



# Labrador

Including: Chirn Park, Hayden Heights, Musgrave Hill

## OVERVIEW

Labrador is certainly experiencing plenty of growth and still holds much opportunity.

Until a couple of years back, the area was largely snubbed by locals as “not good enough”. As with most things though, time has seen attitudes change, and today Labrador is keenly sought after. It’s easy to see why!

Once a sleepy holiday suburb, Labrador is now a haven for trendies and lovers of all things aquatic. Sheltered by South Straddie and The Spit, the suburb offers an amazing diversity of dwellings; many boast fabulous views.

Bordering the Broadwater, the suburb is within walking distance of the Southport CBD. Surfers Paradise nightlife is a small taxi fare away but, being just that fraction removed from the hustle and bustle, a sense of peace and contentment prevails.

Young professionals have bought up the older freestanding houses, duplexes and walk-ups, tastefully renovating many, while others have been razed to make way for flash new homes.

Being a well-established area, it’s hardly surprising that no vacant land remains.

## HISTORY

Back in 1878, investor John Lennon and sugar planter Robert Muir purchased 139 acres of Crown land to the north of Southport. It is believed that it was Muir

### FAST FACTS

Refidex Map	29
Distance to Surfers Paradise:	8km
Distance to Brisbane:	71km
Community style: Couples with and without children, single parents	
Primary dwelling type: Townhouses	

who named the area after the Labrador Peninsula in north-eastern Canada.

Approximately three years later, the General Manager of the Queensland Cobb & Co, Frederick Shaw, built the Labrador Hotel. Five years following, in 1886, a much more elaborate building — the Grand Hotel — was constructed at Deepwater Point.

Although the Labrador Hotel was destroyed by fire, landmarks such as Labrador Creek, a residence called Labrador House and the Labrador State School (which opened in 1921) ensured longevity of the suburb’s name.

## DEVELOPMENT ACTIVITY

This is certainly one suburb that’s delivering against developers’ promises by undergoing an amazing metamorphosis.

Labrador has long been zoned to accommodate growth and as a result, fabulous luxury apartments like Deepwater Point, Aqua, Breezes on Broadwater and Pebbles have shot up along the shoreline.

The overall impression from a quick drive along Marine Parade is that a serious café-culture has taken hold and Labrador is well positioned to become even trendier in future.

## EMPLOYMENT

There are plenty of opportunities to find employment





both in and around Labrador. Light commercial activity is located along Brisbane Road and a major administrative hub is located in neighbouring Southport.

## GETTING AROUND

Just minutes from Helensvale railway station and the M1, Labrador is serviced by Surfside Buslines routes 1, 1A, 3, 10, 14, 15 and 16. There are long-standing plans to widen Brisbane Road from Government Road to Marine Parade and change Frank Street to a dual carriageway.

## HOUSEHOLD COMPOSITION

Couple with children	29%
Couple without children	23%
Single parent	20%
Group household	9%
Lone person	18%
Other	1%

Source: ABS Census 2001

## DWELLING TYPES

Separate house	28%
Townhouse	45%
Unit	26%
Other	1%

Source: ABS Census 2001

## BEST STREETS

Although there is no absolute beachfront in Labrador, luxury apartments and homes along Marine Parade enjoy Broadwater views across parkland. Opposite Leonard Fox Park, a stretch of new developments have sprung up offering apartments that are often one to a floor. Less traffic passes by here, making it a quieter area than further north on Marine Parade. Whiting Street and Imperial Parade are elevated and hence offer excellent views across the Broadwater.



## SMART BUYS

Duplexes located within walking distance from the Broadwater are much in demand and therefore considered smart buys. Government Road East is close to the beach and a good-quality street to invest in.

They usually have no Body Corporate fees and often enjoy tax-depreciation benefits.

## COMMUNITY

The Labrador Senior Citizens' Centre can be contacted on 07 5537 1433. The Uniting Church Southport Family Centre has a basketball court, meeting rooms, canteen and amenities (Ph: 07 5531 2149).

## MEDICAL

The Gold Coast Hospital and Allamanda Private Hospital are located in nearby Southport, just five minutes' drive away.





## SCHOOLS

A number of State schools exist in Labrador, Arundel and Biggera Waters, including the Labrador Primary School on Imperial Parade.

## WHERE TO SHOP

Although Harbour Town is just up the road in Biggera Waters, the Labrador Park Shopping Centre has become increasingly trendy as demographics have changed. Located at 100 Brisbane Road, it offers ATMs, a bakery, butcher's, chemist, café and Coles for grocery essentials.

The Aqua complex includes shops, cafés and restaurants that complement activity generated by The Grand.

With new apartment buildings increasingly going up, it's likely that the glitzy Marine Parade strip will become an even greater magnet for social activity.

## PLACES OF INTEREST

Harley Park swimming enclosure is located on the Broadwater foreshore near the corner of Broad Street and Marine Parade at Labrador. The swimming area is flood-lit in the evenings and BBQ areas are conveniently placed nearby.

Across the road, The Grand is an extremely popular place for a drink and long-established Cav's Steakhouse is an institution. Originally established by Richard Cavill, it is quickly recognised by the promotional steers in the front of the restaurant that are "dressed" according to Gold Coast events or seasonal themes such as Christmas.

Labrador is big on sports with a number of sporting facilities and clubs to choose from. Dux Oval on Broad Street is the place for cricket, while the Labrador Squash Centre on Turpin Road has eight courts, a sauna, club facilities and even a children's play area. Arthur Downes Park is located on Turpin Road. There's a Skate Park at 165 Musgrave Avenue, and at nearby Keith Hunt Park there are artificial

surface hockey fields, changing rooms and all amenities.

The Australian Football Grounds at Cooke Murphy Oval on Ashton Street incorporates two ovals, change rooms, canteen and licensed clubhouse (Ph: 07 5537 1078).

## LOCAL CLUBS:

Labrador Jr. Australian Football Club	Ph: 07 5529 9433
Southport/Labrador Cricket Club	Ph: 07 5594 2982
Labrador Hockey Club	Ph: 07 5591 8990
Gold Coast Over 35's Soccer	Ph: 07 5537 9413



## LOCALS' PICK

The newly revamped (and tremendously popular) Charis Seafood Market is located on Marine Parade opposite the Harley Park swimming enclosure. Pelicans have long congregated here to be fed by the seafood market owner. It's a sight that's best enjoyed while tucking into some of the best fish and chips on the coast. (For those who prefer to catch their fish the smelly way, a boat ramp is located nearby and fishing off the rocks is often fruitful.)