



GOLD COAST BULLETIN.COM.AU/REALESTATE SATURDAY MARCH 7 2015

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REALESTATE 03

Realestate

## Florida Gardens gets a makeover

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THE Gold Coast's latest coastal estate - Florida Gardens - is experiencing a resurgence with young couples moving in and original houses being replaced by new ones.

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

Harvested Waters principal, Rosemary Widdell Langford, said the project was "jumping".

"Typically, you can look in Florida Gardens and know the area very well... it's a real hidden treasure," she said.

"It has always been traditionally an older area but it is really finding great family suburbs."

Ms Langford said there was high demand for houses in the area and good information is out there about the area.

"You can look at the area and see it's a great area. The property is well located and there's no need to move."

One White Memorial Beach sales agent, John Mayer, said the move to beachfront homes in the area was a significant trend.

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### TOP FIVE FLORIDA GARDENS SALES

- 1 63 Monaco St - \$2.25 million
- 2 82-84 Sunny Drive - \$2.15 million
- 3 30 Karma Cres - \$1.38 million
- 4 32 Sunny Drive - \$1.05 million
- 5 145 Albion Ave - \$1.05 million

Source: CoreLogic - sold or settled since November, 2014

older streets, older - often more well - known, making the dry inner sections. Ms Langford and other prominent agents including Ray White Broadbeach principal Larry Mahan are, however, seeing a shift.

"I can now see that you'll start to see some of the houses coming up on the roads as well, simply because it's a beautiful area."

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Shop 6/1-7 Naranga Avenue, Broadbeach Waters QLD 4218

## 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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