



■ Seachange in land use ... Rob Honeycombe at the Soho apartments.

Picture: Liam Kidston

Units edge out industrial precincts

CRITICAL mass is driving the surge in West End's unit and apartment boom. Research from PRDnationwide shows strong growth, with the suburb's population expected to almost double by 2021. Local real estate agent Rob Honeycombe says residential development is edging out the area's industrial precincts and creating a vibrant atmosphere that many find hard to resist. See Page 34.

West End turns over to units

A PARTMENTS and units will continue to replace West End's industrial precincts in coming years, according to research from PRDnationwide.

The West End Unit Market Overview found the area's strong urban renewal was likely to propel the suburb forward, similar to the growth in the Newstead/Teneriff area in the mid-1990s.

The report found that with a boom in apartments would come a surge in population, with the area set to grow from 6623 people in 2006 to 12,666 in 2021.

The analysis included Highgate Hill and South Brisbane in the West End precinct.

According to the report, key infrastructure projects

such as the Tank Street Bridge and the Eleanor Schonell Bridge would also boost the precinct's appeal.

Bees Nees City Realty managing director Rob Honeycombe believes the suburb's market is gaining momentum.

"West End unit living has reached critical mass, where people see it as a great place to live," Mr Honeycombe said.

"Where else can you walk to Lang Park to watch the football and to QPAC to the theatre, all within 20 minutes?"

The median price of units in West End has generally grown since September 2001, although there was a slump from a median price of \$296,500 for the six months to September 2005 to \$257,000 at March 2006.

Suitable for any living



Entertainers' delight... the home boasts a seamless transition from

A COMPLETE makeover has breathed new life into a house at Tarragindi.

PRDnationwide Inner City South agent Sue Lewis-Date said the house would have broad appeal because it was suited to young profes-

sionals starting a family, professional couples without children or people approaching their twilight years.

"It's all on one level, the gardens are low-maintenance and there's no stairs," Ms Lewis-Date said.

The compact area floor plan is a sweet spot for shops

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