



The Waterford

LOWEST \$1,200,000

MEDIAN \$1,200,000

HIGHEST \$1,200,000

SOLD 1 Apartment

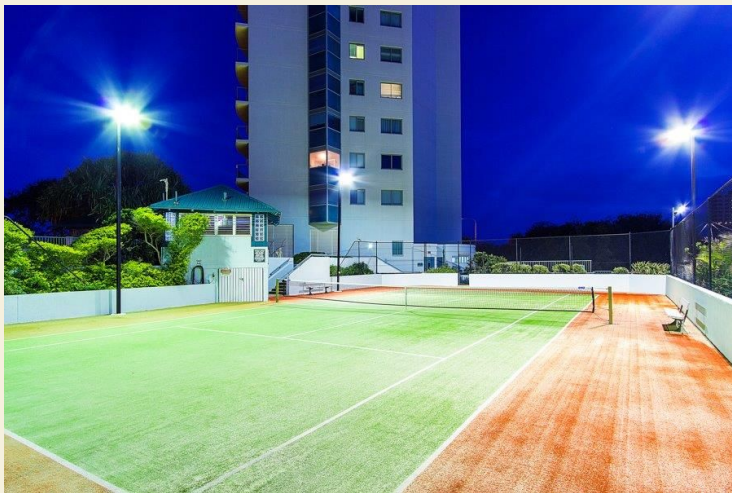
Just a moment away from a sunset stroll, an early morning walk on the beach or a fish in the surf. The Waterford is a holiday let and residential building situated at [3482 Main Beach Parade](#), across from the beach. Perfectly paired with luxurious Tedder Avenue minutes away, providing all your dining and entertainment needs.

LATEST SALES 2019

CONFIGURATION	UNITS SOLD	LOWEST	MEDIAN	HIGHEST
2 Bed 2 Bath 2 Car	1	\$1,200,000	\$1,200,000	\$1,200,000

*Sales prices obtained from Pricfinder and RP Data

LEVEL LAYOUT	YEAR BUILT	TOTAL UNITS	TOTAL FLOORS	UNITS PER FLOOR
	1995-96	46	30	1-2



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.

The Waterford Features

- Heated pool
- landscaped gardens
- Jacuzzi
- Pool area has sun loungers available for sun bathing
- Tennis court, rackets and balls are available from reception
- BBQ area and picnic tables
- Steam room

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.

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

