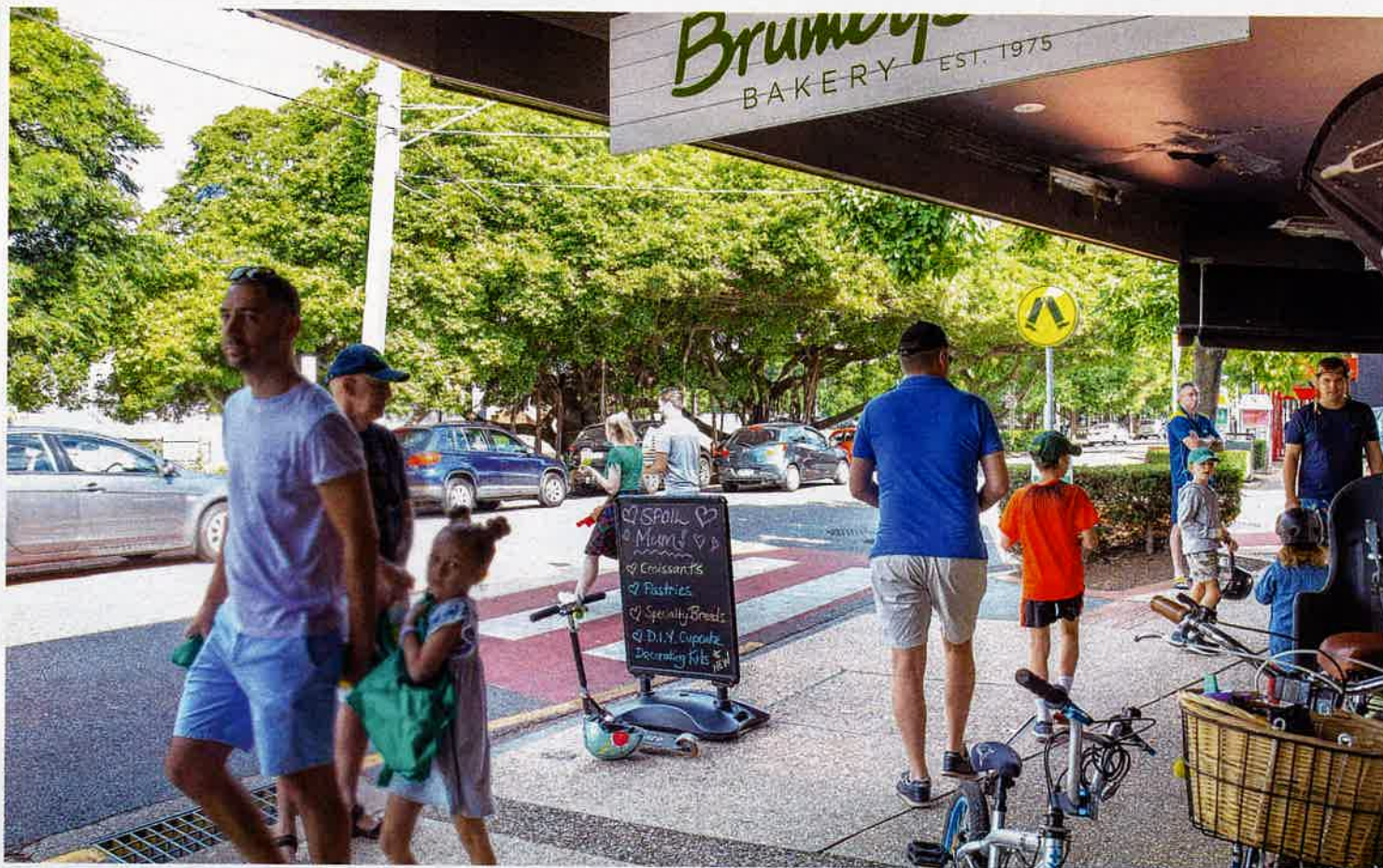


Focus on ... Bulimba



Above: The village feel of Oxford Street, Bulimba, Below right: The Bulimba ferry terminal. Pictures: Renae Droop and Annette Dew.

The riverside suburb of Bulimba offers residents tree-lined streets and a village centre just a CityCat ride from the Brisbane CBD.

A lifestyle neighbourhood, Bulimba is bordered by the Brisbane River on two sides and has parks, cafes, shops and even an art-house cinema.

The area was originally a homeland of the Yaggarra people and the name Bulimba is believed to come from a Yugarapul word meaning place of the magpie lark.

From the 1820s the land was used for farming before subdivision commenced in the 1880s.

The Bulimba State School was first established in 1866 and the St John the Baptist's Anglican Church was built in 1888, both of which are heritage listed along with Bulimba Memorial Park, the Bulimba ferry wharf and Bulimba House at 34 Kenbury St.

Today, the suburb is 2.1sq km in size and is 4km from the CBD.

There are 6,843 people living in the area, as of the last census, and there are 2795 homes.

Of those dwellings, 48 per cent are detached houses, 38 per cent are units and 13 per cent are semi-detached properties.

Unit blocks tend towards boutique complexes while houses are a mix of Queenslanders, colonial and post-war cottages, and modern family homes. Many have wide verandas and balconies to make the most of Bulimba's cooler riverside location.

About 56 per cent of homes are owner-occu-

VITAL STATS

Suburb: Bulimba
 Population: 6,843
 Average age: 37
 Average house price: \$1.25 million
 Average unit price: \$655,000
 Average rental income (three-bedroom house): \$640 p/w
 Average rental income (two-bedroom unit): \$485 p/w
 Housing demand: High (741 average visits per listing, compared with the state average of 810 per listing)
 Number of properties for sale: 84
 Number of properties for rent: 34
 Source: realestate.com.au

pied and 42 per cent are tenanted.

The area is known for being both pet and family friendly with a local dog park at the end of Addison Avenue, playgrounds in the Bulimba Memorial Park and the Riverside Park, and a state school within the suburb boundaries.

The neighbouring suburb of Balmoral has a state high school and there are numerous private and religious schools close by.

Oxford St is the place to stroll to for cafes, restaurants, bars and shops. The ferry wharf and cinema are also on this street.

Bulimba is serviced by CityCats and Brisbane City Council buses. The suburb also has a public



library and several sporting clubs, including rugby union, cricket, golf and sailing.

This small neighbourhood is also home to a navy base, HMAS Moreton, and the former Australian Army Bulimba Barracks on Apollo St. The 20ha barracks site was bought by Shayer Group in 2019 with plans in place to redevelop the area into a master planned community with houses, units, parklands and a riverside walkway.

These plans include repurposing the historic barge workshop building into a retail and commercial precinct.

- Courtney Snowden