



Balmoral

Local Government Authority

Brisbane

Location

4 km from CBD

Features

Proximity to Brisbane City, boat access to Brisbane River via Colmslie Reserve

Median Price

Research shows that the median house price in the suburb for the financial year 2002/03 was \$445,000.

Median Weekly Rent

The median weekly rent paid for a 3-bedroom house in this area in the June 2003 quarter was \$345. The median weekly rent paid for a 2-bedroom unit in this area was \$295 for the same period.

Commentary

The small East Brisbane suburb of Balmoral, only 4km from Brisbane's CBD, is another area that has benefited from growing consumer interest in living

close to the city. The suburb has a lively café and local cinema precinct.

For a suburb so close to the City, Balmoral offers several parks and is within five minutes of Colmslie Reserve and corners onto Hawthorne Park. For water lovers, Colmslie Reserve also provides boat access to the Brisbane River.

Balmoral has benefited from consumer demand for affordable, quality housing close to the city. Cannon Hill Shopping Plaza complements local stores in the suburb.

Although Balmoral doesn't have its own rail station (the closest are Cannon Hill and Morningside), regular bus services as well as the CityCat ferry services, ensure residents can access the City and other major centres easily. Residents are also close enough to the Gateway Motorway and the Southeast Freeway to make weekend trips to the Gold and Sunshine Coasts trouble-free.

Schools in and around Balmoral are Bulimba Primary School, Lourdes Hill College, Balmoral High School, and Cannon Hill Anglican College. University students are also within 15 minutes of the Griffith University Campus at Morningside and a short ferry or bus ride from the QUT Gardens Point campus.

The Australian Bureau of Statistics (ABS) 2001 Census shows that this suburb is home to 3,314 residents who have a median age of 35. The median individual income was between \$500 and \$599 per week. Of all occupied private dwellings 63% were either fully owned or being purchased; 33% were being rented.