



Amira

LOWEST \$375,000

MEDIAN \$437,000

HIGHEST \$570,000

SOLD 5 Apartments

Amira Apartments is located directly across the open green spaces of Narrowneck by the ocean at [3508 Main Beach Parade](#), Main Beach. This beachfront property boasts sweeping views of the Pacific Ocean, Nerang River and Macintosh Island.

LATEST SALES 2018

CONFIGURATION	UNITS SOLD	LOWEST	MEDIAN	HIGHEST
2 Bed 2 Bath 1 Carpark	4	\$375,000	\$437,000	\$495,000
3 Bed 2 Bath 1 Carpark	1	\$570,000	\$570,000	\$570,000

*Sales prices obtained from Pricerfinder and RP Data

LEVEL LAYOUT	YEAR	TOTAL UNITS	TOTAL FLOORS	UNITS PER FLOOR
	1977	21	12	3



Amira Features

- Prime location across from the beach
- Outdoor swimming pool
- Barbecue facilities
- Manicured gardens
- Secure underground parking
- Low body corporate levies
- Pet friendly (subject to approval)

Main Beach is a suburb steeped in Gold Coast history. It was the main surf beach for the town of Southport, the earliest surveyed town in the immediate area. Visitors were important to the local economy and the Southport Town Council opened the Main Beach Bathing Pavilion in 1934 to cater to the comfort of visitors, tourists and residents alike. Today Main Beach high rise buildings are focused on the famed Tedder Avenue with a luxurious permanent residential neighbourhood, restaurants and coffee shops.

Our goal is to offer you extensive information on the buildings of Main Beach. If viewers would like to contribute information and/or floor plans please email cherie@leburn.com.au. All contributions are welcomed and greatly appreciated.

Main Beach-Paradise Waters 2019 –Market Report with Cherie Leburn

Lowest: \$240,000 Median: \$750,000 Highest: \$8,250,000

Units Sold: 254 Total Turnover: \$252,961,940



Main Beach ranks fourth in Queensland when it comes to estimated capital gains experienced by property investors over the past three years. Main Beach has a capital gain of 4.79% for the past year, which is lower than average compared to its 35.14% growth within a five-year period. Main Beach median price \$750,000, & average rent \$520.00 property owners could potentially earn a 3.61% increase in gross rental yield.*Whilst all care has been taken, information conveyed from third parties & changed circumstances may alter accuracy.* Market updates & latest listings, will be sent by sms or email. If you don't want to receive these, email STOP, with your details, to cherie@leburn.com.au

