

## LOCATION

Coomera is a fast growing community at the northern end of the Gold Coast and is one of the city's strongest growth areas. It is separated by the M1 with Coomera to the east and Upper Coomera to the west. Coomera's location to the east of the Coomera River has allowed for substantial waterfront living.

Coomera is a suburb that is yet to meet its full potential! This area has massive plans for growth and development with over \$5.5 billion in major projects planned or underway.

In the last 5 years Coomera has boomed and it is only going to continue with an expected population of nearly 100,000 over the coming years.

Coomera's New Town Centre covering an area of approximately 60 hectares is to be centred around the Coomera Railway station. Once completed, this new development will be as large as Southport with over 100,000 square metres of retail space which will cover an area four times larger than Pacific Fair.

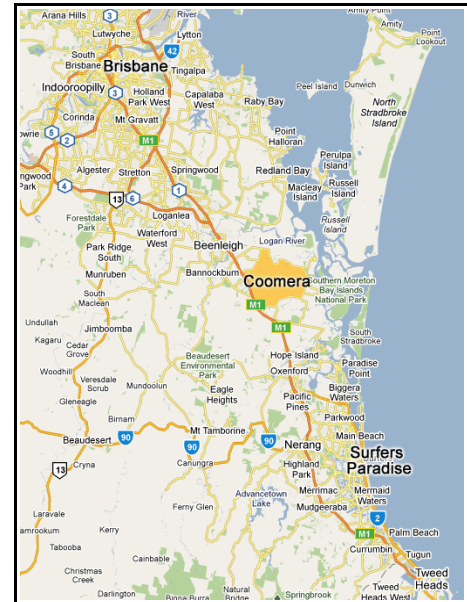
The new town centre plan will include retail areas forming part of the street scape, similar to Southport, as opposed to a single major shopping centre. The whole of the Coomera Town Centre area, including the residential component, is about the same size as Brisbane's CBD. The town centre will be surrounded by local satellite centres, together with neighbourhood centres. Also planned, are a number of Local, State & Federal government service offices.

These include:

- a library,
- community hall
- council branch offices
- a medical precinct including a possible new hospital
- new public & private schools.
- a campus for Griffith University and a new TAFE located close to the train station.

Town planning has indicated that the core of the Town centre will see development up to 14 storey buildings.

Coomera Town Centre is strategically positioned between the Robina and Beenleigh Principal Activity Centres with convenient access to both the Gold Coast rail line and the Pacific Motorway. Its location and expected growth will make it a key driver of the Gold Coast economy.



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## ECONOMY:

Coomera's central location makes it ideal for commuters. The major Gold Coast business precincts of Southport and Robina are within 20 minutes of travel time by car or train, whilst Brisbane's southern industrial and commercial precincts are 15 – 20 minutes drive North on the M1.

Coomera is home to the Southern Hemispheres largest marine precinct with over 60 individual businesses employing in excess of 2500 people. At present only 60 hectares of the 250 allotted has been developed.



Coomera Aerial View

The Precinct is rapidly developing as a world class waterfront industry development incorporating marine industry and associated service industries. Gold Coast City Council's estimate is that the ultimate development of the Precinct could conservatively yield 5000 jobs.

Another major employer in Coomera is Dreamworld, one of Australia's best known theme parks. Dreamworld is directly adjacent to the new town centre and is a major part of it's "entertainment zone". Dreamworld is planning to build "Citywalk at Coomera" a one stop shopping, entertainment and leisure destination to be located next to the existing theme park.

The new Coomera Town Centre will in time become a major employer in the area. The local council expect over 20,000 people will be employed in the town centre by 2026.

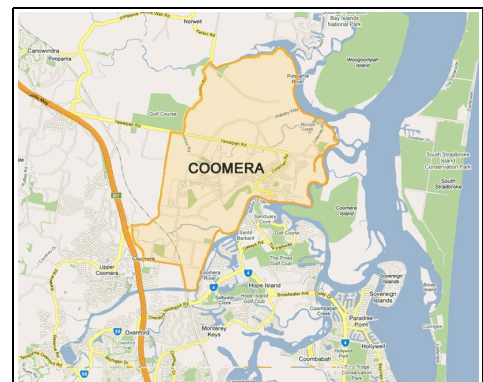
## POPULATION:

The population of Coomera's statistical local area was 22,700 in 2006 up by 46% from 2004. It is expected there will be over 100,000 permanent residents by 2025.

According to the Gold Coast city council the population of Coomera is projected to grow 277% in 15 years - from 22,700 in 2006 to 85,500 in 2021.

The average age in Coomera is currently 30 with approximately 30% of residents under the age of 15.

The youthful nature of Coomera is set to stay as younger families move to the area seeking affordable housing, convenient lifestyle and local employment.



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## PROPERTY MARKET:

Annual Growth Rate:	7.4% over 10yr average
Median House Price:	\$400,000 as of June 08
Median House Growth:	15% per year between 2001 (\$157,500) & 2006 (\$323,500)
Median Unit Price:	\$281,000 as of June 08
Median Unit Growth:	9.3% per year between 2001 (\$149,950) & 2006 (\$234,250)
Median Weekly Rent:	\$470/wk

Source: PRD Nationwide