



Admiral North Main Beach

LOWEST \$1,680,000

MEDIAN \$2,325,000

HIGHEST \$3,000,000

APARTMENTS SOLD 2

Admiral North is a quality, residential only building commanding the northernmost beachside aspect of Main Beach. Living above the water's edge, in the Gold Coast's most sought after suburb at 12 Macarthur Parade, Main Beach.

2023 APARTMENT SALES

CONFIGURATION	UNITS SOLD	LOWEST	MEDIAN	HIGHEST
2 Bed 2 Baths 1 Car	1	\$1,650,000	\$1,650,000	\$1,650,000
2 Bed 3 Bath 2 Car	1	\$3,000,000	\$3,000,000	\$3,000,000

*Sales prices obtained from Pricerfinder and RP Data

LEVEL CONFIGURATION	FLOOR LEVELS	APARTMENTS	YEAR BUILT	LAND SIZE
2 lots per Level	28	49	1983-84	2,063sq m



Admiral North Facilities

- Panoramic ocean, Broadwater and yacht club views
- Heated outdoor pool with sauna
- Undercover barbecue and entertaining areas
- Full security and private lockup garage with storage
- Well maintained grounds with onsite management
- Well maintained grounds with onsite management
- Pet friendly
- Short stroll to Tedder Avenue featuring Cafes, Bars, Restaurants and retail shops also City Councils only Driverless Shuttle service
- Easy walk to Surfers Paradise and light rail and bus service to Broadbeach, Pacific Fair and Casino

Main Beach- June 2022- July 2023 –Market Report with Cherie Leburn

Lowest: \$350,000 Median: \$1,200,000 Highest: \$9,800,000 Apartments Sold:282

Main Beach has **205** units available for sale. The median property price for a unit is currently **\$1,245,000** with annual capital growth of **8.26%**. There were **186** unit sales in the past 12 months. On average, units spend **26** days on market.

If you're thinking about buying an investment property in Main Beach, consider that rental yields for units are currently **3.22%** with an average median rent of **\$800** weekly. Units have seen **3.75%** growth in the past quarter, and **8.26%** growth in the past 12 months.

The size of Main Beach is approximately 3.1 square kilometres. It has 5 parks covering nearly 46.3% of total area. The population of Main Beach in 2011 was 3,495 people. By 2016 the population was 3,864 showing a population growth of 10.6% in the area during that time. The predominant age group in Main Beach is 60-69 years.



Our Motto.....
Integrity,
Discretion,
Persistence,
Customer
Service ! Cherie
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Households in Main Beach are primarily childless couples and are likely to be repaying \$1800 – \$2399 per month on mortgage repayments. In general, people in Main Beach work in a professional occupation. In 2011, 53.7% of the homes in Main Beach were owner-occupied compared with 55.1% in 2020://www.yourinvestmentproperty.com.au.

Main Beach Suburb: Main Beach is a boutique suburb favoured by the affluent and it is the pinnacle of cafe society on the Gold Coast. There is a sense of community in this suburb, everyone stops to say hello and the restaurateurs and boutique owners quickly become friends.

The center of Main Beach is Tedder Avenue. The street is lined with upmarket boutiques and some of the Gold Coast's best restaurants and bars. Around the area are also the Southport Yacht Club and the 6-star Palazzo Versace hotel (plus many more accommodation types). Don't let that discourage you though as it's still a friendly and relaxed beachside suburb.

The suburb is bordered by the Ocean to the east, the Broadwater to the north and the Nerang River to the south. Due to its desirability prices are high and demand certainly outweighs supply. On the beach side of the suburb, there are holiday and residential high rises, villas, townhouses, older three-storey walk-ups and a few free-standing houses.

The Broadwater side is full of older homes dating back to the 1950s which have usually been kept safely in the family since they were built. These homes are all starting to undergo renovations and the results are exciting. There are also newer villas and townhouses – this area is strictly no high rises..

