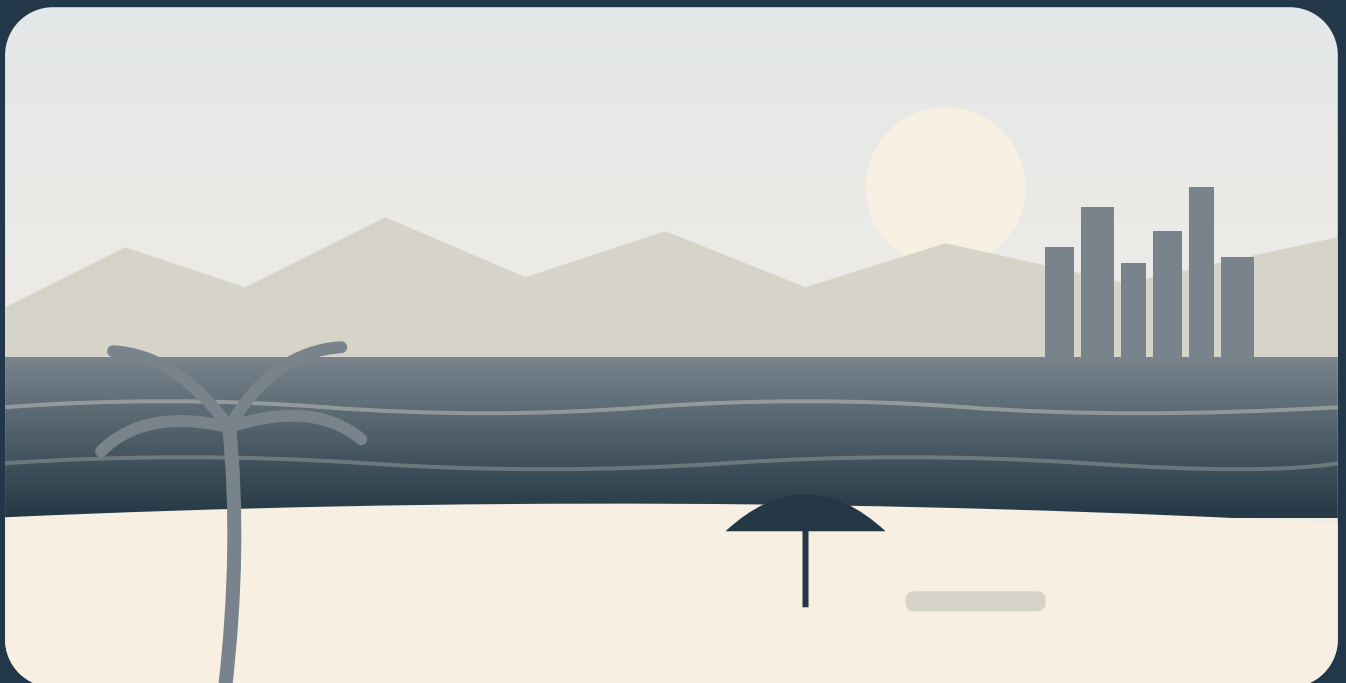


THE INTERSTATE BUYER'S GUIDE

# Make the Move to the Gold Coast

Moving from Sydney, Melbourne or beyond? How to choose the right suburb, avoid overpaying and land on your feet.



Inside: the lifestyle, where to live, what your money buys and how to buy from interstate

FUTRPROPERTY.COM

# Meet the FUTR team

Former selling agents who now only work for buyers, including families relocating from interstate.



## Berny Rubin

Founder and Buyer's Agent

Licensed since 2014. Years as a selling agent before switching sides, so he knows exactly how agents run a campaign. Degree in International Business, majoring in real estate and property development.



## Sarah "Trum" Trumble

Buyer's Agent

A Palm Beach local with a laid-back style and a sharp negotiating edge. Her local connections open doors to off-market homes most buyers never see. No fluff, no pressure, 100% on your side.

**2014**

Licensed and working  
in real estate

**50+**

Properties secured for  
our buyers

**100%**

On the buyer's side. We  
never sell.

# The lifestyle you're moving for

Beaches, hinterland, sunshine and a city that keeps growing. It's no surprise so many families make the move.



## Beach life

Dozens of patrolled beaches from Main Beach to Coolangatta.

## Green hinterland

Rainforest, waterfalls and acreage, 30 minutes from the sand.

## Easy to get home

Direct flights to Sydney, Melbourne and beyond. Brisbane is about an hour's drive.

## Schools and unis

A wide choice of state and private schools, plus three universities.

## Healthcare

Major public and private hospitals, including Gold Coast University Hospital.

## A city on the rise

Light rail extensions, new roads and Brisbane 2032 Olympic venues.

WHERE TO LIVE

# Find your Gold Coast

The Gold Coast isn't one place. It's five very different lifestyles along the same coastline.

## Southern beaches

Burleigh, Palm Beach, Currumbin

Beach village feel, cafes, surf. Highest demand, highest prices.

## Central and city

Broadbeach, Surfers, Main Beach

Canal water front homes, modern apartment living, dining and nightlife, 10 mins to the beach.

## Family heartland

Robina, Varsity Lakes, Mudgeeraba

Schools, shopping and parks, close to the M1 and the train.

## Northern growth

Coomera, Pimpama, Hope Island

Newer homes and estates, best value, fast-growing amenities.

## Hinterland

Tallebudgera Valley, Currumbin Valley

Acreage, space and privacy, 15 to 20 minutes to the beach.

**Not sure where you fit?** Tell us how you want to live, and we'll tell you which pocket matches, before you book a single flight. The Gold Coast has a lot of variety on offer from ocean views to waterfront living, leafy green streets and even acreage close to the beach.

# What your money buys

Rough price guides for the most popular types of Gold Coast property.

**Absolute beachfront home**

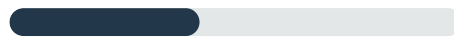
Your own patch of sand

**\$6M+****Beachside full-floor sky home**

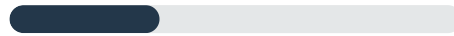
Modern, whole-floor apartment

**\$3.5M+****Canal waterfront home**

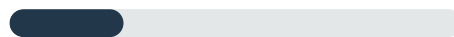
Pontoon at the back door

**\$2.5M+****Central large family home**

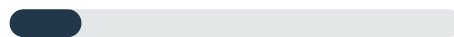
Room for everyone, close to it all

**\$2M+****Standard house**

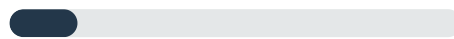
Classic house on land

**\$1.5M+****Northern estate house**

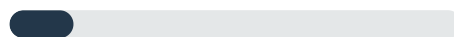
Newer home, best value

**\$950K+****Beachside entry-level unit**

Walk to the beach

**\$900K+****Family-suburb townhouse**

Lower upkeep, more space than a unit

**\$850K+**

Rough 2026 starting points for a sound property, not medians. Location and condition move the price.

**Good to know:** if you're buying a home to live in, you may qualify for Queensland's lower home concession stamp duty rate. Your conveyancer can confirm.

# Why moving interstate is risky

Moving house in the same street is stressful. Moving to a new city, into a market you don't know, is another level.

## ! An unknown market

You don't know what's good value, so the risk of overpaying is real.

## ! You can't be there

It's hard to inspect homes when you live 1,000km away.

## ! Homes sell fast

Gold Coast homes typically sell in around 3 weeks. Waiting means missing out.

## ! Local traps

Flood zones, flight paths, noisy roads and streets locals avoid.

## ! School catchments

The right street can decide which school your kids get into.

## ! Juggling two moves

Timing your sale, your purchase, the removalists and the kids.

## The biggest risk?

Buying the wrong home, in the wrong street, for the wrong price, and only finding out after you move in.

# Buying from interstate

You can buy a Gold Coast home without living here. Here's how it works, step by step.

- 1 Strategy call**  
Talk through your budget, lifestyle and timing.
- 2 Finance**  
Get pre-approval. Your broker doesn't need to be local.
- 3 Shortlist**  
Narrow down suburbs and streets that fit.
- 4 Inspections**  
Video walk-throughs, plus one or two trips up if you can.
- 5 Due diligence**  
Independent building and pest, contract and Form 2 checks.
- 6 Offer and contract**  
Negotiated for you, signed electronically.
- 7 Settle and move**  
Keys handed over, removalists booked, you arrive.

**Flying up?** We shortlist and inspect before you arrive, meet you at the airport, and walk you through a focused shortlist in a day. No wasted trips.

YOUR PEOPLE ON THE GROUND

# How a buyer's agent helps

We're your eyes, ears and negotiator on the Gold Coast, so you don't have to be.

## **We know the streets**

Which pockets flood, which roads are noisy, and where the value is.

## **We inspect for you**

Live video walk-throughs and honest feedback on every property.

## **We find off-market homes**

Homes that never reach the portals, before other buyers see them.

## **We negotiate**

A former selling agent on your side, so you don't overpay.

## **We run the checks**

Building and pest, contract and body corporate, all coordinated.

## **We connect you**

Trusted local brokers, conveyancers and removalists.

### HOW WE FIND HOMES

**Local agents, handwritten letters, letterbox drops and door knocking. Many of our best buys never reach the market.**

**22 yrs**

Combined experience

**10,000+**

Gold Coast inspections

**QLD + NSW**

Licensed

# They made the move

Real interstate buyers who bought on the Gold Coast with FUTR.

MELBOURNE



**Burleigh  
Waters**

MELBOURNE TO BURLEIGH WATERS

## **Debbie & Mark**

- ✓ We shortlisted and inspected homes before they flew up.
- ✓ Picked them up from the airport for one focused day.
- ✓ Move-in ready family home, in the right school catchment.

SYDNEY



**Currumbin  
Waters**

SYDNEY TO CURRUMBIN WATERS

## **David**

- ✓ Bought now, with a plan to move up in 1 to 2 years.
- ✓ Rented out until he relocates, then it's his home.
- ✓ Strong price and favourable settlement terms.

INTERSTATE



**Elanora**

INTERSTATE TO ELANORA

## **Alana & Matt**

- ✓ Couldn't attend a single inspection in person.
- ✓ We sent detailed video reports and handled due diligence.
- ✓ Secured under budget, with a big backyard for a future pool.

NEWCASTLE



**Currumbin**

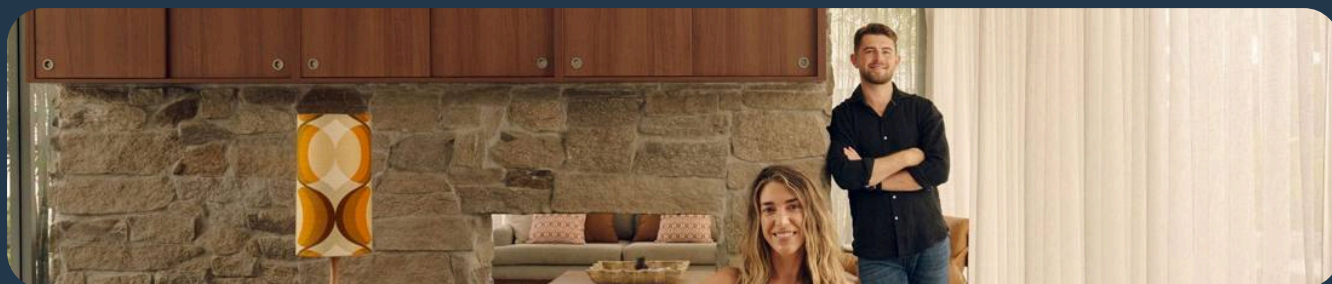
NEWCASTLE TO CURRUMBIN

## **Cody & Bridgette**

- ✓ After a year searching on their own, they needed a new approach.
- ✓ We profiled 82 homes in their target suburb and found off-market options.
- ✓ Secured in Currumbin, in a multi-offer situation.

# Thinking about the move?

Book a free relocation strategy call. We'll match your lifestyle and budget to the right suburb, and be your eyes on the ground until you get the keys.



## Full service

We find, assess, negotiate and secure it.

## Negotiate only

Found the one? We get you the best price and terms.

## Auction only

We bid for you on the day.

## CLIENT REVIEW

**“If you are looking for a property on the Gold Coast and want a smooth and stress-free experience then Berny is your guy.”**

Orit Stern, verified Google review



## Book your free call

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