

# Suburbs of Opportunity

## The W Series – Windaroo

Windaroo is an established suburb which is predominantly made up of residential dwellings. The suburb is small, covering an area of just 1.9 square kilometres. Windaroo falls within the Wolffdene-Bahrs Scrub Statistical Area which covers a total area of 27.8 square kilometres.



The Windaroo Lakes Golf Course and Club is the centerpiece of the community. The 18-hole championship golf course is bordered by the Albert River, and is a popular golfing destination for not only the local community but golfers throughout South East Queensland. The Clubhouse has a popular restaurant and coffee shop which overlooks the course.

Windaroo is also home to the Schonwerder Drive Reserve and Activity Park on Kaiser Drive which has a children's playground and skate facilities.

### Economy and Employment

Windaroo is contained within the Wolffdene-Bahrs Scrub employment zone which employs 689 people. The largest industries of employment are education and training (183 jobs) and construction (180 jobs).<sup>1</sup>

There are currently no plans for any future development within Windaroo.

### Population

At the time of the 2016 Census, Windaroo was home to 2,827 people which was an increase of 112 people from the previous Census in 2011. With no new development on the drawing board for the area and no supplies of available land for redevelopment, the population of Windaroo is expected to remain stable over the coming years.

### Demographics

Windaroo's dwelling landscape is almost entirely comprised of detached houses which make up 98% of dwellings. The remaining 2% of dwellings within the suburb are villas and townhouses.

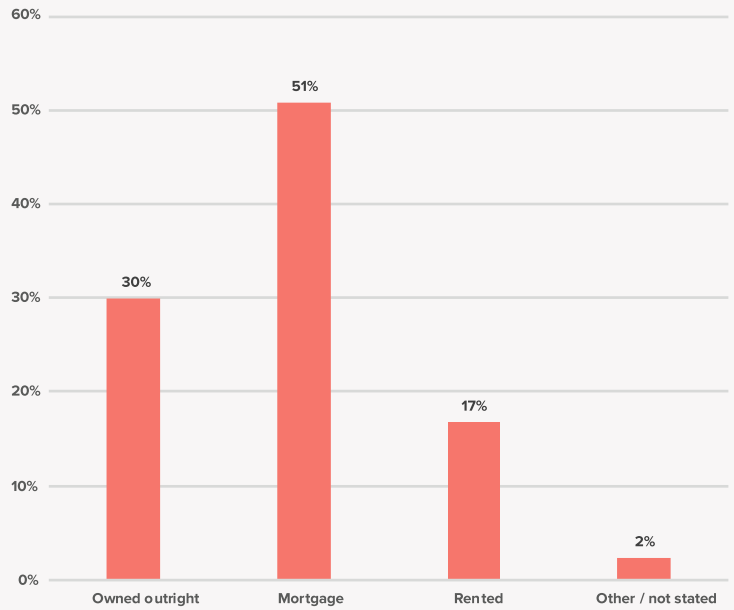
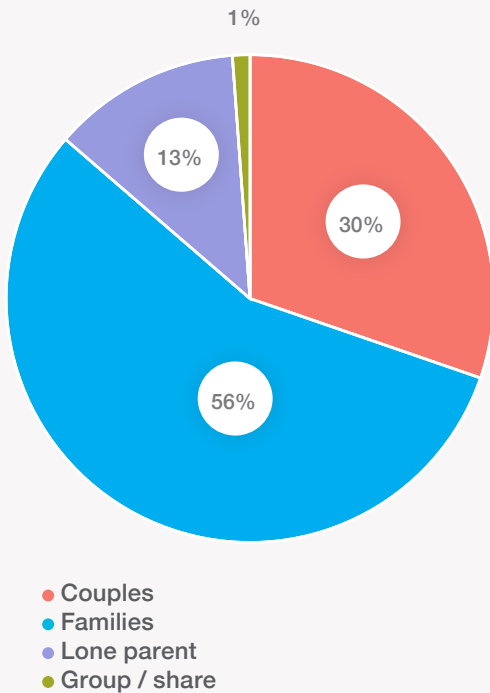
Windaroo is a popular address for families, who make up 56% of all households in the suburb. Couples account for a further 30% of households, followed by single-person households (13%). The remaining 1% of households are group/share arrangements.

Consistent with most established suburbs in Logan City which contain mostly detached housing, larger dwelling types are the most common. 62% of homes within Windaroo contain four or more bedrooms with a further 35% containing three bedrooms. Only 1% of dwellings are two-bedroom dwellings and there are no one-bedroom dwellings within the suburb.<sup>2</sup>

Windaroo's population is mainly owner-residents, who account for 81% of all households. This is split between those paying off a mortgage (51%) and those who own their homes outright (30%). Only 17% of all dwellings within the suburb are occupied by renters.<sup>3</sup>

Windaroo's population are earning median incomes which are higher than those recorded throughout the City of Logan. The median weekly personal income of \$747 is \$112 per week higher than the Logan median, the family median weekly income of

## Windaroo – Household Composition



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

\$1,959 is \$413 per week higher and the median weekly household income of \$1,866 is \$450 per week higher.

In line with earning higher incomes is a population who are paying more for housing. The median monthly mortgage payment in Windaroo of \$1,950 is \$217 per month higher than the Logan median of \$1,733.

### Residential Market Fundamentals

For the year ended December 2018 the median house price in Windaroo was \$453,000,<sup>4</sup> which was at a 5% premium to the median house price recorded throughout the City of Logan. Over the past five years the median house price has grown by an average rate of 1.4% per annum. In total the growth in the median house price over this time has been \$25,500 (or 5.6%). Homes in Windaroo are tightly held with an average of only 46 sales per annum since 2014.

Windaroo is home to a golf-course community with properties owned under group title. These homes are amongst some of Logan's most prestige properties with many enjoying golf-course frontage. Consequently, group title properties in Windaroo are achieving a premium over the freehold detached housing market. For the year ended December 2018 the median house price in this market was \$614,500 which was at a 43% premium to Logan City's median house price and at a 36% premium to the suburb's freehold housing market. Over the past five years the median price has grown by an average of 2.6% per annum, or by a total of \$64,500. Consistent with Windaroo's freehold housing market, properties in this market are tightly held with an average of only 28 sales per annum recorded since 2014.

1 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.

2 2% of dwelling with number of bedrooms "not stated"

3 2% of dwellings with tenure type "not stated"

4 Traditional residential lots sized <2,500m<sup>2</sup>