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Your local Redcliffe experts



The Bridge

Special Redcliffe Edition



How will the new train line affect property prices in the Redcliffe area?

Trains have finally started running on the Redcliffe Peninsula line from Tuesday 4 October, but what of the effects on our property prices?

Spikes in property prices associated with new transport routes usually occur in two phases. The first early on when a project is announced as buyers move in, aiming to capitalise quickly.

This has been borne out by recent figures published by property data solutions/pricefinder showing median house prices in Redcliffe & Kippa-Ring breaking through the \$400,000 price barrier for the first time ever at \$414,000 and \$413,000 & Scarborough over \$500,000 at \$505,000 in 2016.

The second phase of price growth comes once the new transport project is in place and people realise its benefits, such as shorter commute times. This boost in prices is easier to time and pick, but generally the gains are not as much as for those who took the risk and bought earlier.

In this second phase studies show that the property values growth was most prominently felt within a very limited distance from the stations within walking distance or around 1,000m. Beyond this zone, the effects can be negligible.

New infrastructure is not all upside. You can live too close to roads and rail and suffer rather than benefit. Closest to the stations and rail corridors nuisance effects such as noise and increased traffic can reduce property prices.

Interestingly, studies show that the extent to which a rail system captures ridership

affects the extent to which property values are increased and commute time savings contribute most to price increases.

During community consultation, online surveys recorded almost 50% of respondents planning to use the new stations. Nearly 54% of the population travel out of the area and

until now most people (83%) use a car.

For this reason, conditions are favourable for home values in the areas around the new stations to jump by up to 10 per cent in the next six to twelve months. We predict a spike in values, provided the right homes are selected.

Focus Suburb: Redcliffe



Redcliffe is a residential suburb of the Brisbane metropolitan area located within Moreton Bay Region LGA in the north-east of the Redcliffe peninsula, approximately 28 kilometres (17 mi) north-north-east of the Brisbane CBD. It serves as the Central Business District for the Redcliffe Peninsula and its surrounding suburbs. Redcliffe holds the distinction of being the first European settlement in Queensland, and it is named after the red-coloured cliffs visible from Moreton Bay. The Hornibrook Bridge connecting Clontarf in the Town of

Redcliffe to Brighton in City of Brisbane was completed in 1935 and allowed easy access to and from Brisbane by motor car leading the way to rapid suburban development. The first high-rise apartment building was "Redcliffe Towers" at 89 Marine Parade which were finished in 1974. The following year, "Warwick Tower" at 51 Marine Parade was then constructed allowing for a new building height limit of eight storeys in the area. Currently, Redcliffe has a height restriction of twelve storeys along its main strip and new development is continually in the

pipeline, just like everywhere else within a 100 km radius, as the current roads, housing, healthcare and basic services necessary are nowhere near equipt or adequate for the constantly growing population. Attractions such as Suttons Beach, Redcliffe Jetty, Settlement Cove Lagoon, Redcliffe Museum, Redcliffe Botanic Gardens and Redcliffe Showgrounds are all within the suburb of Redcliffe. Well established restaurants including Sails On Suttons, The Redcliffe Town Ice Creamery, Mon Komo Hotel and The Jetty Cafe are all found along the foreshore. Every Sunday morning the Jetty Markets are

held along Redcliffe Parade. In September each year, Redcliffe celebrates its history as Queensland's first European settlement location with the Redcliffe Festival's 'Redcliffe Remembers' event. This festival is chiefly held in the Redcliffe CBD with Redcliffe Parade being closed off to traffic for most of the day. Other events as part of this festival include the Redcliffe KiteFest, The Jetty Fiesta, KiteFest Live and Spring Break Beach Party.

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Buyers Desperately Seeking Homes In Redcliffe

Kym is moving her family to Redcliffe and wants to become a local, purchasing a 4 bedroom, 2 bathroom home not far from schools and shops, priced up to **\$600,000**.

Antonio is looking to purchase an investment property in Redcliffe, 3 bedrooms, 1 bathroom, renovated, 600m2+ yard, priced up to **\$420,000**.

Christine and her husband are wanting to purchase a home on the peninsular that they can renovate themselves, 3 bedrooms, 1 bathroom, carport, priced up to **\$460,000**.

Jamie is a first home buyer and keen to purchase in the Redcliffe area, 3 or 4 bedrooms, 1 bathroom, with the possibility to extend on later, priced up to **\$500,000**.

Doris is looking for a 2 bedroom unit or townhouse to move into, walking distance to the water, priced up to **\$360,000**.

Mandy can't wait to live in Redcliffe, and she wants a 3 bedroom renovated home, 1 bathroom, fenced 600m2+ block with side access, priced up to **\$520,000**.

Don and his wife have retired and are looking for a renovated 3 bedroom home, walking distance to the heart of Redcliffe, priced up to **\$450,000**.

Elizabeth is newly married and is wanting to purchase her first home in the Redcliffe Peninsular, 3 bedrooms, 1 bathroom, open plan living, priced up to **\$465,000**. Ready to purchase now.

Michelle is a keen investor and is looking for a townhouse or unit to add to her portfolio, walking distance to the waterfront, priced up to **\$345,000**.

Andrew has recently sold his family home and is keen to purchase a 3 or 4 bedroom home with 2 bathrooms, located in the Redcliffe area, priced up to **\$500,000**.

Sue is buying a home for her daughter and wants a 3 bedroom, 1 bathroom home close to schools and shops, priced up to **\$440,000**. Looking now!

Cherie is moving to sunny Queensland from interstate and wants to purchase in Scarborough, 4 bedrooms, 2 bathrooms, water views, priced up to **\$580,000**.

Do YOU have a property that would suit one of our buyers?

Mark is expanding his investment portfolio and looking for a property with a good rental return, located in Redcliffe, Margate or Scarborough, priced up to **\$435,000**.

Sione is a first home buyer, wanting to purchase something new to move straight into, 3 bedrooms, 2 bathrooms, positioned in the Redcliffe area, priced up to **\$480,000**.

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Record Sale Price

This home could win a heart

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George Street
Redcliffe



Sold in 2 Days

This home could win a heart

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39 Scarborough Road
Redcliffe



Record Sale Price

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This home
could win a
heart

5 Elson Street
Margate



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