Coomera

Location
Coomera is a growing suburb located 58.8km south-east of Brisbane CBD and 31.8km north of Gold Coast CBD.

Size
The size of Coomera is approximately 24.6 square kilometres. It has 35 parks covering nearly 5.9% of total area.

Population
The population of Coomera in 2011 was 8,792 people. By 2016 the population was 13,312 showing a population growth of 51.4% in the area during that time. The predominant age group in Coomera is 0-9 years.

General Household
Households in Coomera are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Coomera work in a trades occupation.

Home Owners
In 2011, 42.9% of the homes in Coomera were owner-occupied compared with 36.8% in 2016.

Population 2016
13,305
(ABS 2016 Census)

Population Growth
51.4%
(2011-16 ABS)

Annual Capital Growth
0.9%
(CoreLogic April 2019)

Vacancy Rate
2.6%
(SQM Research April 2019)

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Coomera Train Station
The Coomera train station connects passengers north to Brisbane and south to the Gold Coast. In 2017 the new duplicated section between Coomera and Helensvale stations was complete. The $163M project delivers the ‘missing link’ on the Gold Coast line and provides improved reliability for passengers, and increased capacity for the future public transport needs of the growing Gold Coast community.

G:Link Light Rail Stage 2
The $420M G:Link Light Rail Stage 2 extension, between the Gold Coast University Hospital and Helensvale stations was complete in 2017. The project delivers the ‘missing link’ on the Gold Coast line and provides improved reliability for passengers, and increased capacity for the future public transport needs of the growing Gold Coast community.

Transport
M1 Coomera Interchange Exit 54
The M1 Coomera interchange provides access to both sides of the M1. The $74.7M upgrade was completed in 2016 including construction of a new bridge north of the existing overpass, signalised intersections and an eastbound loop ramp providing a northbound M1 connection.

Proposed Second M1: Coomera Connector
The Coomera Connector 45km future state-controlled north-south corridor is being planned between Loganholme and Nerang to prepare for the region’s future transport demands from strong population growth on the northern Gold Coast. The corridor is wide enough for 6 lanes and include facilities for public transport and walk/cycle paths.

Lifestyle & Shopping
Shopping Centre
Westfield Coomera Town Centre services the needs of both the local and greater community. The recently completed centre houses Coles and Woolworths, 150 specialty retailers, Kmart, Target, JB Hi-Fi, food precinct, banks, beauty, medical and much more. Coomera East Shopping Centre is a smaller centre offering the community additional amenities.

Restaurants & Cafés
Coomera and its surrounding suburbs offer a range of restaurants and cafes for visitors and residents. The dining precinct at Coomera Town Centre hosts a variety of restaurants to choose from including The Bavarian and Nahm Thai Restaurant. The Centre also offers many cafes including Foster & Black and Cafe 63.

Social & Entertainment
Coomera Town Centre offers a laid-back venue where locals can socialise and enjoy live entertainment. There are many other venues in Coomera including The Beach House Bar & Grill. For family friendly entertainment The Park at Westfield offers putt-putt and bowling or visit the Event Cinemas to watch a movie. For all-ages fun visit Dreamworld themepark located in Coomera.

Major Project
Westfield Coomera Town Centre
The $470M Westfield development was completed in 2018, built on the fast-growing corridor of the Gold Coast. It offers 150 specialty stores, including a dining and entertainment precinct with Event Cinemas, market-style fresh food, quick eateries and purpose-built and expertly curated outdoor space for children and families.

The Link Coomera
The Link is proposed to be a world-class, master-planned 54 ha business park, providing a rare opportunity for both low impact industrial and large format retailers to develop their business on a local and global scale, and contribute to employment and economic growth in the region.

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Education
Daycare
Milestones Early Learning Coomera is one of the many daycare centres Coomera had to offer. There is also access to a variety located in the surrounding suburbs.

Pre-School
There are many Coomera pre-schools in close proximity including C&K Coomera Community Kindergarten.

Primary School
Families can access quality primary schooling options locally at the new St. Joseph’s College, Park Coomera Primary School and Picnic Creek State School.

High School
Public and private secondary schooling options include Coomera Anglican College, Upper Coomera State College and a new secondary school opening in 2020.

University & TAFE
Coomera families can send their children to Coomera’s very own TAFE or Griffith University, Gold Coast Campus located only 15min/19km drive or catch the train and light rail directly there. Bond is the other major University on the Gold Coast, 30min from Coomera.

Medical
Coomera Town Medical Centre
Coomera Town Medical Centre offers patients a multitude of healthcare services. With GP’s, onsite pathology, physiotherapy, psychology, dentists and speech therapy to support the health and wellbeing of the community in one convenient location at Coomera Town Centre.

Gold Coast University Hospital
Coomera is 15min/19km from Gold Coast University Hospital, one of the largest clinical teaching and research facilities for one of the fastest growing regions in the state, providing a range of specialty services for children and adults. Southport Private Hospital is also accessible only 20min/23km and Robina Hospital 25min/30km.

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Coomera Tenancy Summary

Average House Price & Rental Yield

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Vacancy Rate

Household Demographics

Coomera Investment Summary

Capital Growth

Avg. Capital Growth Last 5 Years

4.6%

Avg. Days On Market For Sale

84 Days

Avg. Median Gross Rental Yield

4.5% Yield