



Super-penthouse aims high along Kirra beachfront

A \$13m super-penthouse is set to crown one of Kirra's newest development projects in a bid to attract premium buyers. As demand for high-end property continues to surge along the southern Coast, Marquee Development Partners, which is building the 14-storey Monterey on Kirra's beachfront, has decided to amalgamate the top floor of the building.

The result will be a 565sq m four-bedroom apartment, with three living rooms, three bathrooms, two powder rooms, an office and balconies offering panoramic ocean views.

The company's sales manager, Azura Griffen, said the north-facing penthouse would be the widest and among the most spectacular on the Gold Coast, with views from Snapper Rocks to the Surfers skyline.

Mrs Griffen said the decision to provide the super-penthouse was in response to the high level of inquiry in Monterey from prospective buyers looking for quality apartments in the \$5m to \$15m range.

She said significant interest had come from the US and New Zealand as well as Sydney, Melbourne, and the local area.

"Offering 45m of sweeping north-facing beach frontage on the shores of Kirra Beach, this will be a premier offering on the southern Gold Coast, one of Australia's hottest markets," she said.



"A lot of the people we talk to are weighing Monterey up against other iconic north-facing beach enclaves, such as Byron Bay and Noosa, and finding that they prefer what Kirra and Coolangatta have to offer."

Ms Griffen said the developer would also be reconfiguring other apartments on the upper storeys to create sub-penthouses that will help to meet the high demand.

Record population growth, a shortage of rental accommodation, limited new housing supply, and a wave of major new infrastructure, along with the relaxed beachside lifestyle, continues to drive demand for property on the southern Coast.

Monterey, located at 4-6 Musgrave St, is



Marquee's tenth development on the Gold Coast and offers a collection of oversized three, four and five-bedroom residences, where kitchens, master bedrooms and living spaces have been designed to face the beach.

Mrs Griffen said this was rare to find along the Coast.

Marquee is also behind a number of other developments set to rise along the skyline, including SOL Kirra Beach, Palm Beach Residences, Northshore at Palm Beach, and One Cannes and Shoreline between Broadbeach and Surfers Paradise, all of which are sold out and under construction.

It has also recently completed Cannes Waterfront, also in Surfers Paradise.



Town homes hit a note with buyers

THE once maligned townhouse is having a resurgence, with buyers who snapped up the 54 terrace homes in The Dawn Edition at The Surrounds now able to move in.

A collaboration between Azure and Villawood Properties, Dawn Edition is a secure gated enclave nestled within the established \$500m masterplanned Helensvale community.

The properties attracted huge demand from first-time buyers and downsizers.

Villawood Properties Queensland general manager, Michael William, said pent-up demand from first and second-home buyers led the stage to be sold out in record time.

"Modern buyers are looking for low-maintenance living with access to plenty of green space without the upkeep, and Dawn's terrace-style townhouses fit the bill perfectly," Mr Williams said.

"It was owner-occupiers driving demand with most either looking to upsize from an apartment or downsize from a large family home."

The three and four-bedroom residences in the Dawn Edition range from 138sq m to 180sq m.

Mr Williams said they also had a large number of referrals from people already living within the masterplanned community a signal that the development was favourable in the market.

Azure director Trent Keirnan said the reception from the market allowed the project build to be fast-tracked and its recent completion meant residents could start moving in.

Mr Keirnan attributes the success of the project to its overall design and location within The Surrounds.

"It's a unique offering within a beautiful, walkable masterplanned community that is perfectly positioned for the future given its proximity to public transport infrastructure, major employment and education nodes."