bizarre events.

On June 17, 1932, a large brawl broke out at the showgrounds when a host of unemployed itinerants refused to vacate the premises ahead of the Show.

It is reported that 80 people were injured in the riot, which involved hundreds of locals and police.

The event, known as the Parramatta Park Riot, has gone down in Cairns folklore.

Inner-city suburb Parramatta Park has an abundance of charming Queenslanders, like this one, located on Martyn St. About 3200 people live here and the median house price continues to rise.

PICTURE: ANNA ROGERS

## Parramatta Park

### COMMUNITY

This suburb is made up of about 40 per cent family households and is popular for its proximity to everything Cairns city has to offer. There is a wide range of property here, including units and an abundance of renovated Queenslander-style homes. The average Parramatta Park resident is aged 33, according to CoreLogic, and just over 40 per cent of homes here are family households. In the 12 months to September 2016, Parramatta Park's median house price growth was among Cairns' highest at 13.1 per cent.

### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$471,250		\$243,250
\$370	RENT	\$313

### SERVICES

Sport and recreation.....3  
 Barlow Park, Cairns Showground, West Barlow Park  
 Schools.....2  
 Saint Augustine's College, Parramatta State School

### DEMOGRAPHICS

Population  
**3226**  
 Median household income  
**\$879/w**  
 Median age  
**33**  
 Average household size  
**1.9**

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Family friendly

A beautiful mountain backdrop and a reputation as a safe, family suburb have driven Redlynch's growth and continual evolution.

HAYDEN SMITH

● COMMUNITY spirit is alive and well in one of Cairns' most vibrant suburbs. In yesteryear, Redlynch was a small village alongside the region's developing railway. Now, it is a family hub with high-profile

schools and shops to cater for thousands of residents.

Few, if any, Cairns suburbs can match Redlynch when it comes to building community engagement.

The Redlynch Residents Facebook page has more than 4200 members and regularly holds events aimed at bringing locals together.

A special Christmas carols and movie night, held at Xavier Herbert Park on December 18, capped off an action-packed 2016 for the community.

Real estate agent and Redlynch resident Shane Trimby has spent the past two decades watching the suburb evolve.

"I remember when there used to be a dirt road to Crystal Cascades, it has all changed," he said. "There is everything at Redlynch now; you don't really need to go into the city for anything."

According to CoreLogic, a Redlynch property spends an average of 54 days on the market. Almost 85 per cent of Redlynch residents live in family households.

Mr Trimby said Redlynch's mountainous backdrop and reputation as a safe, self-

sustaining family suburb had helped drive its growth. "I recently caught up with my daughter, who lives in Melbourne, and she said how she missed her Redlynch mountains," he said.

Nicole Hitchcock, 38, said Redlynch had proved the perfect spot for raising her four-year-old daughter.

"There are a lot of other kids on our street and we have nice neighbours, there is a good community feeling here," she said.

"I love riding my bike between Redlynch Valley and Goombroora Park, and going for swims at the creek.

"It's beautiful in the late afternoon, when the sun is setting over the mountains, and families go to the park for a barbecue and to let their kids play."

Mrs Hitchcock said her daughter was looking forward to starting school at Redlynch State College.

Redlynch Valley Estate residents Emma Peacock, Samantha Davey, Jesse Argent and Shane Trimby are trying to regenerate community spirit in Redlynch Valley.  
 PICTURE: STEWART McLEAN

Data sourced from CoreLogic

## Redlynch

### COMMUNITY

Almost 85 per cent of Redlynch residents live in family households. This is a great suburb to raise a family in, with a number of waterways for swimming, recreation parks and bike paths. Redlynch State College and St Andrew's Catholic College are both located in this suburb, which is 10km northwest of Cairns City. Few, if any, Cairns suburbs can match Redlynch when it comes to building community engagement. The Redlynch Residents Facebook page has more than 4200 members and regularly holds events aimed at bringing locals together.

### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$473,000		\$255,500
\$450	RENT	\$310

### SERVICES

Sport and recreation.....4  
 Redlynch skate park, equestrian arena, Redlynch Village Green, Crystal Cascades swimming hole  
 Shopping centres.....1  
 Redlynch Central

### DEMOGRAPHICS

Population  
**8645**  
 Median household income  
**\$1735/w**  
 Median age  
**34**  
 Average household size  
**3.0**

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**SUBURB SPOTLIGHT**



# Smithfield



**COMMUNITY**

With a major shopping centre and a number of large commercial complexes in the suburb's central shopping precinct, Smithfield is particularly popular with families. With mountain bike tracks, wetlands, Tjapukai Cultural Park, a military museum and the popular Skyrail tourist attraction all nearby, there's always plenty to do here. James Cook University's Cairns campus is also based here. Almost three quarters of homes here are family households, with the average resident aged 36. Almost 20 per cent of residents who lived here are aged under 15 years and only about 9 per cent of residents are aged 65 or older.



**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$415,000		\$230,000
\$430	RENT	\$325



**SERVICES**

- Shopping centres.....1  
*Smithfield Shopping Centre*
- Schools.....2  
*Smithfield State High School, Holy Cross Primary School*
- Universities.....1  
*James Cook University*



**DEMOGRAPHICS**

Population  
**3707**

Median household income  
**\$1235/w**

Median age  
**36**

Average household size  
**2.6**

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Stratford



**COMMUNITY**

This middle ring suburb of Cairns features many beautiful Queenslander style homes and is full of character. Residents love it here because of the history and beauty of the area and also its proximity to both the Cairns International Airport and the city, where there is a wide range of shopping, dining and entertainment options. Stratford is popular with creative professionals and families and the average resident is 39 years old. The average household size is 2.4 and around 20 per cent of residents are aged under 15 years. The local gymnastics and soccer clubs are also based here.



**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$550,000		n/a
\$450	RENT	\$310



**SERVICES**

- Sport and recreation.....2  
*Stratford Gymnastics Club, Stratford Dolphins Football Club*



**DEMOGRAPHICS**

Population  
**1109**

Median household income  
**\$1394/w**

Median age  
**39**

Average household size  
**2.4**

Data sourced from CoreLogic

# Hub for trade

Along with major tourism drawcards Tjapukai Aboriginal Cultural Park and Skyrail, there are some amazing natural features here.

STAFF WRITERS

● THE original township of Smithfield existed for just five years. Established on the Barron River and named after prospector William Smith in 1876, by 1881 the township was deserted.

Unknowingly set on flood plains in the Redford Rd area, the town, locally known as Smithville (to avoid association with the London cattle market, where witches and martyrs were burnt at the stake) was moved to higher ground where the current suburb is now located.

The township was one of the earliest satellite settlements around Cairns and was important for teamsters plying between Cairns and the Hodgkinson goldfield.

Today Smithfield is a popular business and trade centre on the Northern Beaches.

It recorded a population of 3707 at the 2011 census.

Cairns Regional Council forecasts the population will rise to 9121 by 2036, spurred by continued development in the area, including the town centre.

Smithfield, which is 15 minutes' drive north of Cairns, is popular with a broad cross-section of age groups, although young families are particularly attracted to the area for its affordable housing and quality facilities, including well-respected James Cook University.

The southern terminal of the Skyrail Rainforest Cableway is at Smithfield and is loved by locals and tourists alike for its stunning views across the plains and coast.

Tjapukai Aboriginal Cultural Park is another drawcard, while walkers and birdwatchers enjoy the nearby Cattana Wetlands.

Residents also love Smithfield Shopping Centre and commercial complexes, primary and secondary schools and easy access to the northern beaches and Cairns CBD.

In the near future, the suburb will be able to offer its community easy access to a new set of movie theatres, currently under construction at the shopping centre.

There are also plenty of health services available in the suburb, as well as a range of takeaway dining options at nearby Campus Estates shopping centre, which also features hair salons, real estate services and more.

First year education students talesha Ciranni, 17, Adon Sanderson, 17, and Jessica MacRae, 17, finding their way around the James Cook University campus, located at Smithfield, on orientation day. PICTURE: STEWART McLEAN

# Classic charm

Just a few kilometres beyond the city centre, Stratford is a sought-after pocket with Queenslander-style homes and lots of character.

STAFF WRITERS

● SOMEWHAT of an Australian icon, the beloved Queenslander style of home is a stand-out feature at Stratford.

Primarily of timber construction and with characteristic sweeping verandas,

Queenslanders make up the majority of housing in this popular middle ring suburb.

The bulk of the properties have been renovated and are well in keeping with Stratford's 'village' atmosphere, with relatively narrow streets, numerous heritage places and character precincts adding to the charm of the suburb.

Located 6km from the Cairns CBD, Stratford is a highly sought-after pocket, with a lack of land limiting the opportunity for future development.

CoreLogic RP Data figures show that the median sale price of Stratford houses increased 0.9 per cent to \$550,000 in the past year.

Cairns Regional Council forecasts the population in the Freshwater, Stratford and Aeroglen area to reach 3830 this year but to only rise to 4219 by 2036.

Stratford's village atmosphere makes it a popular place to call home for creative professionals and families, with a median age of 39 and families making up 70.5 per cent of households.

Established in 1877 Stratford is named after Harry Stratford, an AIF enlisted man, who was

one of the first ashore and killed at Gallipoli.

In 2009 the Stratford Heritage Trail was opened as part of Queensland's 150th anniversary celebrations.

The trail features 29 sites of historical importance, including Mrs Clacherty's Post Office, Boyd's Dance Hall and Picture Theatre and Lilybank House.

Other amenities in the suburb include a small shopping hub, a hotel and restaurants.

The Stratford Community Hall offers various events and activities - many of which are free to the public.

Stratford is a favourite suburb with cyclists, as it provides a path allowing for safety and scenic views.

The proximity to the airport also makes this suburb popular with movers and shakers who spend a lot of travelling between Cairns and other locations.

Real Estate agent Vanessa Ribinson with Peter Matthews at his Queenslander in Stratford, which sold within a week of being listed on the market. Stratford is close to the city and has plenty of charm. PICTURE: STEWART McLEAN



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**SUBURB SPOTLIGHT**



# Quiet delights

A village atmosphere with Cairns' favourite family beach that is only 15 minutes from the airport and 20 minutes from the CBD.

HAYDEN SMITH

FROM its days as a training ground for American troops in World War II to its growing demand as a premier holiday destination, Trinity Beach has always had plenty to offer for those who have sought the

delights of the quiet, beachside enclave. Just 15 minutes from the airport and 20 minutes from Cairns CBD, the suburb has grown to provide a variety of apartments and detached houses plus a quality selection of luxury and budget accommodation. Vasey Esplanade, with its restaurants, shops, barbecue areas and year-round lifeguard-patrolled beach, is the perfect spot to while away an afternoon. Ray White Cairns Beaches principal Paul Stirling bought his first home in Trinity Beach in 1991 and said a growth in new developments has attracted a mix of first homeowners and retirees. "It's known as Cairns' favourite family beach due to its more relaxed style and nature. "It's obviously an attractive setting with the palm trees and the walk towards Earl Hill at the southern end of the beach," he said. "You can go fishing off the point and I know people go cray fishing there. "The Trinity Beach shopping centre is a great hub plus it is only a half-hour bus ride into town." Sea Change Apartments owner Simon Batt relocated from Sydney 13 years ago after

holidaying in Trinity Beach regularly for a decade. "I think it's a really close community, it's almost like a village atmosphere. I love how you go for a walk on the beach in the morning and everyone says hello," he said. "We've got nine restaurants that are quality. "We don't need 30 restaurants and cocktail bars here, that's not really what our guests are after. They want to be close to Cairns, do the reef, do the Skyrail and have a nice beachside holiday." A \$6 million restaurant, retail and office space development is set to open this year on the corner of Vasey Esplanade and Trinity Beach Rd. Mr Batt said the community welcomed the developer's decision to keep the new property at two storeys in keeping with the neighbourhood. "I think once that's built, Trinity Beach will be even more fantastic," Mr Batt said. Sea Change owner Simon Batt on the beachfront at Trinity Beach. Just 15 minutes from the airport and 20 minutes from the Cairns CBD, the suburb has grown and offers a variety of apartments and detached houses. PICTURE: STEWART McLEAN

## Trinity Beach

**COMMUNITY**  
Trinity Beach's Vasey Esplanade is dotted with restaurants, cafes and hotels and the beach is popular with walkers and swimmers. Just 15 minutes from the airport and 20 minutes from Cairns CBD, the suburb has grown to provide a variety of apartments and detached houses plus a quality selection of luxury and budget accommodation. Just under 70 per cent of homes in this beach suburb are family homes, with about 19 per cent of residents aged under 15 years. Just next door in the suburb of Trinity Park, there is a large bar and grill, a small shopping complex and a number of newer housing estates.

**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$495,000		\$280,000
\$430	RENT	\$320

**SERVICES**  
Shopping complexes.....1  
Coastwatchers Shopping Centre  
Schools.....1  
Trinity Beach State School

**DEMOGRAPHICS**  
Population  
**4734**  
Median household income  
**\$1155/w**  
Median age  
**38**  
Average household size  
**2.3**

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Major growth

There are a high proportion of flats and units in this inner-city suburb and the population is predicted to rise in coming years

STAFF WRITERS

A WELL-ESTABLISHED inner city suburb, Westcourt is a popular locale for renters wanting to live close to the CBD. CoreLogic RP Data figures show 66 per cent of homes are rented, with 18.1 per cent of homes

fully owned and 13.8 per cent being purchased. There are a high proportion of flats and units in Westcourt, with a median asking rent of \$275 for units and \$370 for houses. In the past year, 33 houses sold in Westcourt, while unit sales were higher with 44 sold. The original land was a dairy farm that was subdivided in 1886. Formerly locally known as West Cairns, a proposal to name the suburb Westgate was changed after the tragic West Gate Bridge collapse in Melbourne in 1970. Rapid growth occurred in the 1970s and again between 2006 and 2011 as new dwellings, particularly high density, were added to the area. Census figures from 2011 put Westcourt's population at 3906, with a population density of 24.14 persons per hectare. This is up from 3178 in 2006, with Cairns Regional Council expecting the population to hit 4228 this year and to increase to 5170 by 2036. Westcourt contains a diverse mixture of housing styles with the area around Jones, Collinson, Gattton and Mulgrave streets, exhibiting inter-war, post-war, 1950s and more

recent architectural styles including high-set Queenslanders. Buchan St is distinctive due to its predominance of 1970s-style architecture with generally rectangular floor plans typical of the time period. Facilities in the suburb include the DFO Cairns shopping centre, several local parks, the Cairns Cricket Ground, retirement villages and a fire station. Westcourt is conveniently located to access many services and facilities in nearby suburbs, particularly for those who rely on public transport. This area is also home to plenty of large specialty shops as well as car dealerships and medical practices and facilities. Although there are no schools in Westcourt, there are a number of educational options fewer than five minutes' drive away. Westcourt is a well-established inner city suburb with a population of 3906. It contains a diverse mixture of housing styles and a range of facilities including the DFO Cairns shopping centre, several local parks and the Cairns Cricket Ground.

Data sourced from CoreLogic

## Westcourt

**COMMUNITY**  
Residents enjoy living at Westcourt due to the suburb's affordability and proximity to the Cairns CBD. The suburb is home to the DFO Cairns Shopping centre, the Cairns Cricket Ground, retirement villages, a fire station and a number of local parks. Westcourt is conveniently located to access many services and facilities in neighbouring suburbs and the Cairns CBD. There are a high proportion of flats and units in Westcourt, with a median asking rent of \$275 for units and \$370 for houses.

**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$363,000		\$208,500
\$370	RENT	\$275

**SERVICES**  
Shopping centres.....1  
DFO Cairns

**DEMOGRAPHICS**  
Population  
**3906**  
Median household income  
**\$842/w**  
Median age  
**35**  
Average household size  
**2.1**



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**SUBURB SPOTLIGHT**



# Perfect for kids

With its safe, neighbourly vibe, passionate community and access to great schools, White Rock is very popular with young families.

HAYDEN SMITH

● THE community passion is palpable among some of White Rock's long-term residents. Near the city and with several prominent schools nearby, the affordable suburb appeals to

families through its convenience. Carol Ross has lived at White Rock since buying a Skull Rd nursery more than 20 years ago. She still lives on-site with her husband Leigh, and has many happy memories of raising their three sons at the 1.6ha property. "It was almost a rural area when we first moved here," Mrs Ross said. "Our kids loved it, and all of their school friends wanted to come over of an afternoon to run around and let their hair down." But Mrs Ross and a host of other locals have in recent years been frustrated by the Bruce Highway upgrades, which she said had impacted the White Rock community by restricting access. "People need to take a packed lunch when driving their kids to school because of the rigmarole," she said. "Our business used to employ a lot of people, but that's no longer the case." Schools within the suburb's vicinity include Trinity Anglican School, White Rock State School, St Mary's Catholic College, St Gerard Majella Primary School, Woree State School and Woree State High School. For White Rock resident and car salesman

Jason Gorman, the area's proximity to Cairns Golf Club is another big drawcard. "I am a member, so it works really well for me," he said. Mr Gorman, 35, and his wife Clare have lived on Universal Cl for about nine years. He said the neighbourly feel of White Rock made it an ideal place for the raising of their young twins. "Everywhere you go in Cairns there seems to be some crime, and overall we have always felt quite safe living here," Mr Gorman said. "We love the neighbourhood, we often get together for gatherings and there is just a really good atmosphere." According to CoreLogic, the median house price at White Rock is \$320,000 – up about 14.7 per cent from three years ago. Ray White Cairns South principal Therese Plath said White Rock continued to be highly sought after. "It is well-priced for young couples and families," she said. Owner of the White Rock Nursery, Carol Ross, lives on-site at the nursery with her husband Leigh and has many happy memories of raising their two sons on the 1.6ha property. PICTURE: BRENDAN RADKE

## White Rock

**COMMUNITY**  
Trinity Anglican School has its major campus at White Rock and there are also state and Catholic primary schools nearby including White Rock State School, St Mary's Catholic College, St Gerard Majella Primary School, Woree State School and Woree State High School. Other facilities in the suburb include Bak Park, local shopping, childcare, kindergarten and a Sunbus service. More than 72 per cent of homes here are family households and the population is about 4500, with almost a quarter of residents aged under 15 years. White Rock residents say the neighbourly feel of the suburb make it an ideal place for raising young children.

**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$320,000		\$278,000
\$350	RENT	\$340

**SERVICES**  
Schools.....1  
Trinity Anglican School, White Rock State School

**DEMOGRAPHICS**  
Population  
**4490**  
Median household income  
**\$1062/w**  
Median age  
**33**  
Average household size  
**2.7**  
Data sourced from CoreLogic



# Hiking haven

With leafy parks and walking tracks, Whitfield is a tranquil, tropical haven close to the Cairns CBD

ALICIA NALLY

● SPRAWLING to the south underneath the imposing shadow of the Mount Whitfield Conservation Range, Whitfield is a lush, leafy haven and one of Cairns' oldest and grandest residential pockets.

Living so close to the hectares of undeveloped bushland, which form part of the suburb, has long been a drawcard for fitness fans and outdoor enthusiasts alike. LJ Hooker Edge Hill sales director Nadine Edwards said there was always plenty of interest from buyers in the Whitfield property market. "Whitfield is located close to some of the best schools, cafes, walking tracks and art centres that Cairns has to offer," she said. "It's a longstanding premier suburb with good capital growth." "There's a large number of long term residents in the area and an array of leafy parks throughout the suburb giving it a tranquil and tropical feel. "And it's only a short drive to both the international and domestic airports and to the city centre." Cairns Regional Council Mayor Bob Manning said not many cities could boast rainforest walking tracks so close to the centre of town. "The Red, Blue and Green Arrow tracks are used by more than 600 people a day. "It is easily one of our most popular recreation activities and something that is

valued by our community," he said. "It's facilities like this that contribute to the livability of our city and help to promote an active, healthy community." Physical education teacher Clint Mogg has worked at Whitfield State School for 18 years and said a supportive community and impressive academic excellence programs attracted many families from outside the catchment. "I've seen the school grow from 325 up to what it is at the moment at over 850 students," he said. "The people in Whitfield are really nice and friendly and there's a great community feel. "Staff love working here." Earth Mamas Kitchen owner Sylvia Kulczynski took over the business located in the Regis aged care centre on McManus St last year and was taken by Whitfield's quiet, peaceful atmosphere. Emily Grace, Jaxon Swan, Shirley Vue and Jonathon Bramich from Year 6 with sports coordinator Clint Mogg from Whitfield State School. Whitfield is one of Cairns' oldest and grandest residential pockets. PICTURE: JOSH WONING

## Whitfield

**COMMUNITY**  
The suburb of Whitfield has a state primary school and the adjacent suburb of Manunda has a state high school. There is also a bowling club and multiple aged care facilities and the airport is easily accessible. Just a short drive to the Cairns CBD, Whitfield is favoured by an older population. It has also long been a drawcard for fitness fans and outdoor enthusiasts, being so close to hectares of undeveloped bushland and home to the popular Red, Blue and Green Arrow walking tracks.

**MEDIAN PROPERTY PRICE**

HOUSE	BUY	UNIT
\$466,250		\$241,250
\$435	RENT	\$290

**SERVICES**  
Schools.....1  
Whitfield State School

**DEMOGRAPHICS**  
Population  
**4176**  
Median household income  
**\$1256/w**  
Median age  
**41**  
Average household size  
**2.4**  
Data sourced from CoreLogic

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**SUBURB SPOTLIGHT**



# Ready to grow

Settlement dates back to the 1880s, but significant development didn't come around until the 1960s. Today, Woree is a popular investment.

STAFF WRITERS

● WITH a range of affordable properties and a large number of rented homes, Woree is becoming a bit of a hot spot for investors. The median sale price for Woree units is \$133,000, while Woree houses are attracting a

median sale price of \$323,000 and a median asking rent of \$350.

Woree is a large suburb, with Cairns Regional Council forecasting the population to reach 6771 people by 2036.

The suburb is divided in its land use, with the lower-lying area closer to the sea focused on industrial uses, while more inland is largely commercial and residential.

Woree is popular with families and the area has lower-cost apartment complexes and single dwellings.

Of all dwellings in Woree 54.3 per cent are rental properties, while 21 per cent are owned outright and another 24.5 per cent are being purchased.

The median age of Woree residents, at 33, is one of the lowest in Cairns and 22.1 per cent of the population is younger than 15 years of age.

Settlement dates back to the 1880s but significant development didn't occur until the 1960s, with rapid growth in the following two decades.

The population and dwelling stock also increased solidly between 2006 and 2011. Residents love the facilities Woree offers

including Cairns Jockey Club's Cannon Park racecourse, Calana Park sports facility, Pezutti Park and Woree Sports and Aquatic Centre.

The suburb also has a number of motels and holiday parks for tourists.

For those with children, there is a significant amount of educational options in the area, with Woree State School, Woree State High School, St Gerard Majella School and St Mary's Catholic College all being located in Woree.

The average household size at Woree is 2.4 and the median household income is \$872 per week.

The Woree Community Hall is popular with locals, offering a capacity of up to 80 people, as well as kitchen facilities, cleaning equipment, tables and chairs on site, an outdoor undercover area and much more – making it a great and convenient location for parties, anniversaries and other special occasions.

Jockey Nor Yadi riding Casino Escapee wins the Pop Massingham Memorial Benchmark 55 Handicap (1400m) at Cannon Park racecourse, which is one of a number of facilities at Woree.  
PICTURE: JUSTIN BRIERTY

## Woree



### COMMUNITY

Along with the popular Cannon Park racecourse, Calana Park sports facility, Pezutti Park and Woree Sports and Aquatic Centre are all located here. The average household size at Woree is 2.4, with more than 22 per cent of residents aged under 15 years. For those with children, there is a significant amount of educational options in the area, with Woree State School, Woree State High School, St Gerard Majella School and St Mary's Catholic College all being located in Woree. The median household income in this suburb is \$872 per week.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$323,000		\$133,000
\$350	RENT	\$250



### SERVICES

Schools.....4  
Woree State School, Woree State High School, St Gerard Majella School and St Mary's Catholic



### DEMOGRAPHICS

Population  
**4826**  
Median household income  
**\$872/w**  
Median age  
**33**  
Average household size  
**2.4**

Data sourced from CoreLogic

**SUBURB SPOTLIGHT**



# Leisure hot spot

With an annual festival and well-known boating and golfing facilities, the Yorkeys Knob community is as colourful as its name.

HAYDEN SMITH

● For 15 years Maurice Milliner has lived with his partner Wayne in a stylish Queenslander on Sims Esplanade. "We bought it in 1985 and used to come up for holidays, before deciding to move here

permanently," said the Yorkeys Knob Residents Association president.

"I wake up every day and look out at the beautiful beach, which is so peaceful.

"It is a lovely beach house, and when the moon is shining over the water you almost have to pinch yourself."

While boasting modern shops and restaurants, few Far North communities celebrate their history with such pride.

Every June since 2005, the late larrikin fisherman and local legend George "Yorkey" Lawson is celebrated at the Festival of the Knob.

The popular event is headlined by the crowning of the King and Queen of the Knob.

"I was named King in its sixth year, which was an honour," Mr Milliner said.

"People are nominated for their activity in the community."

New units have emerged at Yorkeys Knob, while the suburb's foreshore is also undergoing an overhaul.

In recent years the area has been in the spotlight over the proposed \$2 billion Aquis development, which is now under considerable doubt.

"It has probably divided the suburb," Mr Milliner said.

"Many people have been against it and others for it. But after all that talk it now seems quite stationary. We'd like to know more about where it's at."

With well-known boating and golfing facilities, Yorkeys Knob has long been a leisure hotspot for Far North locals and tourists.

The suburb has also proved the perfect home for Chloe Hawkins, 23, who grew up in Yorkeys Knob and will marry her partner Toby Dunkley at the community centre in July.

The couple are the reigning King and Queen of the Knob, and members of the Yorkeys Knob SES.

"The beach is great, but it's the people who make Yorkeys Knob so special," Ms Hawkins said.

Jason Ahem enjoys the blue skies and takes advantage of the south easterly wind to kitesurf at Yorkeys Knob beach. In recent years the area has been in the spotlight over the proposed \$2 billion Aquis development.  
PICTURE: STEWART McLEAN

Data sourced from CoreLogic

## Yorkeys Knob



### COMMUNITY

There are a variety of shops at Yorkeys Knob including a supermarket and bakery as well as a handful of restaurants, parks and a school. Each year on the Queen's Birthday weekend in June the local residents' association holds the Festival of the Knob featuring live music, historic displays and entertainment. New units have emerged at Yorkeys Knob, while the suburb's foreshore is also undergoing an overhaul. In recent years the area has been in the spotlight over the proposed \$2 billion Aquis development, which is now under considerable doubt.



### MEDIAN PROPERTY PRICE

HOUSE	BUY	UNIT
\$396,250		\$207,500
\$370	RENT	\$270



### SERVICES

Schools.....1  
Yorkeys Knob State School



### DEMOGRAPHICS

Population  
**2766**  
Median household income  
**\$938/w**  
Median age  
**39**  
Average household size  
**2.0**

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## Selection of Properties

- ▶ LAKE EACHAM Tropical Van Park - 5 Cabins, 21 Van Sites, 3.4Ha General store, bowser, Tourism opportunity ID# 319 **\$890,000**
- ▶ CLIFTON BEACH - Beachfront 1 bed cottage. Walk to Palm Cove, Stunning views 99 Upolu Esplanade 539m<sup>2</sup> ID# 350 **\$775,000**
- ▶ TRINITY BEACH - LAND - The ultimate in panoramic views 2,000m<sup>2</sup> flat hilltop 130m AMSL on 2Ha ID# 412 **\$1m**
- ▶ KEWARRA BEACH - private, rear, 3 bed 1 bath duplex on 494m<sup>2</sup> exclusive, fenced front & rear, patio ID# 442 **\$330,000**
- ▶ INNISFAIL - FLYING FISH POINT - 2 x 2 bed beachside duplex 1street from the beachfront. 4% true nett ID# 428 **\$375,000**
- ▶ COOKTOWN - Stunning views from this renovated double storey modern residence of 307m<sup>2</sup> on 1035m<sup>2</sup> ID# 350 **\$775,000**
- ▶ SECOND BEACH - LAND - Absolute Beachfront Acreage - RARE Views towards the Cairns hillsides 4,229m<sup>2</sup> ID# 298 **\$425,000**
- ▶ SMITHFIELD - LAND Panoramic Views 0.8Ha ID# 113 **\$P.O.A**

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## Selection of Apartments

- ▶ CLIFTON VIEWS APARTMENTS - CLIFTON BEACH Pool, creek, rainforest, hillside outlooks. 4 pools, 6 BBQ huts Modern gym, tennis court. Close to the beachfront and shops Yields of over 2.5% True Nett - 2 bed 2 bath & 3 bed 2 bath
- ▶ Mid floor 2 bed, near to main pool, carport **\$ CALL**
- ▶ Mid floor 2 bed, lanai, balcony, rainforest view ID# 437 **\$225,000**
- ▶ Top floor 2 bed, master balcony & lanai with great creek views private position, partly furnished, garage ID# 446 **\$235,000**
- ▶ Mid floor, lanai hillside glimpse, gym block ID# 445 **\$230,000**
- ▶ Mid floor, 3 bed, 2 bath, great pool views from master balcony & lanai, partly furnished, carport ID# 441 **\$289,000**
- ▶ PALM COVE Sea Temple 2 bed Dual Key, central rooftop penthouse ocean glimpse, furnished, 255m<sup>2</sup>, 1 car space ID# 434 **\$475,000**
- ▶ PALM COVE Sea Temple 4 bed ground floor Dual Key with private patio and pool. Large 306m<sup>2</sup>, 1 car space ID# 347 **\$785,000**

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## CLIFTON BEACH

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- ▶ Private position with the main residence situated at the rear of the block 8,046m<sup>2</sup> 60m wide x 134m deep
- ▶ Large 400m<sup>2</sup> approximately under roof, with multiple large internal living areas and a large outdoor patio
- ▶ Airconditioned master and pool facing bedrooms
- ▶ Tennis court / basketball
- ▶ Large formal dining and lounge areas are elevated to the left of the entrance
- ▶ The open plan kitchen area is situated close to a large informal dining area or rumpus room and opens onto the generous sized patio area
- ▶ Direct access to the front and rear patio areas from the bedrooms and living areas to take advantage of the views or to enjoy some privacy
- ▶ Three bay garage with roller doors and a 5kw solar power system



- ▶ Recently refurbished in 2012
- ▶ Masonry block core filled construction circa 1989
- ▶ Private master bedroom with walk in robes and ensuite with double basins
- ▶ Separate access from outside to the large airconditioned office which could also be used as an extra private area for an extended family member
- ▶ Privacy, space, rainforest outlook and only minutes to the beach and shops
- ▶ 13 - 15 South Ellison Street Clifton Beach - Subdivisional Potential
- ▶ **\$1.35m** 8,046m<sup>2</sup> 1.99 Acres Web Link [pps.estate/447](http://pps.estate/447)



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- ▶ Four pavilions, four bedrooms, seven showers, five toilets
- ▶ Gazebo, poolside day bed and pool side seating, two BBQ areas
- ▶ Double garage, storeroom and additional space for a golf buggy or trailer



- ▶ Unique position
- ▶ Wet edge lap pool
- ▶ Private outdoor courtyards
- ▶ The resort master plan is a horizontal community title with courtyard designs incorporating blade walls, high ventilated roof spaces and batten screen walls
- ▶ Discrete secondary courtyards, breezeways, linkways and open pavilions
- ▶ An excellent opportunity that rivals other competitive high-end offerings
- ▶ 21 - 22 Balé Drive 'Niramaya' situated on a large double block 1,221m<sup>2</sup>
- ▶ **\$2m furnished** [Body Corp \$44,270 p.a] Web Link [pps.estate/420](http://pps.estate/420)

