



BEST GOLD COAST SUBURBS TO **BUY, RENT OR MOVE IN**

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Abstract

Discover the best suburbs on the Gold Coast for buying, renting or moving in with this easy guide. Whether you are looking for a family-friendly neighborhood, a vibrant urban lifestyle or a quiet place to call home this PDF covers it all. We explore popular suburbs that offer great value for money, strong community vibes and easy access to schools, parks, shops and public transport. You will find information on where to get the best beach access, lively cafes and entertainment or peaceful streets perfect for relaxing weekends. Plus we highlight upcoming areas with exciting growth potential for smart buyers and renters. This guide will help you make a confident choice by sharing tips on what to look for in a suburb and how to find the right fit for your lifestyle and budget. Start your journey to the perfect Gold Coast home today.

Introduction

The Gold Coast is one of Australia's most vibrant and fast-growing regions, known for its sunny beaches, relaxed lifestyle, and stunning natural beauty. Whether you're buying, renting, or moving in, picking the right suburb is key to enjoying all the Gold Coast has to offer.

From beachside hotspots to peaceful, family-friendly areas, there's something for everyone. This guide helps first-home buyers, renters, and investors discover affordable options, emerging suburbs, and lifestyle-friendly communities. With tips on transport, local amenities, and safety, you'll be better equipped to choose the perfect Gold Coast suburb to match your goals, lifestyle, and budget.

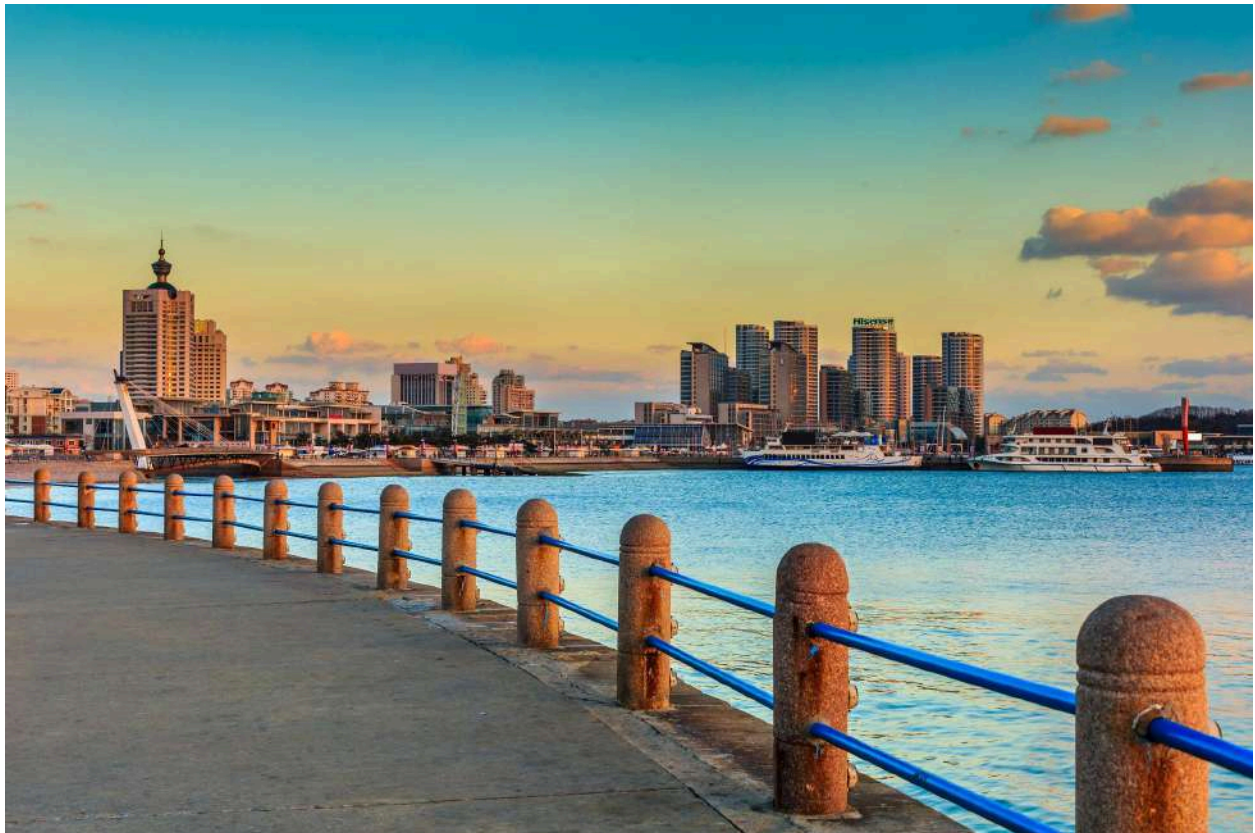


Here are the top points to guide your Gold Coast suburb search:

Choosing the right suburb on the Gold Coast depends on your lifestyle, budget, and long-term goals. Some areas offer affordable entry points for buyers, while others provide a vibrant lifestyle perfect for renters. Families may look for safe, community focused suburbs with parks and amenities, while first home buyers might prefer areas with strong value and growth potential. Investors often target emerging suburbs showing signs of development and increasing demand. Before making a move, it's also important to consider transport, nearby services, and the overall feel of a suburb. The following points will help you make a confident decision.

1. What Are the Most Affordable Suburbs to Buy Property in the Gold Coast?

Buying property on the Gold Coast doesn't always mean spending big. While some coastal areas are known for their premium price tags, there are still many suburbs that offer great value for money. These affordable locations are ideal for first-home buyers, investors, or anyone looking to enter the property market without overextending their budget. Many of these suburbs are located just outside the city's central hubs but still offer easy access to essential amenities like shops, public transport, and recreational facilities.



As the Gold Coast continues to expand, these lower-cost suburbs are becoming increasingly popular, with steady growth and development adding to their long-term appeal. Affordable doesn't mean lacking in lifestyle, many of these areas have a strong sense of community, green spaces, and growing infrastructure. In this section, we highlight some of the most budget-friendly suburbs to buy property in, helping you find a location that balances cost, comfort, and future potential.



Central Gold Coast

In the lively Surfers Paradise and Broadbeach neighbourhoods, skyscrapers overlook the sand, creating a dramatic skyline. This area is particularly well-known for its alfresco bars and restaurants where you can make the most of the city's famous sunshine. Join the active locals on a walk along beachfront promenades dotted with street art and trendy cafés.

Central Gold Coast blends lifestyle, convenience, and affordability, especially in inland suburbs like Southport, Ashmore, and Labrador. These areas are popular with first-home buyers and investors due to their access to major shopping centres, hospitals, and public transport. Offering a mix of older homes and modern apartments, they provide better value than beachfront locations. With ongoing infrastructure upgrades and solid rental demand, Central Gold Coast is a smart option for buyers seeking value without sacrificing location or lifestyle appeal.

Northern beaches

North of Surfers Paradise, the glamorous Main Beach neighbourhood is adorned with exclusive designer hotels, a yacht-studded marina, and malls with designer boutiques aplenty. Combined with increasingly hip Southport, on the western shores of Broadwater, it's also your family's best base for the Coast's iconic theme parks, just to the north.

The Northern Beaches, including Biggera Waters, Labrador, and Runaway Bay, offer relaxed coastal living with affordable property options. Popular with buyers and investors, these suburbs provide waterfront appeal without high central beach prices. With a mix of housing styles, local shops, and easy transport, they deliver strong value for those seeking beachside living on a budget.

Coomera

Coomera is one of the Gold Coast's fastest-growing and most affordable suburbs, making it a top choice for buyers seeking value without sacrificing future potential. Located about 30 minutes north of Surfers Paradise, Coomera offers a family-friendly environment with plenty of new housing developments, modern amenities, and good transport connections. The suburb has seen significant investment in infrastructure, including schools, shopping centres, and health facilities, which adds to its appeal.



For those looking to buy property on a budget, Coomera presents a wide range of options, from affordable townhouses to spacious family homes. Prices here tend to be lower than many other Gold Coast suburbs, which attracts first-home buyers and young families. Additionally, Coomera's position near the Coomera River and the nearby Coomera Connector road makes it a convenient spot for commuting to Brisbane or other parts of the Gold Coast.

Coomera offers affordable living with strong future growth potential. Its expanding business hubs, Coomera Town Centre, and planned transport upgrades make it ideal for first-home buyers and investors. With access to shopping, dining, and recreation, Coomera combines convenience with opportunity, making it a smart choice for those seeking long-term value on the Gold Coast.

Burleigh area

The neighbouring suburbs of Miami, Burleigh and Palm Beach exude laid-back seaside living, boasting hip bars, boutiques and breweries, with views of the Surfers Paradise skyline to the north. Burleigh's headland also has deep spiritual significance to its traditional Aboriginal owners, the Yugambeh people, who run the excellent Jellurgal Aboriginal Cultural Centre at its base.



Burleigh Waters and Burleigh Heads West offer affordable alternatives near Burleigh's vibrant centre. With a mix of older homes and new developments, these suburbs attract first-home buyers seeking coastal living without the beachfront price. Access to parks, schools, and shops, along with ongoing upgrades, makes the Burleigh area a smart, well-rounded choice for lifestyle and value.

Southern beaches

The southern beaches are a gorgeous place where crashing waves meet powdery beaches. Most visitors come to these seaside suburbs to surf or laze on the sand, with the gleaming

towers of Surfers Paradise proving a great photo backdrop at sunset. The region is buzzing with trendy bars and restaurants as well as a chance to see some local wildlife.



Southern Beaches suburbs like Coolangatta, Tugun, and Bilinga offer affordable homes with relaxed coastal charm. Popular with families and first-home buyers, the area provides modest units and family houses at accessible prices. With nearby airport access and growing amenities, it's a convenient and appealing choice. Ongoing development adds value, making it ideal for lifestyle-focused buyers.

Gold Coast hinterland

Where: Lamington National Park, Mt Tamborine, Tallebudgera Valley, Springbrook National Park, Numinbah Valley

You only need to drive 30 minutes from the beach to reach the verdant string of neighbourhoods known as the Gold Coast hinterland, home to a staggering stretch of UNESCO World Heritage-listed rainforest. Wild valleys, waterfalls and mountain peaks characterise the region, with forward-thinking culinary offerings set among walking trails and wellness resorts.

The Gold Coast hinterland offers affordable options in suburbs like Upper Coomera, Mudgeeraba, and Advancetown, ideal for nature lovers craving space and tranquility. These areas feature larger blocks and more spacious homes at lower prices than coastal locations. With access to schools, shopping centres, and main roads, they suit families and buyers

wanting convenience plus a peaceful lifestyle. Ongoing infrastructure development and strong community vibes make the hinterland excellent value for those seeking a balanced, affordable lifestyle away from beachside costs.

2. Which Suburbs Are Ideal for Families with Schools, Parks, and Safety in Mind?

Though not a capital city, the Gold Coast is by far the largest non-capital city in Australia – and in fact is larger than Hobart, Darwin and Canberra.

Additionally, the city is expected to reach a million people by the middle of the century.

Also, there is just 5.5 months of new apartment supply left.



The Gold Coast, like Queensland, has seen an explosion in demand, resulting in higher asking prices, especially in the central part of the Gold Coast, according to SQM Research data.

Although prices began increasing gradually from 2014 onwards, they rose sharply from 2021 to as recent as this August, especially for houses. At the time of publication, house asking prices rose by 39.6% during the past 12 months.

As part of an ongoing series at The Property Tribune, we have explored the best and most liveable suburbs across the capital cities for families, including Sydney, Melbourne, Brisbane and Canberra.

So, what about the Gold Coast?

We have selected 20 suburbs deemed to be the best on the Gold Coast, based on a range of factors such as greenery, access to sporting and other recreational facilities, and schooling options. We have included a broad range of suburbs; some right on the coast, some more inland and both sides of the median price for the Gold Coast.



We also have input from a real estate agent 'on-the-ground' on the Gold Coast.

Best & Most Liveable Suburbs In Gold Coast for Families

- Palm Beach
- Currumbin Waters
- Labrador
- Mudgeeraba
- Coomera
- Coolangatta

Palm Beach, 4221

Brendan Andrews, Director at Stone Real Estate Palm Beach, said Palm Beach is consistently one of the best-ranked and searched suburbs in not just Gold Coast, but the entire state for a range of reasons.

“To start with, the whole suburb is very flat, so it’s hugely popular among those who like to walk, run and bicycle around,” he said.

Additionally, he noted that the airport is just 10 minutes away, and there are great schools nearby, including the famous sporting school Palm Beach Currumbin (PBC) State High School.

The median house price is \$1,580,000 according to relaestate.com.au, up 16.5% over the past year.

Currumbin Waters, 4223

Next, Mr Andrews noted Currumbin Waters as a fantastic spot for families on the Gold Coast.

“Like many suburbs in the area, it’s located just five minutes from the beach, but represents great buying in comparison to sisterly beachfront suburbs like Palm Beach,” he said.

“It’s more of an up-and-comer, with many new cafes, restaurants, shops being opened recently.



Mr Andrews said the suburb is very family-oriented and has easy access to the motorway for travel. The airport is also just 10 minutes away.

“Brisbane is an hour’s drive, while the hub of Surfer’s Paradise is 20 minutes away, and there’s some great schools nearby including St Andrews Private School.

The median house price is \$1.23 million, up 29.5% over the past year.

Labrador, 4215

Once a quiet holiday suburb, Labrador has experienced major growth and is now of the most desirable suburbs on the Gold Coast. It offers a range of affordable housing, a strong commercial market and high-end infrastructure. Given its beachside location, the suburb attracts active people who enjoy running, walking and cycling – ideal for families. Next to Charis Seafood Market, there is a secure swimming area and playground area. The median house price is \$877,500, up 33% during the past 12 months.



Mudgeeraba, 4213

Covered by a range of green spaces, Mudgeeraba offers strong schooling options, sporting facilities and other amenities. The suburb is also just five minutes away from major shopping centres and markets. It offers a perfect blend of a peaceful yet convenient suburb. The median price is \$1,065,000, up 22.7%.

Coomera, 4209

Located in the northern part of the Gold Coast, Coomera is fast becoming a major urban community. While mostly known as the home to Dreamworld, this is fast changing. It is 20 kilometres north of the Gold Coast CBD, making it only about 58 kilometres from the Brisbane CBD. The median house price is \$736,000, up 17.8% over the past year.

Coolangatta, 4225

Home to the most famous surf break on the Gold Coast, Coolangatta is known globally for its ASP World Tour event, the Quiksilver Pro. It is also known for other surfing championships. Along with beaches, there is a range of picnic spots and diverse retail options. It offers a relatively laid-back lifestyle, without the Surfers Paradise glamour lifestyle, making it popular with families. The median house price is \$1.54 million, up 8.4% over the past 12 months, but more than double the median price back in November 2019.



3. Where Should You Rent on the Gold Coast for Beach Access and Urban Lifestyle?

If you're looking to rent on the Gold Coast, choosing a suburb with easy beach access and a vibrant urban lifestyle can greatly enhance your experience. Known for its stunning beaches and relaxed atmosphere, the Gold Coast offers suburbs like Broadbeach, Mermaid Beach, and Main Beach, which combine beautiful ocean views with lively cafés, restaurants, and entertainment.

These areas provide quick access to the shore, excellent public transport, shopping centres, and cultural hotspots. For renters wanting convenience and a buzzing social scene, these suburbs offer the perfect balance of beach and city living.

- More than 1,000 Gold Coasters get rental support through state housing plan
- More ways to access financial help with new online option, RentConnect officers
- Part of Miles Government's Homes for Queenslanders plan alongside bans on rent bidding, code of conduct and portable bond loans

Nearly 10,000 Queensland households – including more than 1,000 on the Gold Coast - have received rental support through the Miles Government's Homes for Queenslanders plan.

In the first full quarter since the plan was launched, thousands of Queensland households accessed the government's \$160 million Rent Relief package, which can help pay for rent increases, arrears and bonds.

Frontline RentConnect staff worked with more than 2,500 households in need, while more than 3,000 bond loans, more than 1,000 rental grants and more than 500 rental security subsidies were provided.



To help more Queenslanders access support, the government has rolled out 42 RentConnect staff across the state and has also launched the ability for Queenslanders to access rental support online.

It adds to a raft of reforms introduced by the government to help the one third of Queensland households who rent.

Just recently, the government passed legislation to ban rent bidding, establish a code of conduct and start work on a portable bond scheme to allow renters to move their bond from one place to the next.



It also gives renters a fee-free option to pay rent, requiring evidence for any bond claims, limiting reletting costs and further protecting renters' privacies by requiring 48 hours entry notice and a prescribed form for rental applications.

It's a stark contrast to the LNP who axed a code of conduct for the rental sector and slashed funding for tenancy support services across the state.

Quotes attributable to Housing Minister Meaghan Scanlon:

"One in three Queensland households rent, which is why our Homes for Queenslanders plan makes supporting renters a key pillar.

“The \$160 million rent relief package is providing real cost of living relief for those who need it, and adds to other support we’ve implemented like \$1,300 off power bills, 50 cent fares and 20 per cent off car rego.



“Since we launched our Homes for Queenslanders plan, new CoreLogic data shows we’re starting to see the rental market ease, and we won’t let up when it comes to making sure people can get the cost of living help they need.

“That’s unlike the LNP who tore up a code of conduct for the rental sector and gutted funding for renters to get tenancy support.

“The same LNP who have now sharpened their knives, ready to cut thousands of homes for Queenslanders at a time when we need more construction, not less.”

Quotes attributable to Natalie of Pimpama who received a Rental Security Subsidy to help her pay her rent after rent increased to \$610 a week:

“It came to a point where I was choosing between food and rent. But when you choose food, you end up behind on the rent.

“I went down to the Housing Service Centre and they introduced me to RentConnect. I’ve lived on the Gold Coast most of my life, and have been on hard times before. There’s help out there but I won’t use it unless I really need it but I had been informed the housing office was there in the past. I did think there’s not a lot of help out there for people who are renting in the private rental market but it’s amazing that there is.

“Without that support, I’m not sure where I’d be right now. It gives you that timeframe where you can plan ahead, you can budget properly and you don’t have to worry about choosing food or rent.”

Renting on the Gold Coast offers a unique chance to enjoy stunning beaches alongside vibrant urban living. Suburbs like Broadbeach, Mermaid Beach, and Main Beach perfectly balance lifestyle and convenience, making them popular choices for renters. The Queensland government’s Homes for Queenslanders plan also provides vital rental support to thousands, helping ease the burden of rising costs and improving access to affordable housing. With new initiatives like RentConnect and rental protections, renters have more support than ever before. Whether you seek lifestyle or security, the Gold Coast rental market continues to evolve to meet diverse needs.



4. Best Suburbs Gold Coast for First-Home Buyers: 2025 Guide

Buying your first home is a big milestone, and the Gold Coast remains a top choice for first-home buyers in 2025. With affordable suburbs, growing infrastructure, and a relaxed coastal lifestyle, the region offers options for various budgets and preferences. Suburbs like Coomera are rapidly developing, providing competitively priced homes with great access to schools, shopping, and transport. Government programs like the Regional First Home Buyer

Guarantee make entering the market easier by allowing buyers to put down as little as 5%. This guide also covers important tips like bond cleaning and rental rules to help you settle in smoothly.

What is the Regional First Home Buyer Guarantee?

The Regional First Home Buyer Guarantee is part of the Home Guarantee Scheme, an Australian Government initiative that helps home buyers to buy a home sooner.

The Regional First Home Buyer Guarantee supports regional home buyers who have saved a minimum deposit of 5% of the Property Value, and meet other eligibility criteria, to buy a home in a regional area. Housing Australia provides a Guarantee to the Participating Lender to enable you to borrow up to 95% of the Property Value. For the Regional First Home Buyer Guarantee, this is up to 15% of the Property Value.



Are you eligible?

To qualify for the Regional First Home Buyer Guarantee, you need to meet eligibility criteria relating to your personal circumstances including:

- **Living and buying in a regional area** - you (or the person you're applying with in a joint application) have lived in the regional area you're buying in, or an adjacent regional area, for the 12 months up to the Home Loan Date*

- **Citizenship and permanent residency** - be an Australian citizen(s) or permanent resident(s) at the Home Loan Date*
- **Income** - taxable income must be at or below the income cap - \$125,000 for individuals or a combined \$200,000 for joint applicants – shown in the Notice of Assessment (NOA) for the previous financial year, issued by the Australian Taxation Office (ATO)
- **Deposit** - must have minimum deposit savings of 5% of the Property Value
- **Prior property ownership** - you must be a first home buyer or have not owned a property in Australia in the last 10 years (applies to both in a joint application) at the Home Loan Date*
- **Owner-occupier** - you must buy or build a home to live in (investment properties are not eligible)
- **Minimum age** - must be at least 18 years old.



These below are the **Best Suburbs Gold Coast for First-Home Buyers in 2025:**

A. Pimpama

Pimpama is a rapidly growing suburb on the northern Gold Coast, attracting many first-home buyers thanks to its affordability and family-friendly vibe. New housing estates offer modern designs and ample space, making it ideal for young families and couples entering the market. The suburb boasts access to quality schools, parks, and community facilities, creating a comfortable lifestyle close to nature yet with urban conveniences. Its

proximity to the M1 motorway means easy commuting to Brisbane or the Gold Coast's coastal hubs.

For renters in Pimpama preparing to move out, professional end of lease cleaning services are crucial to ensure the property meets landlord expectations and to secure a full bond refund. This cleaning helps tenants avoid disputes and extra charges, which is especially important for those saving for their first home purchase. The combination of affordable homes, growing infrastructure, and the practical know-how of managing rental agreements makes Pimpama a great starting point for first-time buyers aiming for long-term stability in the Gold Coast area.

B. Helensvale

Helensvale is an established suburb prized for its excellent transport connections and balanced lifestyle. It has a major train station linking directly to Brisbane and central Gold Coast, appealing to commuters. The suburb offers a mix of modern townhouses and family homes, alongside schools, shopping centers, and recreational spaces. Helensvale's mature infrastructure and community vibe provide a strong foundation for first-home buyers seeking convenience without sacrificing lifestyle.



Renters in Helensvale often engage bond cleaning professionals to ensure rental properties are returned in pristine condition. This step is vital in securing their bond refund and avoiding unexpected costs. For first-time buyers who rent before purchasing,

understanding the importance of bond cleaning helps them prepare financially and maintain a good rental history. Overall, Helensvale's blend of accessibility, amenities, and practical rental considerations makes it a popular choice for those stepping onto the property ladder.

C. Coomera

Coomera has quickly transformed from a semi-rural area to one of the Gold Coast's most attractive suburbs for first-home buyers. Its affordable housing options include new estates, townhouses, and family homes, all benefiting from expanding infrastructure like schools, shopping precincts, and improved transport links. Coomera's accessibility via the train station and nearby highways makes commuting easy, attracting professionals and families alike.

Renters in Coomera often rely on end of lease cleaning services to ensure the property is left spotless, helping them recover their bond in full and transition smoothly. This service is particularly important in a competitive rental market where landlords expect impeccable property condition. With its ongoing development and community focus, Coomera offers first-home buyers a promising blend of affordability, lifestyle, and future growth potential, making it a top choice for 2025.



Situated on the northern Gold Coast, Coomera is renowned as a vibrant suburb for families with children and working professionals. It is home to Dreamworld and

WhiteWater theme park, Westfield Coomera Shopping Centre, restaurants and various other entertainment hubs. With smooth access to the Pacific Motorway and Coomera Train Station, it has become a perfect place to live, work and raise a family. The median price for a 3-bedroom, 2-bath house is \$775,000, and the rent is \$680 per week. If you are moving out of your rental property soon, choose best bond cleaning services in Coomera.

Check out to know more: <https://www.bondcleaninggoldcoast.com.au/coomera/>

D. Runaway Bay

Runaway Bay is a picturesque coastal suburb offering a relaxed lifestyle with access to waterways, beaches, and parks. Its diverse housing options, from waterfront apartments to larger family homes, attract first-home buyers looking for a peaceful environment near the coast. The suburb boasts excellent schools, shopping centers, and recreational amenities, balancing natural beauty with urban convenience.



For renters moving out of Runaway Bay properties, bond cleaning services are widely used to meet the high standards landlords expect. This professional cleaning ensures tenants leave the property in top condition, safeguarding their bond refund and reducing stress during the moving process. The combination of scenic surroundings, family-friendly amenities, and practical rental advice makes Runaway Bay an appealing location for those entering the property market.

E. Ormeau

Ormeau offers a semi-rural lifestyle combined with affordability, making it a growing choice for first-home buyers. The suburb features spacious homes in new developments, ideal for families and buyers wanting room to grow. With local schools, parks, and shopping facilities, Ormeau provides a community-focused environment that's peaceful yet well-connected to Brisbane and the Gold Coast via the M1 motorway.

Renters in Ormeau frequently use professional end of lease cleaning services to ensure their rental properties are spotless and to guarantee the return of their bond money. This practical step helps tenants move on without financial setbacks, especially important for those saving to buy their first home. With its balance of space, value, and lifestyle amenities, Ormeau is an excellent suburb for first-time buyers seeking a quieter, affordable place to start their homeownership journey.



5. What Are the Emerging Suburbs with Strong Investment Potential?

National Home Values Grow in June:

Property prices are continuing to rise, with values lifting by 0.6% in June, according to Cotality figures.

The rise marked the fifth straight month of price growth after values dipped between November and January of 2024.

Cotality's research director, Tim Lawless, noted that gains were recorded "across almost every broad region of Australia".

“The first rate cut in February was a clear turning point for housing value trends. An additional cut in May, and growing certainty of more cuts later in the year have further fuelled positive housing sentiment, pushing values higher,” Lawless said.



Darwin led the charge, with dwelling values jumping 1.5% in June, followed by Canberra (0.9%), Perth (0.8%) and Brisbane (0.7%).

Perth and Brisbane have led the five-year growth trend, with values up 81.1% and 75.1% respectively in those markets since June 2020.

Lawless noted that annualising quarterly change suggests a national annual growth rate of 5.8%—slightly above the decade average annual rate of 5.2%.

“Given the upside risk that housing values will accelerate further from here as interest rates reduce, the reality is we will likely see home values rise by more than this over the coming 12 months,” he said.

“However, despite the prospect for lower interest rates, affordability constraints will likely temper the extent of a housing market upswing.”

Average Home Hits \$1 Million:

The average home across Australia has reached \$1 million, according to new data released today.

According to the latest figures by the Australian Bureau of Statistics (ABS), the value of Australia's residential properties rose by \$130.7 billion to \$11.4 trillion in the March quarter 2025. This pushed the national mean price of residential property to \$1,002,500.

ABS head of finance statistics, Dr Misha Tan, said that Western Australia, South Australia and Queensland were the "main drivers of the rise, with Queensland reaching the second highest mean price in Australia, behind New South Wales". However, Dr Tan noted: "Despite the quarterly rise in national dwelling value, annual growth in the March quarter slowed to 5.9%. This was down from 9.5% in March quarter 2024".



The milestone came as Cotality's most recent Home Value Index, revealed that prices are 1.7% higher since the start of 2025. Last month's gains were felt across all capital cities, with Darwin leading the charge at 1.6% followed by Perth at 0.7%. Sydney and Melbourne rose by 0.5% and 0.4% respectively.

Cotality's research director, Tim Lawless, said the uptick in values was largely due to the RBA's cash rate movements.

“The continued momentum we’re seeing across almost all markets is no doubt being fuelled by rate cuts—both those that have already happened, but also potential cuts in the coming months,” he said.



Interest Rate Rises: How Much is Too Much?

The interest rate hikes the RBA is unleashing at the moment need to be very carefully calibrated. The perfect amount of rate hikes will cause inflation to retreat and house prices to merely modulate. But too much could cause house prices to spiral downward and take the economy with it in a descent that is hard to reverse. Especially when the Federal Government has a lot of debt and is less likely to come to the rescue with spending.

Interest rate hikes take a long time to have their full effect on the economy, so this year’s cuts will still be dampening things in 2023. Will the RBA go too far and inadvertently crush the Australian property market and the economy with it? Time will tell.

6. What Should You Consider Before Renting or Buying in a New Area?

Housing

One of the first things you will need to do when you move to Australia is to find appropriate accommodation in the city or town where you are planning to live. You will need to make a

decision on whether you want to buy or rent a property. This section will give you information on housing in Australia, ways to find the right property for you and who to go to for help.

Renting

Many new arrivals to Australia rent or lease a property in the short term. There are many different options available for renting properties in Australia and you should find the one that works best for you. Renting is a more flexible option than buying a property. You can also find sharing options where you live with one or more persons.

Finding a property

When you are ready to start looking for somewhere to live, there are a variety of ways to find something that is suitable for your needs and price range.

- Online property search engines can help you look at suburbs or price ranges, allowing you to input a specific set of parameters and investigate the market. The best search engine can vary from state to state, city to city, so be sure to use several.
- Newspapers will often have property sections featuring advertisements for properties available to rent or buy.
- Real estate agencies in your area can show you a range of properties they are trying to rent.



When you have identified a possible property, always attend an inspection of the property to ensure that you notice any flaws or damage before you move in. It also gives you a chance to look at the neighbouring properties and get to know the owner or real estate agent.

Rights and obligations

You will generally need to sign a lease with either the owner of the property or a real estate agent when renting. The lease will set out the contractual obligations of both parties. Ensure that you read and understand the lease before signing.

Advice and factsheets for each Australian state and territory are available from the links below. This information will help you with issues that may arise during your tenancy and are useful to read before you enter into a contract.



Buying

Buying a property is a big decision. In Australia, property is very expensive to purchase and will take several decades to pay off unless you have a substantial amount of savings. Most Australians purchase property through use of mortgages supplied by a bank, building society or mutual fund. The Money - managing your finances section of these pages provides more information and listings of the organisations that operate in Australia.

There are a range of factors to consider when buying property. Conducting research and getting advice from many different sources will better place you to make the right decision for you.

Always think about your future when buying a property as what you need now (size, location, type of property etc.) may change over time. Finding properties to buy is the same process as finding properties to rent. You will almost always have to deal with a real estate agent during a purchase.

The MoneySmart guide to Buying a home gives you a breakdown of steps to take before you will be ready to buy. The site also includes a range of calculators, checklists and feature stories.

Australia has strict laws on foreign investment. You will need permission from the Foreign Investment Review Board to buy a house or land if you are not a permanent resident currently living in Australia.



Final Words

Finding the right suburb on the Gold Coast can make a big difference in how you live, invest, or grow your future. With its mix of beachside charm, family-friendly communities, and fast-developing neighbourhoods, the Gold Coast truly offers something for everyone. Whether you're a first-home buyer seeking value, a renter wanting convenience and lifestyle, or someone planning a fresh start in a vibrant coastal city, this guide has helped highlight some of the best suburbs to consider.

As the region continues to grow, understanding where to buy, rent, or move becomes even more important. Each suburb has its own character, strengths, and appeal so take your time to explore and choose one that suits your goals. From the quiet hinterland to the buzzing beachfront, the Gold Coast is full of opportunity. Wherever you decide to settle, you're sure to enjoy the sunny lifestyle and strong community spirit that define this unique region.

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