



Mermaid

Including: Mermaid Beach, Mermaid Waters, Barrier Reef, Lake Intrepid, Rum Runner, Mermaid Cove

OVERVIEW

Just south of Broadbeach lies the sought-after suburb of Mermaid Beach. To the east of the Gold Coast Highway homes can be extremely expensive, while to the west – in Mermaid Waters – canal homes and homes on dry lots are priced at a more affordable level.

The ability to amble, surfboard in hand, a block or two up the road for a dip at one of the Gold Coast's most splendid beaches is certainly one of the drawcards that attracts buyers to Mermaid Beach. For this reason, Mermaid has some of the most highly sought-after residential real estate in Queensland. Simply mention the name "Hedges Avenue" and watch people's eyebrows shoot upwards; recognition of the high calibre of homes here is widespread.

Known as one of the most chic streets in the State, Hedges homes are simply fantastic. Hedges itself is just a small one-way street, but it's the absolute beachfront location that these properties enjoy – and the fabulous surf-beach views that come with it – that drives buyers to go to such lengths when searching for their own slice of paradise.

While few can afford to own a slice of the beach for themselves, whenever one of the homes comes on to the market it's only a matter of days before it makes the headlines for being snatched up at a record-breaking figure.

The fibro homes, townhouses and walk-up

FAST FACTS

Refidex Maps	49 & 50
Distance to Surfers Paradise:	6km
Distance to Brisbane:	84km
Community style: Couples with and without children	
Primary dwelling type: Units	

apartments of Mermaid have steadily been renovated or replaced with splendid new homes and apartments. For a coastal suburb, Mermaid is fast developing an inner city "feel". At present, its skyline is continually changing through the proliferation of new townhouse/villa developments being added to cater for a diverse range of residents.

One such development is the upmarket "Absolute Hedges" building, which is planned for the most northerly end of the avenue. Classified as medium rise, it is the last building of its height to be approved before the new Town Plan was released. When complete, it will have seven levels and 20 luxury apartments each with three bedrooms plus study. As with so many of the mansions on Hedges, Absolute will be built on a site where previously six fibro holiday homes stood for decades.

Although this type of city living can mean a high-rise landscape and the hustle and bustle of traffic, Mermaid Beach has somehow managed to maintain a relaxed coastal lifestyle. It's a suburb very mindful that it's an integral part of the 40 km strip of beaches that make the Gold Coast a sun coast. Beach activities and particularly morning and evening walks are very much part of Mermaid Beach lifestyle.

While retirees enjoy the leisure of coastal living in this convenient suburb, it's mostly couples – and families in particular – who make up the largest percentage of residents, attracted by easy access to





positively everything.

Mermaid Waters is known as a quiet residential area that comprises a series of interconnecting man-made lakes and canals. These wind their way through the neighbourhood, eventually flowing into the Nerang River and the Broadwater. Mermaid Waters is a good, solid suburb that remains a little less expensive than neighbouring Broadbeach Waters. This is primarily because access to the seaway is that little bit further and there are tidal restrictions.

There's little doubt that growth is assured because of the central position, great beaches and close proximity that Mermaid Waters enjoys. The new Town Plan doesn't contain any unpleasant surprises. But, there are some positive changes underway, with the redevelopment of a new complex in Mermaid Cove of three hotels and various amenities.

Real estate, and more particularly renovating real estate, has been a growth industry for some time in Mermaid Waters. Over the last five to 10 years, established homes have been bought as much for the opportunity to do them up as for their location. Not surprisingly, there is high rental demand, so investment properties bring good, consistent returns.

After five years of busy activity, vacant land is no longer available, however, and bargains are becoming few and far between. Even the most determined property hunters will be hard-pressed to find a home under \$300,000. However, as homes continue to accrue in value, there are re-sales, and some of these provide excellent refurbishing opportunities.

HISTORY

While the rolling surf may lead visitors to imagine this area was named after mythical sea creatures, the reality is more prosaic. John Oxley, Surveyor-General of New South Wales, cartographer Robert Stirling and colonial officer John Uniacke landed in the cutter Mermaid on this beach in 1823.

The Queensland Minister for Lands finally approved the name Mermaid Beach on 11th September 1946. While Mermaid Beach has always retained its identity over the years, its progress has gone very much hand in hand with that of its surrounding suburbs. If you're keen to know more about the past, you will find more

information in the sections on Broadbeach and Miami — both of which suburbs share a border with Mermaid Beach.

EMPLOYMENT

There's not much in the way of commercial development, as both Mermaid Beach and Mermaid Waters are strictly residential areas. The Q Centre provides opportunity for retail work for Mermaid's residents and as land to the north of the Centre is further developed for commercial purposes, additional local employment opportunities are likely to arise.

GETTING AROUND

Mermaid Beach has close proximity to Robina Train Station and therefore the Brisbane-Gold Coast railway line. Surfside Buslines services the area with routes 1, 1A, 3 and 10.

HOUSEHOLD COMPOSITION

Couple with children	27%
Couple without children	24%
Single parent	12%
Group household	17%
Lone person	17%
Other	2%

Source: ABS Census 2001

DWELLING TYPES

Separate house	24%
Townhouse	14%
Unit	61%
Other	1%

Source: ABS Census 2001

BEST STREETS

Anywhere with absolute beachfront is an absolute beauty. Homes on extremely exclusive Hedges and

Albatross Avenues are must-haves for anyone committed to accruing serious social cachet.

SMART BUYS

Homes in the Barrier Reef precinct are sold almost as soon as they list. This mini suburb is about 20 years in age and offers a good mix of both waterfront and dry blocks. There is also very good real estate to be found around Lake Intrepid in the streets just off Rio Vista. Substantial homes, they tend to be “showy”, have two storeys and a pool. They’re quite new, aged at 10-12 years.

COMMUNITY

For community groups and others who want to hold meetings or stage small events, a plethora of places are available for hire in Mermaid Beach. First stop might be Mermaid Beach Community Centre at 2439 Gold Coast Highway (Ph: 07 5594 3573). There’s also the QCWA Mermaid Beach Hall, 21/26 Francis Street (Ph: 07 5575 1963/5579 8833). Mermaid Beach Scout Group at 106a Hedges Avenue also hires out its premises (Ph: 07 5532 7735). Miami State School has a Community Hall at Oceanic Drive, Mermaid Waters (Ph: 07 5572 1700) and, if you’re in need of something really sizeable, you can’t go past Albert Waterways Community Centre. This is where visiting world music bands often perform. It’s on the corner of Hooker and Sunshine Boulevards and is a very large hall with good facilities and parking (Ph: 07 5581 6010 or 5594 3573).

SCHOOLS

Depending on where you live in Mermaid Beach or Mermaid Waters, it’s very simple to access educational institutions in either Miami or Broadbeach. Miami Preschool and Primary School is on Oceanic Drive. Children are then able to move on to Merrimac High School or Miami High School. Miami State High School has a wide reputation for its academic success – particularly in literacy. The school also runs special programs for gifted and talented children, human relationships education and Special Needs Intervention Programs. Japanese is the LOTE (Languages Other Than English) subject.

WHERE TO SHOP

To the west, the Q super centre on the corner of Bermuda and Markeri Streets offers a wide range of fresh food and vegetables, ranging from the everyday to the exotic. There are changes in the air for this centre, with plans to refashion the popular area into an al fresco foodies’ delight, once the boardwalk along the new canal has been constructed. A strip of retail and commercial businesses, with some light industry, runs along both sides of the Gold Coast Highway, south from Pacific Fair to Markeri Street. There is also a popular local shopping and dining strip east of the Gold Coast Highway just north of Nobby Headland.



PLACES OF INTEREST

Sport and leisure activities abound. Mermaid Beach/Waters is a location that’s quite literally surrounded by things to do and places to go. This includes all water-based activities and of course golf – with championship courses in the neighbouring areas of Burleigh, Robina, Carrara and Surfers Paradise.

Mermaid Beach is an open surf beach that works on the smallest amount of swell. Locals suggest you “find a good bank and enjoy the lefts and rights”. You can always swim at Mermaid Beach, winter or summer. It’s a really nice beach and is particularly safe for visitors as Tower 26 is patrolled every day all year round.

Beach walks were probably invented at Mermaid Beach. It’s just the thing for that perfectly peaceful stroll along the beachfront to the north or south. Ken Mansbridge Park is a friendly location for families with small children. You can relax and enjoy the sheltered picnic areas while the kids run off some excess energy in the playground.

LOCAL CLUBS INCLUDE:

Mermaid Beach Surf Life Saving Club	Ph: 07 5575 3211
Nobby’s Beach Surf Life Saving Club Inc	Ph: 07 5572 5173
Kennedy Pacific Swimming Club	Ph: 07 5593 1760
Mermaid Beach Bowls Club	Ph: 07 5572 3177
GC Ten Pin Bowling Assoc	Ph: 07 5572 1891
GC Hash House Harriers (men’s)	Ph: 07 5577 3296

LOCALS’ PICK

You can fish right off the beach during the day or night if you’re after dart and bream. You’ll probably get better results during the winter months, when the crowds of swimmers are less and the fish are more plentiful. But anglers really have it all their way at Mermaid, with a choice of surf, estuary, river and rock fishing all within a few kilometres. The quiet waterways of Mermaid Waters also provide admirable boating.