Living in Brisbane

Find the suburb, lifestyle and connections that suit your move.

Brisbane offers riverside neighbourhoods, outdoor dining and green spaces, with city activities and local village centres giving newcomers plenty to explore. South Bank, New Farm and the inner-city neighbourhoods provide different ways to enjoy everyday life. [2,3]

For a relocation, start with work, household needs and your daily routine. River bends, bridges and the distance to a station or busway can affect travel more than a suburb's straight-line distance from the CBD. Compare the complete journey before choosing a furnished home.

Brisbane at a glance

Topic	What to know
Location	Capital of Queensland, in south-east Queensland.
Time zone	Australian Eastern Standard Time. Queensland does not observe daylight saving.
City layout	A metropolitan area shaped by the Brisbane River, with employment destinations beyond the CBD.
Lifestyle	Riverside walks, parklands, neighbourhood dining and outdoor recreation. [2]
Housing choices	Apartments, townhouses and detached homes; furnished stock varies by suburb and stay length.
Getting around	Trains, buses and ferries; compare the network from the exact address. [7]

People and demographics

The 2021 Census recorded 2,526,238 people in Greater Brisbane, a median age of 36 and an average household size of 2.6 people. These figures refer to the metropolitan statistical area, rather than only the Brisbane City Council area or the CBD. [1]

Greater Brisbane includes a mix of ages and household circumstances. Aboriginal and Torres Strait Islander people accounted for 3.0% of the population in the 2021 Census. The city-wide figures provide context; community life and services should also be explored around each shortlisted home. [1]

Demographic figures describe the 2021 Census, not a current population estimate. Suburb suggestions are editorial starting points based on location and amenities. The right choice depends on your household, workplace and the specific property.

Central and inner Brisbane

City centre and Spring Hill

Explore: Brisbane CBD and Spring Hill. Explore a central base for city dining, activities and nearby parklands. Apartments can be a useful starting point for the accommodation search. [2]

Consider this area for: a CBD assignment or a central arrival base. Transport: compare nearby stations, bus stops and the walk to the office [7].

Before choosing: check hills, storage, lifts, building access, noise and parking costs.

South Bank and South Brisbane

Explore: South Brisbane and the South Bank precinct. South Bank's parklands, dining and cultural setting offer an outdoor focus close to city activities. [3]

Consider this area for: renters wanting a central south-side base. Transport: compare train, bus and ferry options and the practical walking route across the river [7].

Before choosing: inspect street activity and building access; check address-level flood information before deciding [10].

West End and Highgate Hill

Explore: West End and Highgate Hill. West End offers a neighbourhood atmosphere with a long-standing multicultural character. Compare lively shopping streets with the surroundings of each home. [2]

Consider this area for: renters who value local dining and an inner-city routine. Transport: test bus or ferry journeys and the walk to the nearest useful service [7].

Before choosing: check slopes, evening noise, parking and the complete journey to work.

New Farm, Teneriffe and Newstead

Explore: New Farm, Teneriffe and Newstead. Riverside recreation, New Farm Park, Brisbane Powerhouse and a variety of cafés and restaurants give this precinct a strong lifestyle focus. [4]

Consider this area for: people wanting to explore a riverside neighbourhood base. Transport: compare bus and ferry connections and the walk at both ends [7].

Before choosing: check building cooling, parking, noise and address-level flood information [10].

Relo tip: A riverside address may be appealing, but compare the commute and property details alongside the view. Test a typical weekday from each shortlisted home.

Western and northern Brisbane

Paddington and nearby inner-west streets

Explore: Paddington, Red Hill and Milton. Use these neighbouring areas to compare an inner-west base with nearby shopping and dining. The western suburbs also offer access to the Mount Coot-tha area for recreation. [5]

Consider this area for: renters with city or inner-west destinations. Transport: compare bus and train access separately for each address [7].

Before choosing: include hills, stairs and the station walk; inspect parking and traffic noise.

Toowong, Indooroopilly and St Lucia

Explore: Toowong, Indooroopilly and St Lucia. The western side offers riverside settings and several distinct residential search areas. Choose around the exact workplace or campus rather than the broader precinct. [5]

Consider this area for: renters with western work or study commitments. Transport: compare train, bus and ferry options for the actual destination [7].

Before choosing: check the final connection, school needs and property-level flood information [10].

Inner north and north-east

Explore: Fortitude Valley, Bowen Hills, Albion and Hamilton. Fortitude Valley is a major entertainment precinct; surrounding suburbs offer additional options for a northern-side base. Assess the immediate street as well as the suburb name. [2]

Consider this area for: renters comparing northern work destinations or inner-city activities. Transport: check train and bus connections and any useful ferry service [7].

Before choosing: visit around sleeping hours; inspect traffic, event activity and building sound insulation.

Established northern centres

Explore: Chermside, Nundah, Kedron and surrounding suburbs. Start here when comparing a home north of the city. Investigate local shopping, recreation and community services around each listing.

Consider this area for: renters whose everyday destinations are on the north side. Transport: compare local buses and station access; a suburb does not guarantee a short rail connection [7].

Before choosing: check shift-time travel, parking and the final journey to the workplace.

Choosing with family needs in mind

Use Queensland's EdMap to check state school catchment areas against the exact home address. Contact the school about enrolment, documentation and your circumstances before relying on a place. Research childcare separately, including availability and opening hours. [9]

For a furnished family home, confirm beds, laundry, storage, a dining area and space for homework or working from home. Compare the daily route to school, shops and activities, including shaded walking options where practical.

Eastern, southern and outer Brisbane

Bulimba and Hawthorne

Explore: Bulimba, Hawthorne and Balmoral. Bulimba and Hawthorne combine riverside settings with village-style shopping and dining. Explore the local streets and everyday services before choosing. [6]

Consider this area for: renters who want to investigate a neighbourhood base east of the centre. Transport: compare ferry and bus journeys, including the walk from home and onward travel [7].

Before choosing: check peak-time connections, street parking and property-level flood information [10].

Inner south and south-east

Explore: Woolloongabba, Kangaroo Point and Coorparoo. Compare these distinct areas when your routine is south of the river. Match the home to the exact office, hospital or other daily destination.

Consider this area for: renters with inner-south work commitments. Transport: check current bus, train and walking connections rather than assuming a nearby suburb means a simple commute [7].

Before choosing: inspect traffic, construction, evening noise and the route to daily services.

Southern residential centres

Explore: Mount Gravatt, Upper Mount Gravatt, Sunnybank and Sunnybank Hills. These are useful starting points for comparing a southern-side home. Investigate shopping, parks and community facilities around each address.

Consider this area for: renters whose work or study destinations are south of the CBD. Transport: compare busway access, local buses and any onward connection [7].

Before choosing: test the full journey; check whether school, work and shopping trips require a car.

Bayside and wider metropolitan options

Explore: Wynnum, Manly, Redcliffe, North Lakes, Ipswich and Springfield. These are separate areas across the wider region. Use them as additional search options when they match your actual work location and lifestyle priorities.

Consider this area for: renters with bayside or outer-metropolitan destinations. Transport: check rail and bus services and the final connection to work [7].

Before choosing: compare total travel costs and time; use the relevant local council's property information outside Brisbane City Council boundaries.

Choose the area around your routine

Your priority	Starting points to compare
City-based assignment	CBD, Spring Hill or a suitable inner-city connection.
Riverside recreation	New Farm, Teneriffe, South Brisbane or Bulimba.
Western work or study	Toowong, Indooroopilly or another address near your destination.
North-side work	A suitable northern centre with a practical final connection.
South-side or outer work	An address matched to the job site rather than a CBD default.

Transport, climate and everyday life

Getting around Brisbane

Use Translink's journey planner and current maps to compare train, bus and ferry routes. Include the walk from the property, transfers and the final journey to work. Check weekday, weekend and early or late services separately. [7]

Fares and tickets

At the review date, Translink fares are a flat 50 cents per journey across its Queensland network. Airtrain is excluded and special airport train fares apply. Check current fares and transfer conditions before travelling. [8,12]

Use the payment method supported on your service and follow current tapping instructions. Keep the same card or device throughout the journey where required. Confirm payment options before boarding, especially when travelling on an unfamiliar service. [13]

Do you need a car?

Plan a complete week: work, groceries, school, evening activities and weekend outings. Some well-connected addresses make everyday life practical without a car; other job sites require further connections. Compare parking, tolls and fuel with the time and convenience of public transport.

Choose a home on the side of the city that fits your main destinations when possible. A daily river crossing or an indirect connection can change the practicality of a property that appears close on a map.

Weather and the home you choose

Brisbane has warmer summers and milder winters, with summer rainfall an important part of the climate. Bureau of Meteorology observations provide a city reference; conditions vary across the metropolitan area and from day to day. [11]

Inspect cooling, ceiling fans, ventilation, shading and window coverings. Ask which rooms have air conditioning and whether electricity is included or subject to limits. Check airflow and moisture, particularly if you will work from home during warmer months.

Checking the property and surrounding area

Brisbane City Council's Flood Awareness Map and FloodWise Property Report provide address-level flood information. Review the exact home, access routes and parking area rather than judging an entire suburb by reputation. Outside the council area, check the relevant local council's resources. [10]

Lifestyle beyond work

Build time into your first weeks for local cafés, parklands and riverside outings. Explore different neighbourhoods before deciding which daily rhythm suits you. Libraries, council recreation facilities and community activities can help you establish local connections. [2,3]

Budget for the whole stay

Compare accommodation, utilities, internet, parking, cleaning and other disclosed charges. Confirm inclusions, usage limits, payment dates and written terms. Furnished availability and prices vary by property, location and stay length.

Settling in with Relo Rentals

Your accommodation checklist

- Set your move-in date, expected stay, household size and total budget.
- Shortlist addresses around work, school and everyday services.
- Test travel at your real start and finish times.
- Confirm beds, linen, kitchen equipment, laundry, internet and workspace.

- Check cooling, parking, accessibility and any pet arrangements.
- Review address-level flood information and the surrounding access routes.
- Request the full inclusions, payment schedule and extension or cancellation terms.
- Keep a record of the agreed details and arrival arrangements.

Frequently asked questions

Which Brisbane suburb is best for a relocation?

Start with your workplace, household needs and budget. Compare central areas for city assignments and northern, southern or western addresses when those better match your routine. Inspect the property and its immediate surroundings where possible.

Does Brisbane observe daylight saving?

No. Queensland remains on Australian Eastern Standard Time throughout the year. Take seasonal time differences into account when coordinating with colleagues in other states.

Are airport train fares also 50 cents?

No. Airtrain is excluded from the Translink 50-cent fare arrangement. Check the current airport fare separately when planning arrivals or regular airport travel. [8,12]

How do I check schools before booking a home?

Enter the exact address into Queensland's EdMap and contact the school directly about enrolment and documentation. Research childcare availability and hours separately. [9]

What should a furnished rental include?

Check each listing and agreement individually. Ask about furniture, bedding, appliances, kitchen items, laundry, internet, utilities and parking. Confirm cooling and any usage limits as well as the items your household needs.

Ready to make Brisbane your next home?

Explore furnished accommodation for your move and find a base that fits the way you want to live. Whether you are relocating for work, moving with family or coordinating an employee assignment, start with the location, space and stay length you need.

Sources

Information reviewed: 13 October 2026. Demographic reference period: 2021 Census. Check current transport arrangements and property information when planning your move.

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