

# THE TOP 10 MOST LIVEABLE SUBURBS IN AUSTRALIA RIGHT NOW



The media often talks about the Australian median house price and rental yields but people rarely talk about the “livability” of a suburb.

From quality restaurants, retail outlets and good public transport, to overall community culture, here’s our pick of the top 10 most liveable suburbs in Australia in 2015.



# Manly, Queensland

Imagine living in a place where everyday is like a holiday, complete with a beach, a marina and beautifully renovated historic homes, including a number of heritage-listed properties.



## ARCHITECTURE / PROPERTY TYPES

Period architecture and apartments.

## VIBE

Beach holiday.



## ACTIVITIES / EVENTS

The Brisbane Charity Sailing Cup and 'Magic and Mayhem' (a Halloween street party).

## HOT SPOTS / LANDMARKS:

It boasts the largest boat harbour facility in the Southern Hemisphere.



## SUITABLE FOR

Families and professionals.



# Coogee, New South Wales

In many ways, Coogee is like a smaller version of Bondi Beach but with a much friendlier attitude.



## ARCHITECTURE / PROPERTY TYPES

Period homes and apartments.

## ACTIVITIES / EVENTS

Surfing, swimming, coastal walks and the Taste of Coogee festival.



## HOT SPOTS / LANDMARKS:

The beach (obviously) and the Ritz.

## VIBE

Beach holiday, tap beer and ice cream.



## SUITABLE FOR

Singles, professionals, families, students and backpackers.

Coogee, New South Wales



# Norwood, South Australia

Transforming from a working-class suburb with a large Italian community to a cosmopolitan hotspot with an awesome cafe culture, Norwood stands as the queen of Adelaide's eastern suburbs.

## ACTIVITIES / EVENTS

Muse Festival, Craft Fair and Market, Norwood Place Parades and Spring Fête.



## HOT SPOTS / LANDMARKS:

The Norwood Town Hall, the Clayton-Wesley Uniting Church and the Parade.



## ARCHITECTURE / PROPERTY TYPES

Limestone cottages and townhouses.



## VIBE

Conversation over a great cup of coffee.



## SUITABLE FOR

Singles, professionals, families and executives.



# Carlton, Victoria

Affectionately dubbed 'Little Italy', Carlton has a pleasant, literary feel within a vibrant yet sophisticated atmosphere.

## HOT SPOTS / LANDMARKS:

Lygon Street, Nova Cinema, Trades Hall and Carlton Gardens.



## ARCHITECTURE / PROPERTY TYPES

Victorian cottages, terraces and apartments.



## SUITABLE FOR

Singles, professionals, families and students.

## ACTIVITIES / EVENTS

Picnics and barbecues at Carlton Gardens.



## VIBE

A hip and sophisticated cafe culture with a pinch of Italian feel.



Carlton, Victoria



# Mount Lawley, Western Australia

With top schools, easy city access, great eateries and classic Federation architecture, Mount Lawley offers you the complete alt-lifestyle, especially if you're into alternative or indie music.

## ARCHITECTURE / PROPERTY TYPES

Art deco, Federation (Queen Anne-style) and Californian bungalows.



## HOT SPOTS / LANDMARKS:

Flying Scotsman, Beaufort Street, Edith Cowan University, Astor Theatre, the Central Institute of Technology and the West Australian Academy of Performing Arts.



## ACTIVITIES / EVENTS

The BeauVine Festival and Beaufort Street Festival.



## SUITABLE FOR

Singles, professionals, families, executives and students.



## VIBE

A cool bohemian hub for hipsters.



# Graceville, Queensland

With spacious parks, quality public schools and various sporting clubs, Graceville stands as a tunning and iconic suburb that perfectly captures Queensland's sub-tropical lifestyle.



## ACTIVITIES / EVENTS

Brisbane Open House and the Flat Shoes Jazz and Blues music festival.



## ARCHITECTURE / PROPERTY TYPES

Queenslanders and post-war timber homes.



## SUITABLE FOR

Professionals and families.



## HOT SPOTS / LANDMARKS:

Graceville Uniting Church, Graceville Railway Station, Graceville Memorial Park, Beth-Eden, Regal Twin Cinema and Honor Avenue.



## VIBE

A family-friendly utopia.





# Fremantle, Western Australia

With a diverse community culture ranging from creative, artsy and bohemian to high-end residents, 'Freo' is simply one of the coolest places to live in the country.

## HOT SPOTS / LANDMARKS:

The Round House, Fremantle Prison, Fremantle Arts Centre and the Fremantle Fishing Boat Harbour.



## ARCHITECTURE / PROPERTY TYPES

Heritage buildings, Georgian and Victorian-style architecture, modern townhouses and apartments.



## SUITABLE FOR

Singles, professionals, families, students, travellers and executives.



## ACTIVITIES / EVENTS

Fremantle Sardine Festival, Araluen's Fremantle Chilli Festival, Fremantle Boat Show, West Coast Blues and Roots Festival and the Fremantle Winter Music Festival.



## VIBE

Something for everybody.



# St Kilda, Victoria

With a laid back, cafe and beach holiday feeling all rolled into one, St Kilda has something to offer everyone, including community festivals, live music, art shops, and local coffee, cake and wine artisans.



## SUITABLE FOR

Singles, professionals, families, students and travellers.

## ACTIVITIES / EVENTS

St Kilda Festival, Gay Pride March, Melbourne Underground Film Festival, St Kilda Film Festival and St Kilda Writers Festival.



## VIBE

Laid-back, holiday and festive feel.



## ARCHITECTURE / PROPERTY TYPES

Victorian and Edwardian-style, art deco and 1970s-era homes and flats.



## HOT SPOTS / LANDMARKS:

St Kilda Beach, Luna Park, Esplanade Hotel, National Theatre, Palais Theatre, Astor Theatre, Acland Street and Sacred Heart Church.



# Sandgate, Queensland

Sandgate has its own community theatre group which is host to the Yarrageh festival, the longest running community theatre festival in all of Brisbane. The town also boasts some of the best fishing spots in the state.

## VIBE

Gone fishing.



## ARCHITECTURE / PROPERTY TYPES

Queenslanders and apartments.

## HOT SPOTS / LANDMARKS:

Sandgate Town Hall, Sandgate Baptist Church, Sandgate Memorial Park, Mura Park and Broadhurst.



## ACTIVITIES / EVENTS

Yarrageh Festival and Walk for Prems.



## SUITABLE FOR

Professionals and families.



# Marion, South Australia

If you're into 50s architecture and well-manicured gardens, then Adelaide's retro paradise Marion is where it's at.



## VIBE

50s retro paradise.

## SUITABLE FOR

Families and students.



## ACTIVITIES / EVENTS

Hiking, 'Meet the Author' events, Marion Celebrates Festival and the Marion Learning Festival.



## ARCHITECTURE / PROPERTY TYPES

Brick family homes.



## HOT SPOTS / LANDMARKS:

South Australia Aquatic and Leisure Centre, Sturt River Linear Park, Flinders University and Oaklands Wetland and Reserve.



# Not sure where to buy?

IT ALL COMES DOWN TO WHETHER THE SUBURB WILL SATISFY YOUR LIFESTYLE DESIRES AS WELL AS THE PRACTICAL NEEDS OF WORK AND RAISING A FAMILY.

## YOU CAN:

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- ✓ Visit the suburb and stay there a few days.
- ✓ Attend some community events.
- ✓ Have a local real estate agent show you around the community.
- ✓ Speak with your mortgage broker. Find out whether the property will be accepted as security for a home loan.
- ✓ Find out whether you're in a position to use equity in your property to get approved for a home loan.





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