



## Ocean Sands

**LOWEST \$1,050,000**

**MEDIAN \$1,110,000**

**HIGHEST \$1,125,000**

**SOLD 3 Apartments**

The luxurious and relaxing Ocean Sands is a holiday let and residential building that is perfectly located on the corner, [11 Hughes Avenue](#) & boulevard of alfresco cafes, upmarket restaurants, & fashionable shopping, Tedder Avenue is where locals go for authentic Gold Coast entertainment and relaxation.

### LATEST SALES 2023

CONFIGURATION	UNIT SOLD	LOWEST	MEDIAN	HIGHEST
2 Beds 2 Baths 2 Cars	1	\$1,050,000	\$1,050,000	\$1,050,000
3 beds 2 baths 2 cars	2	\$1,110,000	\$1,112,500,	\$1,125,000

\*Sales prices obtained from Pricfinder and RP Data

LEVEL LAYOUT	YEAR BUILT	TOTAL UNITS	TOTAL FLOORS	UNITS PER FLOOR
	1997-98	85	22	3-4



### Ocean Sands Features

- North facing building with superb views over hinterland
- Broadwater and Marina
- Tropical Outdoor Pool
- Indoor Heated Pool
- Spa Pool / Hot Tub / Jacuzzi
- Steam Room / Sauna
- Gymnasium
- Full Sized Tennis Court
- BBQ & Entertainment Area
- Secure underground guest parking; Friendly on-site manager
- Landscaped tropical gardens

### Main Beach- June 2022- July 2023 –Market Report

**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 the market.

If you're 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 kilometers. It has 5 parks covering nearly 46.3% of the 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.

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 20 –<https://www.yourinvestmentpropertymag.com.au>.



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**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-story 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.

