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REALESTATE 03

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Houses reviewed in these pages are selected from the properties advertised in this publication.

## Florida Gardens gets a makeover

**CONOR O'BRIEN**  
Simon Thomson reports

THE GOLD COAST'S oldest coastal estate — Florida Gardens — is experiencing a resurgence with young couples moving in and original homes being replaced by new ones.

In the past four months, the Broadbeach Waters enclave has seen at least 20 properties sold on offer, including even the million-dollar-plus category.

Harriet Mermaid Waters principal Harriet Langan said the precinct was "popping".

"Everybody's out in search in Florida Gardens and I know that's because they're well... it's a real little hidden treasure," she said. "It has always been traditionally an older area but it is a really trendy, great family suburb too."

Ms Langan said there was high demand for homes either built or renovated in the area. "It's a great area and it's a great example. The property attracted 30 inspections within the first two days of being on the market, leading to selling a week prior to auction."

While both end-of-terrace



outer streets, older — often even older — homes along the city's inner sections.

Ms Langan said other prominent agents including Rip White Broadbeach principal Larry Mulvan are, however, seeing a shift.

"I'd say you now that you'll start to see more of the houses coming up on the market as well simply because it's a beautiful beachside."

Ms Mulvan said the area is more valuable and there's no end of demand.

Rip White Mermaid Beach sales agent John Mayer said more low-cost homes are being built to meet the demand.

"People have knocked down original homes and replaced the city properties whereas in the past they would renovate rather than build them because they would be overcapitalising," he said.

Young people he said were among the area's most active buyers.

Local veterinarian Kevin and Hazel Crankbank have just sold their former Narangas Gold Coast Highway and Broadbeach home for \$1.2 million. "It's a great area and it's a great example of the value they have built at 25 Atlantic Ave."

Kevin Crankbank said the area had many benefits.

"There's a lot of long-term residents who've built their lives out for each other and there's no thought of being an island."

**TOP FIVE FLORIDA GARDENS SALES**

63 Monaco St	\$1.25 million
2850 84 Sippy Drive	\$2.15 million
30 Karna Cres	\$1.38 million
4332 Sippy Drive	\$1.05 million
145 Alameda Ave	\$1.05 million

Source: CoreLogic - sold or settled since November, 2014

Shop 6/1-7 Narang Avenue, Broadbeach Waters QLD

## RETAIL SPACE FOR LEASE

- Rare Florida Gardens location
- 60\*m2 open plan
- On-site parking
- Tightly-held shops with great neighbours

Contact exclusive agent for inspection

Retail  
FOR LEASE

60sqm

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