

Market Report

October - December 2019

for property between the beach and the highway, Mermaid Beach to Miami



www.prohenderson.com.au



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[@johnhendersonrealestate](https://instagram.com/johnhendersonrealestate)



youtube.com/ilovemermaidbeach



Welcome to a new decade and the year 2020!

The Gold Coast has emerged over the past 10 years as a power house for interstate migration, with more and more residents moving here to enjoy our enviable lifestyle. It has been an exciting time for real estate on the Gold Coast, especially in our local beachside areas of Mermaid Beach and Miami. The construction of the light rail which is due to commence this year, will bring jobs and property price rises. This type of infrastructure has proven to be beneficial to property prices, especially when coupled with low interest rates. We should continue to see a bright outlook for Gold Coast real estate.

The northern end of Mermaid Beach has commenced a major transformation with a total of four new high-rise buildings under construction on the one city block bounded by Peerless Avenue, Hedges Avenue and Alexandra Avenue. The finished products are all high-quality buildings targeted towards owner occupier residents.

January 2020 also marks the 47th year of John Henderson Real Estate in Mermaid Beach. We proudly continue our long-term major sponsorships of the areas three local surf clubs at Miami, Nobby Beach and Mermaid Beach.

On the 21st of January we also look forward to our 7th annual Hot Summer Auction event at the Mermaid Beach Bowls Club, with quality properties to go under the hammer from 6pm. Our September 2019 in room event recorded 13 sales from the 14 properties auctioned. Don't miss out on the action this time. For a full list of properties available, visit www.ilovemermaid.com.au.

Our agency believes in all salespeople working together as a team to achieve a premium result for our sellers. If you would like a market assessment on your property, please contact any of our experienced salespeople.



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Market Breakdown

All sales detailed in this quarterly newsletter have been sold and negotiated by John Henderson Real Estate Professionals Mermaid Beach, the largest selling beachside agency in the area for the past 47 years.



6 / 37 Albatross Avenue sold for \$755,000

Beachfront

Buyer activity on the beachfront has resulted in increasing prices surpassing the sales of last quarter, as evidenced by our latest sale in "Spindrift" on the absolute beachfront at 37 Albatross Avenue. The two-bedroom unit reached \$755,000. Another beachfront unit was also sold in the "Solano" building at 2 Venice Street, a 2-bedroom property, for \$1,350,000.

We have a number of recently listed 2 and 3-bedroom beachfront apartments. Looking for the entry point onto the beach? 8/107 Hedges Avenue is a 2-bedroom unit on the absolute beachfront for \$795,000. It is getting hard to find apartment of this quality at this price point.

We are privileged to have listed a large home on 769m2 absolute beachfront land area situated at 111 Hedges Avenue for \$9,950,000. This is a rare opportunity to secure a large slice of the best residential location in Queensland. Don't miss out as these are becoming near impossible to find!



37 Tamborine Street sold for \$1,405,000

Beachside house & land content

The local market has a limited supply of beachside houses available to purchase and the number of sales volumes is at the lowest level for many decades.

At our Hot Summer Auction event we have two standout properties going under the hammer; an entire block of 5 units at 91 Seagull Avenue and an entire block of 3 units at 7 Alfred Street, both on an oversized 607m2 land areas. Both of these properties produce substantial income and are situated on rarer wide street frontages. Make sure you don't miss out on these unique real estate opportunities.



4/198c Hedges Avenue sold for \$420,000

Apartments and units (non-beachfront)

Duplex properties, units and apartments continue to remain the highest volume of sales in the local beachside area. This market also attracts both owner occupiers and property investors.

With only high-rise buildings under construction, these existing 3-level unit blocks offer exceptional value in the market place.

Some recent villa sales of note include 2/105 Albatross Avenue, a 4-bedroom apartment with beach access sold prior to auction for \$1,400,000 and 2/95 Seagull Avenue, a 4-bedroom apartment with basement parking that sold for \$890,000.



This home at 12 Santa Monica Road is available to lease for \$1,500 per week

For rent

Are you looking to grow your property portfolio? With term deposit interest rates at record lows, "brick and mortar" is bringing better returns. With the added opportunity for capital growth, real estate is a proven long-term method to building wealth.

Should you be looking to purchase and investment property or are seeking a confidential discussion about changing property management companies, then it's easier than you think.

Please contact Andrew Henderson on 5572 8011 or 0438 691 972 for a confidential discussion or email andrew@prohenderson.com.au. Enquire to receive a free copy of the book "Property Management in Queensland – A guide for Investors".

The book is designed to let property investors use our knowledge and experience to take the stress out of owning an investment property.

Our latest **beachside** sales, from Mermaid Beach to Miami.

SOLD	54/15 Santa Monica Road, Miami	\$403,000
SOLD	37 Tamborine Street, Mermaid Beach	\$1,405,000
SOLD	2/105 Albatross Avenue, Mermaid Beach	\$1,400,000
SOLD	6/37 Albatross Avenue, Mermaid Beach	\$755,000
SOLD	3/80 Petrel Avenue, Mermaid Beach	\$492,000
SOLD	3/107 Hedges Avenue, Mermaid Beach	\$784,000
SOLD	2/17 William Street, Mermaid Beach	\$387,000
SOLD	3/9 Montana Road, Mermaid Beach	\$490,000
SOLD	3/26 Montana Road, Mermaid Beach	\$435,000
SOLD	11/32-38 Montana Road, Mermaid Beach	\$411,000

SOLD	4/198c Hedges Avenue, Mermaid Beach	\$435,000
SOLD	1/2 Venice Street, Mermaid Beach	\$1,350,000
SOLD	2/95 Seagull Avenue, Mermaid Beach	\$890,000

**Plus many more...
Talk to our people!**

**Highly
recommend!**



* source [Realestate.com.au](https://www.realestate.com.au) Agent Reviews

"It's comforting to work with professionals you can trust. Their knowledge of the market, level of contact, feedback and securing us a fast sale was very much appreciated. Highly recommend Professionals Mermaid Beach. Thank you!!"

C Hodda

Support the agency supporting your community



Mermaid nippers celebrate carnival win

NIPPERS from the Mermaid Beach Surf Life Saving Club have continued their winning run after emerging victorious in a battle with two of their closest rivals.

More than 300 nippers took part in the annual John Henderson MNM Carnival, which involves competitors from Mermaid Beach, Nobby Beach and Miami surf life saving clubs.

The nippers competed in beach flags, board paddling, swimming and beach sprints with the Mermaid crew edging out their rivals on points.

Despite brave performances from Miami and Nobby Beach competitors, Mermaid Beach dominated the competition to claim the John Henderson trophy.

The trophy is named in the honour of real estate stalwart John Henderson, whose family business John Henderson Professionals Mermaid Beach is the major sponsor of all three clubs and has contributed more than \$1 million to them.

Agency director Andrew Henderson said the clubs were fighting for local bragging rights.

Mr Henderson said it was a privilege to sponsor the competition and it was always exciting to watch the competition unfold.

"Our family has a strong history with the three surf clubs with my brother Luke and I competing for Nobby Beach when we were young and our family business has been sponsoring them out of our own pockets for more than 20 years now," he said.



Our Community Commitment continues into 2020!

John Henderson Real Estate will continue to support the community in 2020 with our major sponsorship of the three local surf clubs and the Mermaid Beach Bowls Club, as well as sponsorship of the local Neighbourhood Watch program. All are great community organisations which are supported by the tremendous efforts of the volunteers, who make our local community a better and safer place to live.

John Henderson is the current Club Patron of Nobby's Beach Surf Lifesaving Club.

Support the agency that supports your community!



Luke Henderson hand delivering Neighbourhood Watch newsletters to local streets



Learn more about our famous inroom auctions and read all about the properties for auction on the night at

ilovemermaid.com.au

- AUCTION EVENT OF THE YEAR -



Need a resolution you can keep?
Professionals can help you find your dream home.

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Abby Grimsey
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John Henderson Real Estate is the major sponsor for the Mermaid Beach, Nobby Beach and Miami Surf Lifesaving Clubs, having donated in excess of \$1,000,000.

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