

Fit for a film star or two

Rented for \$4,200 a week

Viva Hyde

A luxury Gold Coast acreage estate with "movie background" hinterland views has been leased for \$4,200 a week just 10 days after hitting the market.

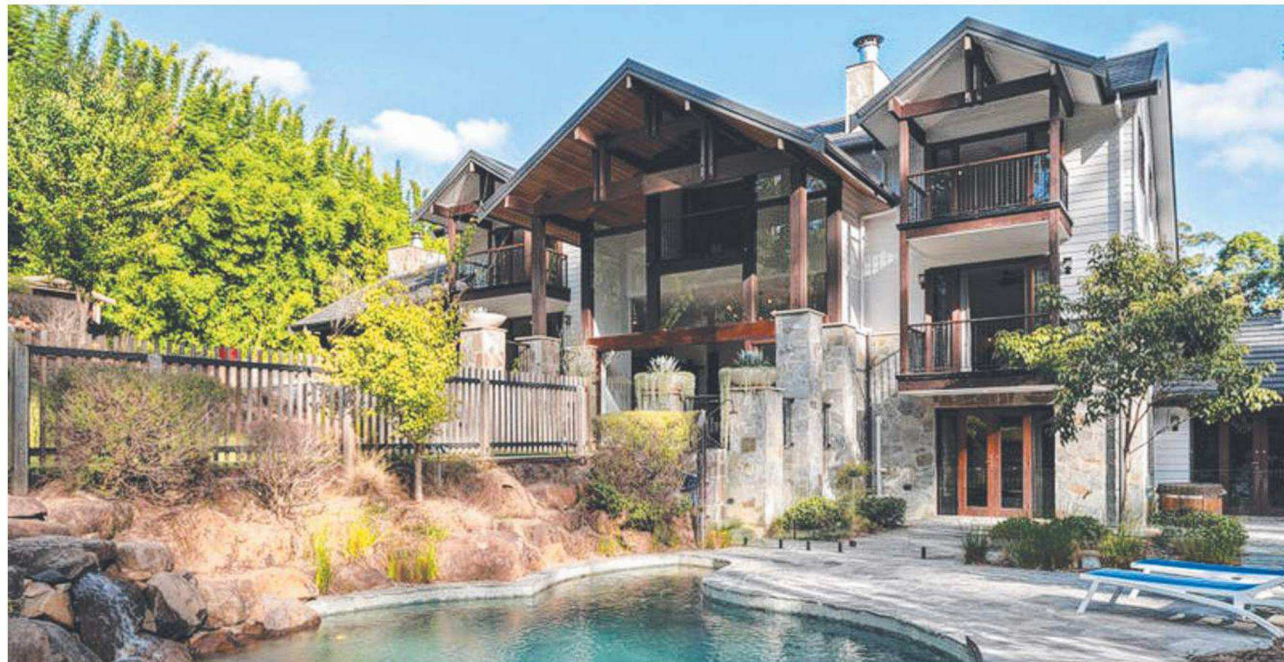
The stunning Tallebudgera Valley property, built in 2020, includes two dwellings over 3.04ha of manicured grounds.

The lease price also covers a dedicated groundskeeper, with the new tenants handing over a bond of \$16,800.

Named Greystone Manor, the estate on Tallebudgera Creek Rd was listed by Harcourts Property Hub business development manager Jessica Melling.

It was described as a "private country paradise", featuring a grand four-level home and separate barn-style guest quarters.

"We would usually expect a property of that calibre to take between 12 and 16 weeks to rent, due to the far smaller pool of tenants seeking to rent



The property on Tallebudgera Creek Rd has been leased for \$4200.

at that price point, but I had so many inquiries," Ms Melling said.

The estate's main residence has four bedrooms, four bathrooms, expansive living areas, and a gourmet kitchen, along with a ground-level entertaining den complete with a bar and infra-red sauna.

Other property features included a saltwater pool, fire-pit, and generous outdoor entertaining areas with a built-in trampoline.

The rapid rental was driven by Ms Melling's strategic outreach to relocation agents and film industry professionals, targeting affluent tenants moving from interstate.

She hinted at a high-profile tenant, adding she was working with contacts from Warner Bros. Movie World and Village Roadshow Studios.

Set amid rainforest on the southern Gold Coast Hinterland, Tallebudgera Valley has served as a shoot location for

recent film productions including Balls Up with Mark Wahlberg, and Godzilla x Kong: The New Empire.

The tenants, set to move in later this month, will enjoy sweeping hinterland views visible from nearly every aspect, adding to the property's cinematic charm.

Ms Melling said the breathtaking home was destined to be "one of the most luxurious and memorable homes" to be offered for rent this year.

"From start to finish, the outcome has exceeded all expectations, and we're thrilled to have secured exceptional tenants for our landlord," she said.

The original rental appraisal was between \$3,800 and \$4,200.

Records show the owners purchased the property for \$910,000 in 2015 and added another Hinterland parcel to their portfolio in 2023.

The median rental price in Tallebudgera Valley is \$1,200.

PROPERTY

Homing in on tax breaks

The wealthiest 10 per cent of Australian households hold two-thirds of the value of investment property, according to an ACOSS report.

It also finds that competition for homes from investors increased dramatically following the introduction of the 50 per cent capital gains tax discount in 1999. ACOSS is calling for reforms to negative gearing and the 50 per cent capital gains discount so that revenue raised from reducing the tax breaks is invested in social and affordable housing.

FUTURE DIETS

Aussies full of junk food

Never mind two fruit and five veg, by 2030 the Aussie diet will include a lot less fruit and way more junk food, according to Aussie research.

A CSIRO and James Cook University team conducted a survey of more than 275,000 Australian adults over nine years to track diets. Based on the survey, the team predicts that by 2030 fruit intake will decrease by 9.7 per cent and discretionary food intake will increase by 18.3 per cent. Vegetable intake is predicted to remain stable (but well short of national targets).

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