

Rise in property prices won't tempt Paul to sell

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HE might be sitting on a gold mine, but no amount of money will get Paul Green to sell his prized Gracemere home.

Figures released yesterday by the Real Estate Institute of Queensland show that in just five years the median house price at Gracemere has increased by 100 per cent from \$158,000 to \$317,500.

Mr Green and his wife Jenny bought their home on the Old Capricorn Highway 15 years ago.

And with added renovations of rendering, a car port, extra room and beautiful landscaping, the Greens have increased their property value in massive proportions.

REIQ managing director Dan Molloy said "middle-of-the-range suburbs" or "quiet achievers" like Gracemere were particularly popular with families and first-home buyers.

Mr Green, a long-term train driver for Queensland Rail, said he moved to Gracemere from Alpha because he

wanted to be closer to the city but still feel like he was in the bush.

He said Alpha was quite remote, about 180km west of Emerald, but he still wanted to look out his window and see the bush.

"I'm never going to sell. Someone would have to offer a lot of money to get us out. We know all our neighbours here," he said yesterday before getting ready to start work at 2pm.

Mr Molloy said suburbs like Gracemere, West Rockhampton, Koongal, Wandal and Park Avenue usually didn't receive much time in the limelight but for families that lived there they provided all they needed for education options, transport, retail and healthy price growth.

"Gracemere has become increasingly popular with buyers over recent years and given this population growth, new residential estates and commercial developments have been constructed in the area," he said.

"Gracemere has about 50 per cent of couple families with children who call the suburb home."



HAPPY HOME OWNER: Although Gracemere's median house prices have increased by 100 per cent, Paul Green says he won't be cashing in on the boom and selling his slice of paradise.

PHOTO: CHRIS ISON, C125-0610-1

The best-performing quiet achiever suburb for Queensland's major regional centres over five years was Marian in Mackay, which recorded median house price growth of 161 per cent to \$385,000.

Number two was Calliope near Gladstone, with a median house price increase of 125 per cent to \$376,500 over five years.

Top five Rockhampton property performers

Locality	Median 12 mths Mar 10	Median 12 mths Mar 09	Change over 5 yrs
Gracemere	\$317,500	\$158,000	100.9%
West Rockhampton	\$262,500	\$132,750	97.7%
Koongal	\$271,500	\$140,000	93.9%
Wandal	\$285,000	\$148,875	91.4%
Park Avenue	\$265,000	\$140,000	89.3%