

# Suburbs of Opportunity

## The C Series – Carbrook

Carbrook is one of Logan City's premier residential suburbs. It covers an area of 22.8 square kilometres and is rich in natural assets. The suburb is bordered by the Logan River to the south and by large tracts of conservation areas to the north and east. Skinners Park is located on the banks of the Logan River offering a boat ramp, fishing pontoon, bike track, playground, and picnic and barbecue facilities.



The popular Carbrook Golf Club has been in operation since the late '70s and draws players from throughout South East Queensland. Bayside Wake Park and Aqua Park, operating in Carbrook since 2003, is another popular destination for tourists and locals alike.

### Economy and Employment

Carbrook plays an important role in the City of Logan's tourism and leisure economy. The area employs 663 people<sup>1</sup> who are primarily employed in the tourism industry.

### Population

At the time of the last Census, Carbrook was home to 1,216 people which is an increase of only 21 people since 2011. There are no plans in place at this stage for any further residential development in the suburb, therefore the population is expected to remain around its current level.

### Demographics

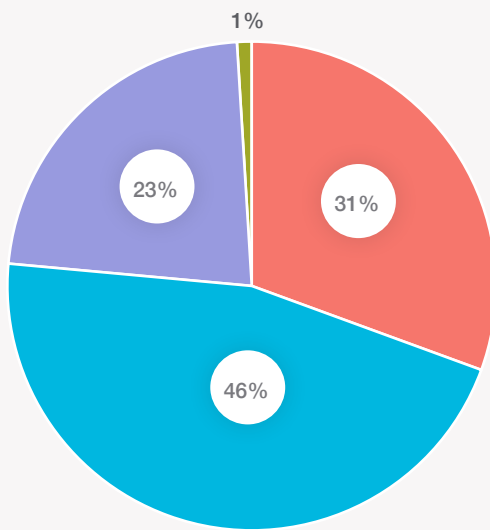
The suburb has a median age of 48 which is 14 years higher than the Logan median of 34.

Approximately one-third (32%) of Carbrook's population is aged over 60.

More than two-thirds (73%) of all homes in Carbrook are detached houses, with 4% apartments and 23% "other" dwelling types/caravans. Just over one quarter (27%) of dwellings in Carbrook have two or fewer bedrooms, a further 17% are three-bedroom homes and 52% have four or more bedrooms.<sup>2</sup>

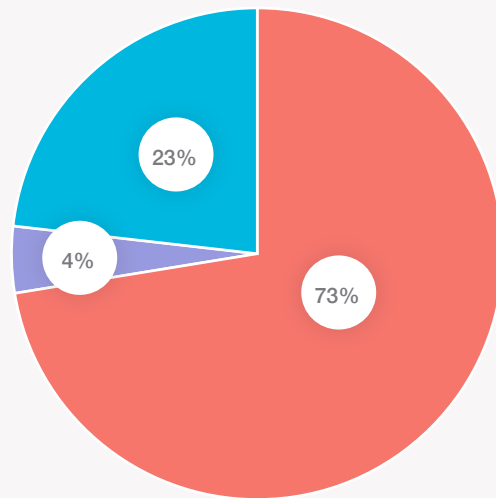
Carbrook records particularly high rates of outright home ownership with half (49%) of all

## Carbrook – Household Composition



- Couples
- Families / lone parent
- Single
- Group / share

## Carbrook – Dwelling Composition



- Separate house
- Apartment
- Other

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

dwelling owned outright, which is the highest in the City of Logan. 35% of dwellings are occupied under mortgage tenure and the remaining 13% are rented.<sup>3</sup>

### Residential Market Fundamentals

The median house price in Carbrook has grown by an average of 5.8% per annum over the past five years to reach of \$1,084,000. This equates to a \$244,000 (or 23%) surge in median values. The 2018 result ranks Carbrook as the most expensive housing market in the City of Logan. Houses in Carbrook are located on acreage lots with sales over the past five years

recording an average block size of 43,444m<sup>2</sup>. There has been an average annual demand for 16 houses within Carbrook over the past five years.

There have been just 19 vacant land sales since 2014, with an average lot size of 67,635m<sup>2</sup> recorded. There have been no sales recorded for the year ended December 2018. The median land value for 2017 was recorded at \$665,000.

Carbrook is home to two semi-detached/medium-density developments which have recorded 27 sales in total over the past five years. Across this timeframe the median townhouse

value has risen by 35.5% (or \$110,000) to reach \$420,000 for the year ended December 2018. This growth equates to an average increase in median price of 5.3% per annum. The median attached dwelling price in Carbrook is only \$10,000 lower than the median house price recorded throughout Logan for the year ended December 2018.

<sup>1</sup> Logan City Council, REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2016 Census Place of Work Employment Data, 2014/2015 National Input Output Tables and June 2017 Gross State Product.

<sup>2</sup> 4% of dwellings with number of bedrooms "not stated"

<sup>3</sup> 3.9% of dwellings with tenure type nominated as "other/not stated"