

UPPER COOMERA

*A Prime Investment Destination in the Thriving Gold Coast Region***

Upper Coomera, a fast-growing suburb in the heart of the Gold Coast, is proving to be a lucrative opportunity for investors seeking strong returns in a high-demand area. With population growth, infrastructure expansion, and increasing rental demand, Upper Coomera offers a wealth of potential for those looking to capitalise on the region's rapid development. Here are six compelling reasons why Upper Coomera should be at the top of your investment list.

STRONG POPULATION GROWTH DRIVES DEMAND

The Gold Coast, including Upper Coomera, is projected to reach a population of one million by 2046. This growing population fuels demand for housing, particularly in well-connected suburbs like Upper Coomera. As more people move to the area for lifestyle and employment opportunities, property values are expected to continue rising, creating excellent prospects for capital growth.

INFRASTRUCTURE PROJECTS ENHANCE CONNECTIVITY AND VALUE

Upper Coomera is benefiting from significant infrastructure investments, such as the \$1.5 billion Coomera Town Centre and the Coomera Connector, which are improving the suburb's accessibility and appeal. These developments not only boost the local economy but also increase property values as the area becomes a more attractive place to live and work. For investors, this means ongoing infrastructure improvements will likely lead to continued appreciation in property values.

HIGH RENTAL DEMAND AND LOW VACANCY RATES

Upper Coomera's desirable lifestyle, amenities, and proximity to key employment hubs make it a hotspot for renters. The area consistently experiences low vacancy rates and high rental demand, offering investors reliable rental income. With strong yields and minimal tenant turnover, Upper Coomera provides a stable and attractive rental market for long-term investment.

A DIVERSE TENANT BASE SECURES CONSISTENT RETURNS

Upper Coomera's diverse economy, which includes sectors like healthcare, education, and construction, attracts a wide range of tenants. From professionals working in nearby hubs to families seeking quality schools and lifestyle amenities, this varied tenant demographic provides investors with a stable and resilient rental market. This diversity reduces the risk of vacancy and ensures consistent demand for rental properties.

RETAIL AND ENTERTAINMENT INFRASTRUCTURE BOOSTS APPEAL

The retail landscape in Upper Coomera, anchored by Westfield Coomera, provides an extensive range of shopping, dining, and entertainment options. This makes the suburb particularly attractive to tenants, especially those looking for convenience and lifestyle

amenities. The growth of the retail and leisure sectors further enhances the appeal of Upper Coomera as a place to live, helping investors attract quality tenants and achieve steady rental returns.

AFFORDABILITY WITH STRONG GROWTH POTENTIAL

Despite being part of the rapidly growing Gold Coast region, Upper Coomera remains relatively affordable compared to nearby suburbs. This presents a unique opportunity for investors to enter a high-growth market at a lower price point while still benefiting from future capital growth. The suburb's upward trajectory ensures strong potential for both short-term rental yields and long-term property value appreciation.

Upper Coomera offers investors a compelling combination of strong rental demand, low vacancy rates, and significant infrastructure developments. As population growth continues to drive housing demand and property values rise, Upper Coomera stands out as a prime location for investors seeking long-term stability and strong returns. With a thriving local economy, diverse tenant base, and affordable entry points, Upper Coomera is the perfect destination for those looking to make a smart investment in one of Queensland's fastest-growing regions.