



Jordan and Danielle Tomassel, with daughter Sienna, are selling their Queensland, and below, so is Peter Berkeley.



SUBURB SET FOR BOOM AS GROWTH CONTINUES

CHERMESIDE is said to be the next big thing. Just 10km north of the Brisbane CBD, the well-serviced suburb is now expected to more than double in population over the next two decades to reach 18,500 by 2036. This translates to an annual growth rate of more than three per cent.

In its recent Chermeside suburb profile, Resolution Research Strategists predicted that the local workforce would correspondingly grow by almost 7000 by 2031, placing Chermeside in the top-10 fastest-growing areas by economic sector.

"Importantly, the suburb is located adjacent to the Australia Coast North region, which is projected to record the highest industrial employment growth in Brisbane over the next 16 years," said Resolution Research director and profile author Diana Howes.

"Australia Trade Coast is the second largest employment node in Queensland, outside of the CBD, currently employing more than 60,000 people. By 2026, the region is expected to see its workforce more than double to 110,000."

Ms Howes said that 10 per cent of the Chermeside's population was employed in healthcare - including within the local Prince Charles Hospitals 3500-strong workforce.

"The suburb is also within a 15-minute drive from Brisbane's CBD (as a result of the new Airportlink M7 tunnel), with an estimated workforce of more than 150,000," she said.

"Chermeside is already a major employment hub, and is within close proximity to a number of Brisbane's most significant employment nodes.

"With the resident workforce both within Chermeside and its immediate surrounds projected to witness massive growth, it is inevitable that demand for dwellings within the area will increase over time."

Long-term Chermeside resident Leonie Mohr, 60, has noticed a significant change in her suburb in the 15 years since she moved into her Nielson St house.

"When I bought into Chermeside in 2000, the area predominantly featured houses owned by retirees who had raised their families in the area," Ms Mohr said. "Now there are considerably more high-density apartment rentals and a much younger demographic."



Resolution Research director and profile author Diana Howes.

"We've had a massive population growth over the last decade, which is clearly evident every time you use our busy roads or visit the Westfield shopping centre and other local shops and clubs."

Ms Mohr said that Chermeside's business district had changed significantly since 2000.

"The old Gympie Rd strip has gone, replaced by professionals and high-end retailers with food and prices akin to those in the city," she said.

Ms Mohr said she would not choose to live anywhere else.

"Everything that I could possible need is right on my doorstep," she said.

"The bus service is

The bus service is outstanding, my local shopping centre is the biggest in Queensland.

outstanding, my local shopping centre is the biggest in Queensland (and will soon get even bigger). I hardly go to the city at all but when I do, it now only takes me 15 minutes via the new M7 tunnel."

Now 40 per cent of Chermeside dwellings are apartments - home to predominantly single, Generation Y renters.

From 2004 to 2014, the median apartment price grew by an average of 5.1 per cent per year, outperforming the rest of Brisbane during the same period. Currently, the Chermeside median apartment price is near \$400,000.

Resolution Research's report found that with a 3.1 per cent vacancy rate and the 5.0 per cent gross rental yield, Chermeside rental market conditions were definitely favourable.

The modern internal fixtures and finish are a real contrast to the traditional external finish.

an extra-wide central hallway, wraparound veranda, 3.5 metre-high ceilings and New Guinea rosewood glass stacker doors integrating inside and the outside living zones.

The home's formal living room also had the original Victorian double-sided fireplace with original mantle and inlaid tiles, Mr Berkeley said.

Red Hill couple Jordan and Danielle Tomassel have put their 64 Windsor Rd home up for auction on October 17. It was a renovated 1920s workers' cottage that now felt like a resort following the Queensland principle of easy flow between spaces, polished

timber floors, and good use of outdoor spaces including a pool and deck.

"It's very unassuming from the street, but then as you walk through the front door there are many features that strike you, including the high ceilings," Mr Tomassel said of the four-

bedroom property.

"The modern internal fixtures and finish are a real contrast to the traditional external finish."

Homeowner Bernice O'Brien built an immense grand colonial Queensland at Sandgate "to celebrate Queensland and create a Queensland outdoor lifestyle for our family."

The O'Brien family estate has not one but two Queenslanders on its 3554sq m site overlooking at the bay at 300 Flinders Pde and goes to auction today.

Mrs O'Brien's family lived on their huge verandas and

He said apartments were also notching a gross rental yield of 5.4 per cent, which only Hobart and Darwin could match at the moment.

"We're starting to see signs that Brisbane, the Sunshine Coast and Gold Coast will be markers that will start outperforming others," Mr Lawless said.

"Indicators that are showing better affordability here, yields

are substantially higher which reflects the fact rents are more balanced and now we're starting to see investors shifting their attention north of border, probably because the growth cycle in southern capitals has been so substantial."

Mr Lawless said the timing was "really quite solid" for property purchases in South East Queensland at present.



PROVES A BIG DRAWCARD

\$382,000, about \$100,000 less than the same in Melbourne (about \$475,000) and almost half that of Sydney (\$670,000).

"You can really see the affordability benefit of buying in this marketplace, and also the growth cycle in Brisbane is really quite early. We haven't really seen capital growth from 2008 to now, so growth is probably overdue."