



EXPRESSIONS OF INTEREST

8 BRAEMER COURT · BENOWA · QLD 4217

A *north-facing* waterfront residence on 1,136 m² of canal-frontage land in Benowa Waters.

Five bedrooms · three bathrooms · four-car parking · study · 511 m² internal area. North-to-water aspect — all-day sun across the pool, entertaining areas and canal frontage. A no-through court within the central Benowa Waters precinct — within a short distance of Royal Pines, Emerald Lakes, Pindara Hospital, Surfers Paradise and HOTA.

THE RESIDENCE

5 Bed · 3 Bath · 4 Car
Pool · Study

THE HOLDING

1,136 m² waterfront
North-facing canal

THE OPPORTUNITY

Live · Refurbish ·
Redevelop

AN INTRODUCTION

A *north-facing* waterfront residence in Benowa Waters, held privately for thirteen years, offered to the market by Expressions of Interest.

GC PRESTIGE RESIDENTIAL



8 BRAEMER COURT · BENOWA · QLD
4217

EXCLUSIVELY MARKETING BY

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GC Prestige Residential — exclusive marketing of prestige Gold Coast homes.

EXECUTIVE SUMMARY

A north-facing waterfront residence in central Benowa.

8 Braemer Court is offered for sale by Expressions of Interest. The property comprises a 511 m² five-bedroom home on 1,136 m² of north-facing canal-frontage land in the Benowa Waters precinct, suited to occupation, refurbishment or redevelopment.

- **North-to-water aspect** — all-day sun across the pool, alfresco and canal frontage.
- **1,136 m²** of land with canal frontage in a no-through court.
- **511 m²** internal residence — five bedrooms, three bathrooms, four-car parking, study.
- **Established home** in excellent condition; suited to occupation or refurbishment.
- **Three buyer profiles** — owner-occupier, value-add purchaser, or redevelopment.
- **School catchments** — Benowa State (0.7 km), Benowa High (1.1 km); TSS, St Hilda's, Emmanuel College, Aquinas in proximity.
- **Royal Pines & Emerald Lakes** within 3 km; HOTA Cultural Centre 3–4 km; Surfers Paradise & beach 5–6 km east.
- **Last recorded sale 2013** — held privately for thirteen years.

PROPERTY HIGHLIGHTS

Property *summary.*

A consolidated view of the residence, the land and the location.

LAND AREA

1,136 m²

Canal-frontage land within a no-through court.

INTERNAL BUILDING AREA

511 m²

Family-scaled residence with established footprint.

ACCOMMODATION

5 Bed · 3 Bath · 4 Car

Study, swimming pool, CCTV security, back-to-base alarm.

ASPECT

North-to-Water

All-day sun across pool, alfresco and canal — the precinct's most-sought orientation.

SCHOOL CATCHMENTS

Benowa State School & High

TSS, St Hilda's, Emmanuel College, Aquinas, St Michael's in proximity.

LIFESTYLE

Royal Pines & Emerald Lakes

Golf, dining and resort amenity within 3 km.

LAST RECORDED SALE

June 2013

Held privately for thirteen years.

SALE METHOD

Expressions of Interest

Submissions invited via the form within.

THE RESIDENCE

Asset *overview.*

A summary of the property's title, configuration and provenance — for buyer reference and conveyancing due-diligence.



1,136 M² CANAL-FRONTAGE TITLE · BENOWA WATERS · NORTH-TO-WATER ASPECT

ADDRESS	8 Braemer Court, Benowa QLD 4217	TENURE	Freehold
LOCAL GOVERNMENT	City of Gold Coast	LAND AREA	1,136 m²
PRECINCT	Benowa Waters (canal estate)	INTERNAL BUILDING AREA	511 m²
PROPERTY TYPE	Detached double-storey residential dwelling — waterfront	ACCOMMODATION	5 Bed · 3 Bath · 4 Car · Study
WATER FRONTAGE	Tidal canal — Nerang River system	ASPECT	North-to-water — all-day sun
COURT SETTING	No-through court	IMPROVEMENTS	Pool · A/C · Built-in robes · CCTV security · Back-to-base alarm
LAST RECORDED SALE	June 2013	SALE METHOD	Expressions of Interest · by private appointment





Main Beach



Surfers Paradise



MARKET REFERENCE

Comparable sales.

Ten recent waterfront-canal residences sold within a 5 km radius of 8 Braemer Court, with a focus on the Benowa Waters precinct. Sourced from CoreLogic RP Data, Domain and exclusive-agent records. The set illustrates the market for prestige waterfront homes in the central Gold Coast over the past 36 months.

SOLD WATERFRONT RESIDENCES — WITHIN 5 KM · 2023 — 2026

ADDRESS	SALE DATE	LAND	SALE PRICE	\$ / M ² (LAND)
116 Edinburgh Road, Benowa Waters	Nov 2025	—	\$6,500,000	premium tier
31 Edinburgh Road, Benowa Waters	Aug 2024	1,112 m ²	\$3,720,000	~\$3,345
51 Edinburgh Road, Benowa Waters	Apr 2024	832 m ²	\$3,250,000	~\$3,906
5 Capricorn Court, Benowa Waters	2024	805 m ²	\$3,260,000	~\$4,050
40 Edinburgh Road, Benowa Waters	2023	831 m ²	\$2,950,000	~\$3,550
42 Edinburgh Road, Benowa Waters	2023	832 m ²	\$2,750,000	~\$3,305
30 Edinburgh Road, Benowa Waters	2025	831 m ²	undisclosed	—
19 Andrea Avenue, Broadbeach Waters	Jan 2025	1,019 m ²	\$3,600,000	~\$3,533
17 Andrea Avenue, Broadbeach Waters	Mar 2024	1,126 m ²	\$3,350,000	~\$2,975
84 Oceanic Drive, Mermaid Waters	Mar 2024	—	\$7,700,000	suburb record
Benowa Waters average (disclosed sales — several are not north-to-water)	2023 — 2026	—	—	~\$3,631 / m²

THE NORTH-TO-WATER PREMIUM · WHY ASPECT MATTERS ON THE GOLD COAST

In the southern hemisphere a north-facing waterfront block receives sun across its rear yard, pool and water frontage throughout the day — the opposite of a south-facing block, which sits in shadow. On the Gold Coast, where outdoor living is the principal lifestyle driver, this is the most-sought attribute of any canal residence. Prestige agencies consistently record that north-facing waterfront homes transact at a **10–20% premium** over equivalent south-facing stock. **8 Braemer Court holds this aspect** — a material adjustment factor against the comparable evidence above, where several disclosed Benowa Waters sales are not north-to-water. The Benowa Waters cluster establishes a local rate band of ~\$3,300 – \$4,050/ m² of land; 8 Braemer Court is larger than the median Edinburgh Road allotment (~831 m²) and its residence (511 m²) is materially larger than the dwellings on most comparable sites.

Sources: CoreLogic RP Data, Domain, Queensland Sotheby's, Ray White Surfers / Mermaid Waters.

BUYER REFERENCE

Two calculations.

Two complementary frameworks for buyers to apply their own assessment of value — neither figure is final; both are deliberately left blank.

SALES-COMPARISON APPROACH — CALCULATION 01 · VACANT WATERFRONT LAND SOLD WITHIN VICINITY

LOCALITY	SALE DATE	LAND	PRICE	\$ / M ²
Mermaid Sanctuary (lakefront)	2024 peak	1,009 m ²	\$3,000,000	~\$3,000
Broadbeach Waters (canal)	Aug 2024	800 m ²	\$2,170,000	~\$2,713
Broadbeach Waters (canal)	Jan 2025	770 m ²	\$1,875,000	~\$2,435
Broadbeach Waters (canal)	Oct 2024	938 m ²	\$2,175,000	~\$2,319
Indicative average — vacant waterfront land				~\$2,617 / m²

CALCULATION 01 — LAND COMPONENT

SUBJECT LAND

1,136 m²

×

AVERAGE \$ / M²

~ \$2,617

=

LAND VALUE

?

REPLACEMENT COST — CALCULATION 02 · NEW-BUILD CONSTRUCTION BENCHMARKS (GOLD COAST 2025/26)

TIER	DESCRIPTION	RANGE	AVERAGE
Tier 1 · Mid-range custom	Quality family home	\$2,500 – \$3,500 / m ²	~\$3,000 / m ²
Tier 2 · High-end architectural	Premium architectural finishes	\$4,000 – \$6,000 / m ²	~\$5,000 / m ²
Tier 3 · Luxury waterfront	Bespoke luxury construction	\$6,000 – \$8,000+ / m ²	~\$7,000 / m ²
Indicative central average — applicable to a Benowa Waters rebuild			~\$5,000 / m²

CALCULATION 02 — BUILDING COMPONENT

SUBJECT GFA

511 m²

×

AVERAGE \$ / M²

~ \$5,000

=

BUILDING VALUE

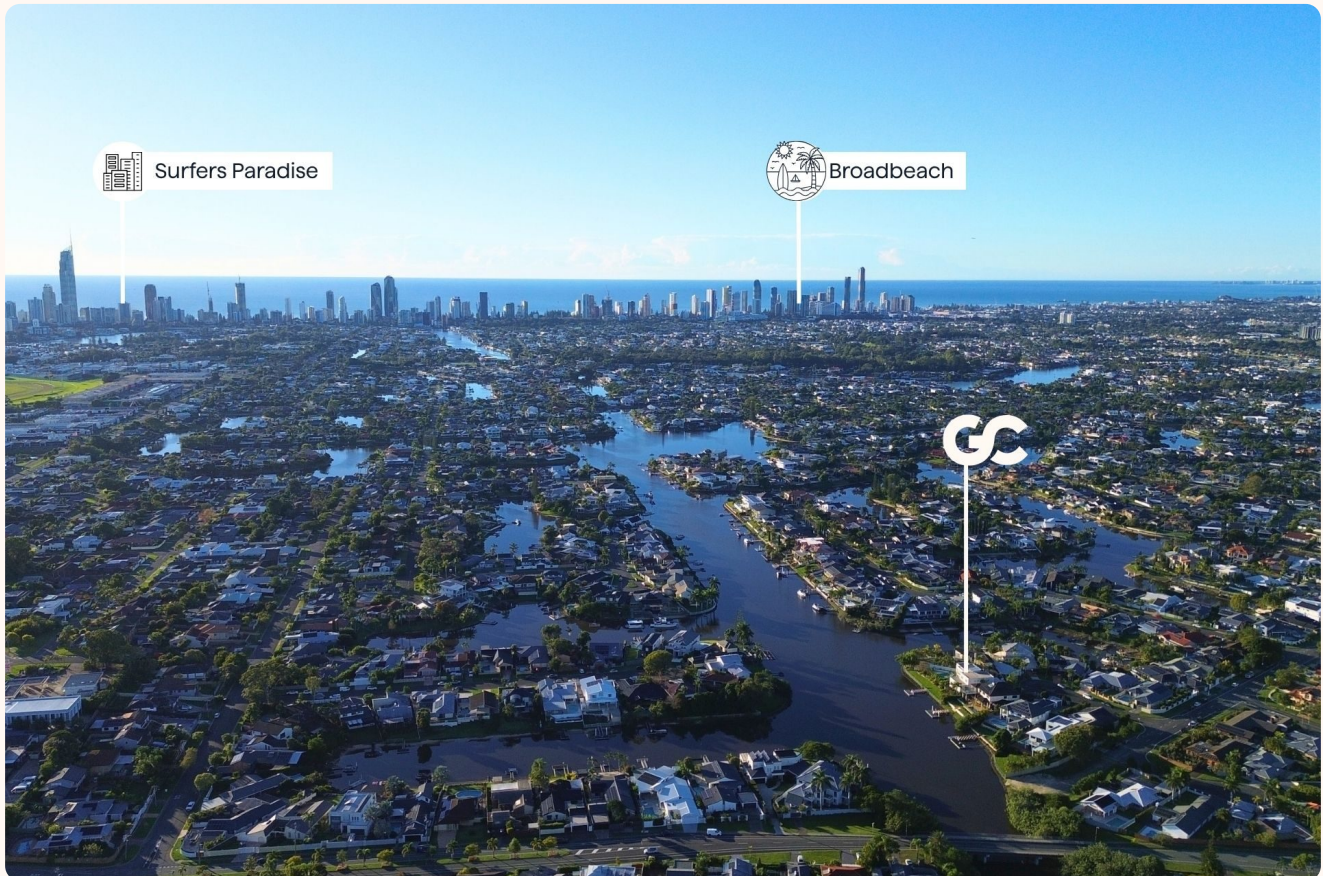
?

Both calculations are analytical frameworks. Construction rates exclude land, demolition, site costs, professional fees, council contributions, landscaping and pool. Sources: CoreLogic RP Data, Domain, openlot.com.au, HEW Projects, Clarendon Homes, Design Science, BMT Quantity Surveyors.

LOCATION & LIFESTYLE

A *central* Gold Coast address.

Benowa Waters sits in the geographic heart of the Gold Coast — equidistant to the beach, the hinterland and the major arterials. The court itself is quiet; the city is minutes away.



SURFERS PARADISE	~5–6 km east — beach, dining, retail	PACIFIC FAIR / ROBINA TOWN CENTRE	~7 km — both premium retail precincts
BROADBEACH & THE STAR CASINO	~6 km south-east	GOLD COAST UNI HOSPITAL	~5 km
HOTA	~3 km — Cultural and Arts Centre	PINDARA HOSPITAL	~2 km
ROYAL PINES RESORT	~2 km — PGA golf, spa, dining	BOND UNIVERSITY	~9 km
EMERALD LAKES	~3 km — cafés, golf, village	GOLD COAST AIRPORT	~25 km

M1 PACIFIC
MOTORWAY

~3 km — Brisbane
CBD ~70 km

SCHOOL CATCHMENTS

Benowa State (0.7 km) ·
Benowa High (1.1 km)

INDEPENDENT & CATHOLIC SCHOOLS · TERTIARY

TSS, St Hilda's, Emmanuel College, Aquinas College, St Michael's College, Trinity Lutheran and **St Kevin's** are all within a 3–6 km drive. **Bond University** (~9 km) and **Griffith University Gold Coast** (~6 km) complete the catchment.

MARKET CONTEXT

The Gold Coast in 2026.

Among Australia's strongest-performing residential markets, the Gold Coast continues to attract owner-occupier and investor demand from interstate buyers, southern downsizers and an expanding international pool. Supply remains tight; prestige waterfront stock continues to outperform. Significant infrastructure improvements and real estate capital growth are expected in the lead-up to the 2032 Olympic Games.

<p>+22.3%</p> <p>BENOWA WATERS MEDIAN GROWTH · 12 MO</p>	<p>+12.8%</p> <p>GOLD COAST DWELLING VALUE GROWTH · 12 MO</p>	<p>\$1.78M</p> <p>BENOWA MEDIAN HOUSE PRICE · 2026</p>	<p>\$1.32M</p> <p>GOLD COAST MEDIAN HOUSE · 2026</p>
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"The Gold Coast market has underlying fundamentals that remain exceptionally strong. Looking ahead, I remain very optimistic about the Gold Coast market for the remainder of 2026, and I believe the Gold Coast is well positioned to outperform many other regions across Australia."

— DAVID HIGHLAND, CEO · HIGHLAND

- **Forecast strength** — SQM Research forecasts 7–11% dwelling price growth across the Gold Coast in 2026; bullish forecasters call up to 13%.
- **Prestige outperformance** — canal-front product is in particular demand.
- **Supply constraint** — vacancy rates remain compressed and waterfront listings of size are limited — adding scarcity premium to landholdings such as 8 Braemer Court.
- **Migration tailwinds** — interstate migration to South-East Queensland continues; the Gold Coast remains a primary beneficiary.

Sources: SQM Research, CoreLogic / Cotality, Domain Suburb Profile (Benowa Waters), OpenAgent / Domain market update May 2026, Kollosche Market Update March 2026, Highland.

BRISBANE 2032 & INFRASTRUCTURE

A six-year *infrastructure* cycle.

Between now and the Brisbane 2032 Olympic and Paralympic Games, South-East Queensland will see one of the largest publicly-funded infrastructure rollouts in Australia's history. The Gold Coast is a direct beneficiary — and Benowa, central to the city, captures the connectivity uplift first.

OPEN — STAGE 1 NORTH

Coomera Connector

\$3B second motorway parallel to the M1. Stage 1 North opened to traffic December 2025; Central and South under construction; Stage 2 detail design begins 2026. Lifts Gold Coast accessibility from Brisbane.

UNDERWAY

M1 Pacific Motorway Upgrades

Progressive widening, interchange upgrades and intelligent traffic management between Brisbane and the Tweed. Improves Benowa's reach to Brisbane CBD (~70 km) and the airport (~25 km).

PLANNING

Faster Rail — Logan & Gold Coast

Federally co-funded program targeting reduced travel times between Brisbane and the Gold Coast. A medium-term lift to commuter accessibility and demand for central, walkable Gold Coast pockets.

OLYMPICS 2032

Brisbane 2032 Games Investment

Gold Coast venues confirmed across the Games footprint. Estimated \$7B+ in associated transport, accommodation and amenity investment across SEQ — directly underpinning property demand through the build-up to 2032.

ACTIVE

Gold Coast Light Rail Network

The G:link tram network connects Helensvale through Surfers Paradise to Broadbeach. Stage 3 extending to Burleigh Heads. Future southern extensions remain under regional transport review.

SUSTAINED

Private-Sector Pipeline

Aniko's \$2B Mermaid Beach masterplan, Abedian's \$1B The Lanes precinct, and Star Casino expansions all anchor the central-Gold Coast urbanisation story within a short drive of Benowa.

SALE BY EXPRESSIONS OF INTEREST

Submissions *invited.*

8 Braemer Court, Benowa is offered for sale by Expressions of Interest. Written offers may be submitted via the form contained within this Memorandum, by email, or online:

gcprestige.au/eoi

FOR INSPECTION & ENQUIRY

Oktay Vali
Managing Director & Marketing Agent · GC Prestige

0424 674 031

gc@gcprestige.au · gcprestige.au

EXPRESSION OF INTEREST – SUBMISSION FORM

Submit your *offer*.

Please complete the form below and return to gc@gcprestige.au, or submit online at gcprestige.au/eoi.

1 · PROPERTY

PROPERTY

8 Braemer Court, Benowa QLD 4217

EOI CLOSES

2 · BUYER DETAILS

FULL NAME (BUYER 1)

FULL NAME (BUYER 2)

MOBILE

EMAIL

POSTAL ADDRESS

PURCHASING ENTITY (IF APPLICABLE)

ABN / ACN

3 · OFFER

OFFER AMOUNT (AUD)

DEPOSIT PROPOSED

SETTLEMENT (DAYS)

CONDITIONS (FINANCE / B&P / OTHER)

4 · SOLICITOR

FIRM

CONTACT & EMAIL

5 · SIGNATURE

BUYER SIGNATURE

DATE

Return to: gc@gcprestige.au · Oktay Vali — Managing Director & Marketing Agent · 0424 674 031 · GC Prestige (Oktay Properties Pty Ltd).

DISCLAIMER

Important *notice* to recipients.

Confidentiality. This Information Memorandum has been prepared by Oktay Properties Pty Ltd (trading as GC Prestige Residential) for the recipient's reference in connection with 8 Braemer Court, Benowa QLD 4217. It is not to be disclosed, reproduced or distributed without the prior written consent of the agent.

Information. The information contained in this document has been compiled from sources believed to be reliable, including publicly available property records, government data, council documents and reputable industry publications. While reasonable care has been taken in its preparation, no warranty or representation, express or implied, is given as to the accuracy, completeness or currency of the information.

Appraisal frameworks. The land-component and building-component appraisal frameworks presented in this document are illustrative analytical tools. They do not constitute a valuation, do not represent the agent's opinion of market value, and are not intended to be relied upon for any financial decision. Prospective buyers should obtain their own independent valuation, building and pest inspections, legal advice and financial advice.

Comparable sales. Comparable sales data has been sourced from publicly available Domain, openlot.com.au and industry-news records. Differences in frontage, orientation, depth, topography, easements, council overlays and improvements between the comparable properties and the subject property mean that any per-square-metre rate must be adjusted by the buyer to reflect site-specific characteristics.

Build cost data. Construction-cost benchmarks have been sourced from published 2025–2026 Gold Coast and Australian builder data. They are construction-cost-only and exclude land, demolition, site costs, professional fees, council contributions, landscaping and pool. Site-specific quotations from licensed builders should be obtained before committing to any cost expectation.

Market data. Gold Coast market statistics and Brisbane 2032 infrastructure references are drawn from public sources including SQM Research, CoreLogic/Cotality, Department of Transport and Main Roads (Queensland), and reputable property publications.

Sale process. The vendor reserves the right to accept, reject or negotiate any offer received, to withdraw the property from sale at any time, or to vary the sale process. Submission of an Expression of Interest does not bind the vendor to enter into a contract of sale.

Entity. Oktay Properties Pty Ltd, trading as GC Prestige Residential. Marketing agent: Oktay Vali, Managing Director. Contact: 0424 674 031 · gc@gcprestige.au · gcprestige.au.

GC Prestige

RESIDENTIAL

Shaping growth through strategic opportunity.

GC Prestige is a bespoke Gold Coast real estate agency. Our team sources, sells and consults on prestige residential, commercial and development site real estate across South East Queensland, with deep specialisation in waterfront Gold Coast and Logan City Council.

<h2>21</h2> <p>DEVELOPMENT SITES DELIVERED</p>	<h2>\$200M+</h2> <p>IN ACQUISITION VALUE</p>	<h2>454</h2> <p>NEW HOMES BEING DELIVERED</p>	<h2>\$500M+</h2> <p>COMBINED END VALUE</p>
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Property Owners

Structured marketing campaigns and direct access to qualified buyers. Discreet, well-prepared, outcome-focused — for prestige homes, sites and portfolios.

Buyers & Developers

Curated access to properties with clear value and the technical work done. Site identification, planning intelligence and negotiation discipline.

Investor Groups

Partnerships on medium-to-large scale residential and development opportunities. Local intelligence, deal sourcing, execution.

OUR APPROACH

Identify → *Qualify* → *Engage* → *Secure*. A disciplined four-phase process backed by direct market intelligence and a deep South East Queensland network.

GC Prestige

RESIDENTIAL

Shaping growth through
strategic opportunity.

EXCLUSIVELY MARKETED BY

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