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# **Affordable Coastal Havens: Australia's Top 50 Suburbs to Downsize Near the Beach for Under \$1M**

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## **Affordable Coastal Havens:** Australia's Top 50 Suburbs to Downsize Near the Beach for Under \$1M

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# SUMMARY

This comprehensive analysis delves into the best suburbs across Australia for individuals seeking to downsize and live near the beach without breaking the bank. The report evaluates various coastal regions where the typical asking price for properties remains under \$1 million, offering an attractive mix for downsizers prioritising lifestyle and affordability.

## Key Findings:

**South Australia** shines with options such as Christies Beach and Port Noarlunga South, where houses are priced between \$585,773 and \$636,650 respectively, and market conditions favour buyers and sellers.

In **Victoria**, seaside living under \$1M is predominant in suburbs like Seaford and Frankston, with robust seller's market conditions and excellent housing availability.

**Western Australia** presents a range of options from Meadow Springs to Dunsborough, mostly characterised by seller's markets and prices well below the million-dollar mark.

**New South Wales** offers locations like Berkeley Vale and Smiths Lake where properties are close to the \$1M cap but still within reach, and mostly buyer-friendly markets.

**Queensland** features appealing spots like Craignish and Coral Cove with properties priced around \$695,000, in markets currently favouring buyers.

## Regional Highlights:

**Adelaide - South** is notable for a variety of market conditions from balanced to seller's markets, yet maintaining a consistent appeal for those looking for reasonable pricing.

**Mornington Peninsula** and **Geelong** in Victoria showcase a strong presence of buyer's markets, suggesting an easier entry point for downsizers.

**Mandurah** in Western Australia and **Wide Bay** in Queensland are identified as regions with multiple attractive suburbs for downsizers looking for beachside properties in a favourable market scenario.

This report provides valuable insights for potential homebuyers and investors alike, indicating where market conditions and property types align to offer desirable living arrangements close to the beach, all under the crucial price point of \$1 million.

| Suburb         | Region                  | Property Type | Typical asking price | Options   | Market Conditions |
|----------------|-------------------------|---------------|----------------------|-----------|-------------------|
| Berkeley Vale  | Central Coast           | House         | \$890,000            | Good      | Sellers market    |
| Smiths Lake    | Mid North Coast         | House         | \$910,000            | Good      | Buyers market     |
| Long Beach     | Capital Region          | House         | \$969,000            | Good      | Buyers market     |
| Tuross Head    | Capital Region          | House         | \$809,000            | Good      | Balanced market   |
| Lake Cathie    | Mid North Coast         | House         | \$870,800            | Excellent | Buyers market     |
| Port Macquarie | Mid North Coast         | House         | \$840,000            | Excellent | Balanced market   |
| Merimbula      | Capital Region          | House         | \$989,000            | Good      | Buyers market     |
| Sandy Beach    | Coffs Harbour - Grafton | House         | \$895,000            | Limited   | Sellers market    |
| Yamba (NSW)    | Coffs Harbour - Grafton | House         | \$895,000            | Excellent | Balanced market   |
| Banora Point   | Richmond - Tweed        | House         | \$918,000            | Excellent | Sellers market    |

| Suburb             | Region               | Property Type | Typical asking price | Options   | Market Conditions |
|--------------------|----------------------|---------------|----------------------|-----------|-------------------|
| Seaford (Vic.)     | Mornington Peninsula | House         | \$810,000            | Excellent | Sellers market    |
| Frankston          | Mornington Peninsula | Unit          | \$490,000            | Excellent | Sellers market    |
| Mornington (Vic.)  | Mornington Peninsula | Unit          | \$800,000            | Excellent | Buyers market     |
| St Leonards (Vic.) | Geelong              | House         | \$774,868            | Excellent | Buyers market     |
| Clifton Springs    | Geelong              | House         | \$698,000            | Excellent | Buyers market     |
| Dromana            | Mornington Peninsula | Unit          | \$720,000            | Good      | Buyers market     |
| Ocean Grove        | Geelong              | House         | \$1,000,000          | Excellent | Buyers market     |
| Cape Woolamai      | Latrobe - Gippsland  | House         | \$841,500            | Good      | Buyers market     |
| Cape Paterson      | Latrobe - Gippsland  | House         | \$960,000            | Good      | Buyers market     |
| Inverloch          | Latrobe - Gippsland  | House         | \$950,000            | Excellent | Buyers market     |

| Suburb              | Region             | Property Type | Typical asking price | Options   | Market Conditions |
|---------------------|--------------------|---------------|----------------------|-----------|-------------------|
| Craignish           | Wide Bay           | House         | \$890,000            | Good      | Buyers market     |
| Coral Cove          | Wide Bay           | House         | \$695,000            | Good      | Buyers market     |
| Bargara             | Wide Bay           | Unit          | \$649,000            | Good      | Buyers market     |
| Tannum Sands        | Central Queensland | House         | \$529,000            | Good      | Sellers market    |
| Lammermoor          | Central Queensland | House         | \$748,400            | Good      | Sellers market    |
| Taranganba          | Central Queensland | House         | \$599,000            | Limited   | Sellers market    |
| Pacific Heights     | Central Queensland | House         | \$799,000            | Limited   | Buyers market     |
| Mission Beach       | Cairns             | House         | \$575,000            | Good      | Buyers market     |
| Trinity Beach       | Cairns             | House         | \$707,000            | Excellent | Sellers market    |
| Clifton Beach (Qld) | Cairns             | House         | \$970,200            | Good      | Buyers market     |

| Suburb               | Region                       | Property Type | Typical asking price | Options   | Market Conditions |
|----------------------|------------------------------|---------------|----------------------|-----------|-------------------|
| Marino               | Adelaide - South             | House         | \$1,100,000          | Limited   | Balanced market   |
| Christies Beach      | Adelaide - South             | House         | \$636,650            | Good      | Sellers market    |
| Port Noarlunga South | Adelaide - South             | House         | \$585,773            | Excellent | Buyers market     |
| Moana                | Adelaide - South             | House         | \$760,000            | Limited   | Sellers market    |
| Carrickalinga        | South Australia - South East | House         | \$799,000            | Limited   | Balanced market   |
| Middleton (SA)       | South Australia - South East | House         | \$830,000            | Limited   | Balanced market   |
| Port Elliot          | South Australia - South East | House         | \$770,000            | Limited   | Sellers market    |
| Normanville (SA)     | South Australia - South East | House         | \$649,000            | Good      | Balanced market   |
| Hindmarsh Island     | South Australia - South East | House         | \$695,000            | Excellent | Buyers market     |
| Encounter Bay        | South Australia - South East | House         | \$560,000            | Excellent | Buyers market     |

| Suburb          | Region   | Property Type | Typical asking price | Options   | Market Conditions |
|-----------------|----------|---------------|----------------------|-----------|-------------------|
| Meadow Springs  | Mandurah | House         | \$562,640            | Good      | Sellers market    |
| Halls Head      | Mandurah | House         | \$649,000            | Excellent | Sellers market    |
| Wannanup        | Mandurah | House         | \$659,000            | Excellent | Balanced market   |
| Dawesville      | Mandurah | House         | \$575,000            | Excellent | Sellers market    |
| Leschenault     | Bunbury  | House         | \$800,000            | Limited   | Sellers market    |
| Bunbury (WA)    | Bunbury  | House         | \$565,000            | Good      | Buyers market     |
| Dalyellup       | Bunbury  | House         | \$519,000            | Excellent | Sellers market    |
| Geographe       | Bunbury  | House         | \$650,000            | Good      | Balanced market   |
| Broadwater (WA) | Bunbury  | House         | \$693,600            | Limited   | Sellers market    |
| Dunsborough     | Bunbury  | House         | \$822,000            | Excellent | Sellers market    |



# 1 - FINDING SUBURBS

In curating this definitive list of the top 50 Australian suburbs for downsizers seeking coastal living under \$1M, we employed a meticulous selection process to ensure the locales presented not only matched financial criteria but also provided a substantial inventory of potential homes.

Initially, our criteria included a baseline of at least seven listings per suburb. This threshold was crucial as it guarantees that downsizers have a diverse range of properties to explore immediately, rather than encountering a limited set that might not meet their specific needs or tastes. Suburbs failing to meet this listing criterion were excluded from further consideration, reinforcing the commitment to offering a practicable and varied choice to prospective buyers.

Following this, we applied a financial cap, setting \$1M as the upper limit for typical asking prices in selected suburbs. This price point is pivotal in maintaining the focus on affordability which is central to the appeal for downsizers. However, we made a single exception for Marino, South Australia. Although slightly above the threshold, Marino presents a unique market where diligent searchers could potentially uncover properties just beneath the \$1M mark, making it an attractive, albeit pricier, option for those committed to finding value in a competitive market.

The geographical focus was then sharpened to exclusively coastal locations. To achieve this, we plotted all qualifying suburbs on a map, identifying those that lie proximate to coastlines—these areas are particularly appealing for downsizers who prioritise beach access and the quintessential relaxed, seaside lifestyle.

Further refinement was carried out via a comprehensive search on realestate.com.au for each of the shortlisted suburbs. This step was essential to ensure that each location not only met our listing and price criteria but also currently offered at least two to three properties that aligned closely with our parameters. This real-time market check validates the relevance and timeliness of our recommendations, ensuring that the properties highlighted are not only ideal in theory but also attainable in practice.

Through this rigorous selection process, we aimed to furnish a list that not only meets specific financial and lifestyle criteria but also offers a realistic snapshot of the current market, empowering downsizers to make informed decisions in their quest for affordable, quality coastal living.

# 2 - MARKET CONDITIONS

In the comprehensive report, "Affordable Coastal Havens: Australia's Top 50 Suburbs to Downsize Near the Beach for Under \$1M," we delve deeply into the real estate dynamics of each selected suburb by examining two crucial factors: 'options' and 'market conditions.' These metrics are pivotal in determining both the variety of available properties and the competitiveness of the market, guiding potential buyers in their decisions.

## **Options:**

Our categorisation of 'options' is based on the average listing counts in each suburb, which directly affects the breadth of choices available to buyers. Suburbs with fewer than 15 listings are considered to have 'limited' options. These areas, while offering fewer properties, might still appeal to those looking for a niche market or less competition. Suburbs with 15 to 30 listings offer 'good' options, providing a balanced range of properties without overwhelming buyers. These markets are ideal for those seeking a middle ground between variety and manageability. Lastly, suburbs with more than 30 listings are labelled as having 'excellent' options, indicating a vibrant market with a wide array of properties. This abundance allows buyers to be selective, providing a greater chance of finding a property that precisely fits their needs.

## **Market Conditions:**

Market conditions are assessed through inventory levels, which represent the total months of stock available based on current sales trends. A higher inventory level (4 months or more) defines a buyers' market, where the pace is slower and buyers have more negotiation power. These conditions are often found in suburbs with decreasing inventory levels, hinting at a possible future shift towards a more balanced or even sellers' market—particularly relevant in areas with fewer listings. A balanced market, identified by 3 to 4 months of inventory, offers neither distinct advantage to buyers nor sellers, making it an equitable environment for transactions. Suburbs with less than 3 months of inventory fall into the sellers' market category, where demand exceeds supply, leading to quicker sales and potentially higher prices.

Together, these indicators provide a robust framework for understanding each suburb's real estate landscape within our report. They help delineate the nature of each market, empowering downsizers with the knowledge to make informed choices in their pursuit of affordable coastal living under \$1M. This dual focus ensures that our recommendations are not only financially viable but also practical and timely, suited to the realities of the current property market.