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Suburbs at top of list

POSTCODE 4879 has cemented its status as the hottest in a sizzling Far North property market, with eight of 13 homes to break the \$1m in the last quarter on the northern beaches.

Data on homes sold from July 1 to September 30 reveal the real estate boom has shown no sign of abating and Palm Cove and Trinity Park are particularly sought after by southerners seeking refuge from Covid lockdowns.

But it was an unpretentious little Queenslander – albeit with development approval in place for a three-storey apartment complex – that was the top-priced home with 231 Esplanade, Cairns North, selling for \$2.87m.

And while the northern beaches dominate the top end of the market in Cairns region, there's a demand for beautiful design and high-end finishing touches in homes on expansive land.

A lovely five-bedroom home on 1366sqm with enchanting gardens in Nolan St at Whitfield sold for \$1.55m when offered for the first time.

And a grand home in a hillside niche at 430 Mayers St, Edge Hill, sold for \$1.216m – it is on a 1954sq m block, indicating that space increasingly commands strong prices.

Demand for lifestyle acreage at

Redlynch soared with a \$1.075m pricetag for 1-3 Quoll St, Redlynch, a roaming 550sqm home on .41ha.

Palm Cove typically accounted for four homes priced more than \$1m with an apartment on Williams Esplanade selling for \$1.48m, but Kewarra Beach is fast catching up, with strong growth after being stagnant for four years.

The median for a house at Kewarra Beach has hovered around \$450,000 since 2017, but this year it grew from \$450,000 in January to \$480,000 by August, the latest data available. That compares with an overall Cairns region increase in median house price from \$435,000 in January to \$455,000.

A superb minimalist home at 97A Moore Rd, Kewarra Beach, sold for \$1.25m.

And an older home on tightly held Kewarra St, adjoining the beachfront, sold for \$1.775m.

CoreLogic data shows that nationally, house prices increased by 1.5 per cent in September. From December 2019 to June 2021, the average dwelling price in Australia shot up by \$144,000 to \$835,700.

Compared with Brisbane's median of \$709,136, the Cairns region's median is highly appealing for southern buyers. Check out more on the top-selling homes at cairnspost.com.au

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