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# Investors returning in droves

## Northern suburbs hot for off-the-plan buyers



Areas such as Upper Coomera have been tipped as top property areas for 2010.

INVESTORS have returned to the property fold in force, with northern suburbs leading a resurgence in the Gold Coast's off-the-plan sales.

The end of the boost to the federal first-home buyer's grant on December 31 has resulted in investors flocking back to a market where the northern suburbs are likely to host a flurry of action.

Australian Online Property Group director Anja Cass said the company's website, [offthepiangoldcoast.com.au](http://offthepiangoldcoast.com.au), had recorded strong sales activity at Robina and as far south as Coolangatta.

"The first-home buyers have definitely dropped back and investors are definitely coming out of the woodwork now," said Mrs Cass.

By MATT QUAGLIOTTO

She tipped sales activity at affordable developments in northern corridor areas such as Pacific Pines and Coomera to stay strong throughout 2010.

"West of Coomera has new developments coming up in that lower price bracket – the high \$300,000s to low \$400,000s for townhouses," she said.

There had also been strong investment activity at Southport, where the suburb's major projects fuelled strong off-the-plan sales from investors and owner-occupiers on developments such as Sphere.

"Sphere's almost sold out," said Mrs Cass.

"There's been a lot of overseas investors

whose kids go to the (Griffith) university nearby.

"There's also a lot of investors looking to move in later with the (Gold Coast University) hospital."

The website, which deals in developer stock either completed or slated for settlement in coming years, lists Robina as the suburb with the most listings at 10.

Robina, Pacific Pines and Runaway Bay made the grade as the cheapest suburbs for off-the-plan sales on the site.

Mrs Cass said while the site also experienced the effects of the property sales slump which hit the market in 2009, things were looking up for 2010.

"It's definitely chalk and cheese from last year, which is good."