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The Bridge

Special Brighton Edition



Strong Prospects for Growth in Brighton

Brighton is an undervalued high growth suburb ripe for investment according to the property experts.

Research done by Australian Property Investor has listed the nation's top 60 suburbs to watch, 5 of which are in the north Brisbane including Grange, Wavell Heights, Red Hill, Stafford & our very own Brighton.

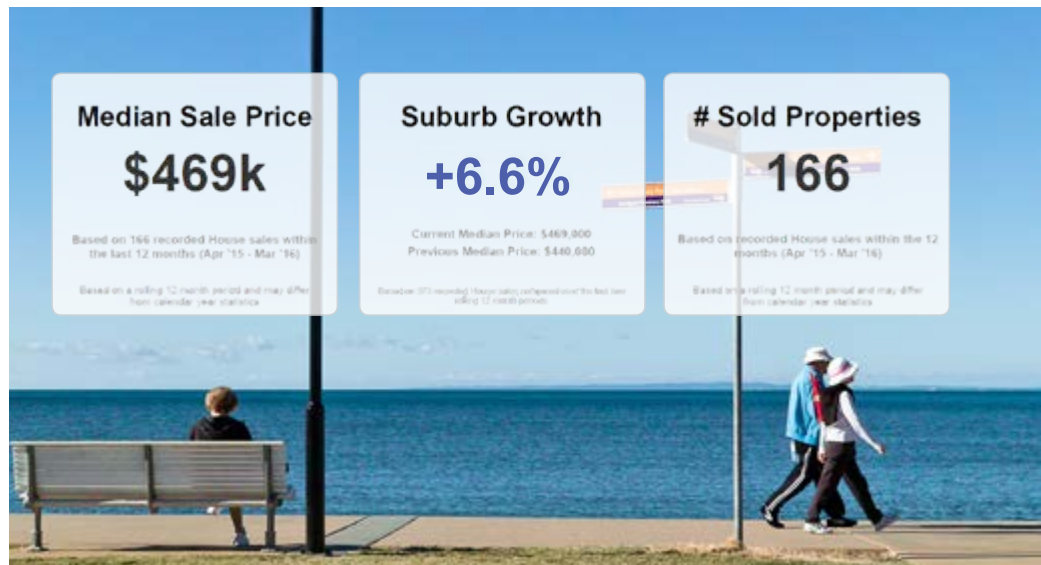
According to editor Kieran Clair these aren't the cheapest properties in Brisbane but they certainly are the ones with the best prospects as up and coming suburbs destined for solid growth.

"Homes in these suburbs are terrific set and forget properties. The one thing every location on the list has in common are that the suburbs around are among the most expensive in the city and that spells long term potential. They are also convenient to good schools, public transport, appeal to tenants and have promising options for redevelopment. However, you have got to be prepared financially, with the best buys being in the 500,000 to 600,000 price range."

In the past four to five weeks we have seen a shift towards investor activity in Brighton with a number of well-presented properties selling within 1-2 days of being placed on the market. We had one home in Morcombe Street and another in Wickham street sell the same day we released them up for sale, selling at or above full asking price. Most of our homes in Brighton are gone in 2-3 weeks.

We have buyers waiting to pounce on our new stock with the office receiving multiple calls daily asking what we have coming up in Brighton. The feeling we are getting is that the print and tv coverage of Brighton as an investor hot spot has created a real buzz.

It's definitely a sellers' market right now.



Focus Suburb: Brighton

Brighton is the northernmost suburb of Brisbane City, Australia, located 19 kilometres north of the Brisbane CBD.

Brighton is a desirable Brisbane suburb due to both the ease of public transport, such as the train service from nearby Sandgate, and also the bayside esplanade. This peaceful parkland esplanade follows the coast between the Houghton Highway bridge and Sandgate.

The esplanade is used by walkers, cyclists and families. Brighton's beach is used by kite surfers and also walkers during low tide.

Brighton has a wonderful woodland wetland protected by the local government. This natural reserve is made up of three woods; namely Goodenia Woods, Pimelea Woods and Dianella Woods. The land is so called a wetland as it fills with water during heavy rain which flows into a small tidal creek, Copold Creek, that flows under one of the

main roads of Brighton, Beaconsfield Terrace, and then leads to Bramble Bay between 15th and 16th Avenues.

Popular streets for homeowners include Flinders Parade, Capel Street, Regency Street, Cremorne Street and Baldry Street.

What's the best local salon & beautician in my neighborhood?

Who's the best local fine dining, café & takeaway?

Who are the best local tradies?

What are the top 5 streets in my suburb?

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26 Lloyd Street,
Brighton



Buyers Desperately Seeking Homes In Brighton

Ashleigh is keen to move her young family into a neat and tidy 3 bedroom, 2 bathroom home with plenty of storage space, in Brighton, priced up to \$540,000.

Debbie is a developer and is ready to buy property in the Brighton area with 800m2+ yard, with potential to subdivide, and has a budget up to mid \$500,000's.

Scott needs room for his growing family plus his boys toys, so is looking to purchase a 4 bedroom, 2 bathroom renovated home in Brighton, with a large shed, priced up to \$565,000.

Carolyn is moving Bayside and wants a 4 bedroom, 2 bathroom renovated home, priced up to \$700,000, located in Brighton. She is ready to view property now.

Nev is wanting to add to his investment portfolio and is keen to purchase a home with good rental return, priced up to \$450,000, in the Brighton area. Wants to purchase now!

Shelley is looking to upsize into a 3 or 4 bedroom home for her growing family in Brighton, priced up to \$600,000 and with 2 bathrooms if possible. Keen to purchase and move in before Christmas.

Colin has just moved from interstate and wants to become a Bayside local with his wife, enjoying all that the lifestyle has to offer. They want to renovate a 3 bedroom home with land, and make it their own, priced up to \$630,000.

Sam is ready to purchase now and requires a 3 bedroom tidy home in Brighton, close to the water, with a budget up to \$550,000.

Russ is a developer/renovator and is keen to buy property in the Brighton area with 800m2+ yard, with any type of renovator ok, and has a budget up to \$575,000.

Hannah is motivated to purchase a 4 bedroom home in the Brighton area so her family are close to schools and transport.

Her budget is up to \$730,000 and she wants to purchase NOW!

Kim is a renovator/developer with cash to buy blocks over 1000 m2 in Brighton. She is Keen to purchase immediately.

Lachlan has a young family and is looking for a home to make their own, located in the Bayside area, and priced up to \$550,000.

Larry is keen to buy property in the Brighton area with 800m2+ yard, with side access and has a budget up to \$700,000.

Nadia has sold her property and is looking for a new home NOW! In Brighton, 4 bedrooms, 2 bathrooms, priced up to \$535,000.

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

buyers.andersonfamilyrealestate.com
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