

# MOUNT GRAVATT



Mount Gravatt is a suburb of Brisbane, and lies southeast of the city centre on a hill with a view north to the city. Mount Gravatt is governed by the City of Brisbane LGA. Its current population numbers about 14,700, and projections do not indicate any significant increase. The largest employment group is the professional sector, and the business sector comprises mostly small to medium-sized businesses. The main campus of Griffith University is in Mount Gravatt.

## KEY INDICATORS

**INFRASTRUCTURE INVESTMENT** COLD HOT

Mount Gravatt will benefit from the major road projects underway in Brisbane.

**VACANCY RATES** COLD HOT

Mount Gravatt is a strong growth area that is slightly undersupplied. Vacancies are currently tight.

**POPULATION GROWTH**

The suburb is identified as a growth corridor, meaning robust population growth is expected in the medium to long term.

**PROJECTED CAPITAL GROWTH**

Future housing demand is currently being planned for; however, the suburb's strong fundamentals are set to support solid growth ahead.

**PROJECTED RENTAL GROWTH**

This will be strong by national standards but relatively average in Brisbane.

**ESTIMATED RENTAL YIELDS**

The rapid population growth expected will surely exceed any growth in the supply of rental properties, spiking yields.

**DIVERSITY OF ECONOMY**

The Brisbane economy has a great future and Mount Gravatt will enjoy the ride with it.

**AFFORDABILITY**

There are pockets of expensive stock, but as a whole the market is very affordable.

**SUPPLY & DEMAND**

Demand is set to outpace supply, which will benefit investors over the medium to long term.

**COUNCIL PLANNING**

This is one of the focal points of Australia's largest councils.

## WHY IT'S HOT

Named as a key hub around which to develop the city as it grows into a world-class commercial centre, Mount Gravatt offers some of the best of Brisbane for investors. Growing services, major transport enhancements, and a range of well-priced opportunities among pockets of more expensive properties are reasons for stock in Mount Gravatt spending less time on the market than in any other Brisbane suburb – an average of just 27 days.

**-NextHotSpot**

The Mount Gravatt area got a ranking of 21 in *Your Investment Property's* Top 100 Suburbs Guide last year – and with good reason. Capital growth prospects are solid, and the high proportion of ageing properties on the market is resulting in some stellar opportunities for renovating.

**-Your Investment Property**

## STATS & FACTS

- State government focal point as southeast Qld grows from a population of 2.8 to 4.4 million in next 20 years
- Projected need for an additional 156,000 homes in Brisbane by 2031
- Named by RP Data in March 2013 as one of Brisbane's five fastest-selling suburbs for houses
- Brisbane City Council announced the Mount Gravatt Corridor Neighbourhood Plan in November 2012. Vision is to have the Corridor "recognised as a highly accessible, environmentally and economically sustainable hub"
- Transport links include the South East Freeway and South East Busway
- Westfield will commence building a centre in 2013
- Site of two Griffith University campuses supporting 19,000 students

