



[+] New Wave Six-Packs Take Over Coast

EXCLUSIVE TARYN PARIS THU 23 JUN 22

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A new wave of development is reshaping some of the Gold Coast’s most desirable addresses.

While high-rise apartment developments swamp the built-up northern end of the Gold Coast, discerning developers are turning towards the quieter parts of the city with a new-age luxury six-pack concept.

Old beach shacks and six-pack apartment buildings are making way for boutique luxury medium-rise developments, capturing not just the down-sizers but also families looking for beachside living, according to Daniel Moroko, a director at Knox Developments with Rhys Broom and Josh Crealy.

The Cronulla-based trio who make up Knox have a clear view of what their developments should bring to the table. The avid surfers grew up by the beach so they say they want their developments to be within spitting distance of a surf break and with a focus on high-end luxury.

But putting your foot on the right site for a low-to-medium-rise development on the [Gold Coast takes a serious amount of leg work](#).

Moroko says he spent nine months analysing more than 21,000 properties between Broadbeach and the Tweed. He says he refined the target properties according to zoning and height limitations, which brought it down to about 600 suitable development sites.

Knox then approached most of these property owners and narrowed the targeted sites down to about 60, which they pursued.

The group recently put its foot on two adjacent sites at Bilinga on the southern Gold Coast and planned out high-rise apartment towers. But after putting the market under the microscope, Moroko says they decided to go back to the drawing board.

“We purchased a site for 21 apartments and then after analysing the market we have changed it to six luxury townhouses with [individual] rooftop pools,” he says.

“We felt there were so many apartments hitting the market that we would provide some more family-friendly products.

“Houses are unattainable due to the market and some young families aren’t willing to move into apartment buildings with shared facilities.

“We feel like there is a ‘missing middle’ of young families who want their own space, park in their own garage, let the kids run upstairs and enjoy private outdoor space.”

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