

OUR NEW WEBSITE

In July we launched our new website www.RealEstateAdelaideSouth.com.au. We would again like to invite you to come online at anytime to find out the latest news in the real estate market. We will try to make the news topical and relevant. Stay tuned for absorbing and thought-provoking tales of real estate from the agents down south.

You may well be interested in two pages that we have: 'Our Trades People' and 'Community'. In 'Our Trades People' we list several of the companies that do so much of our work, especially on our rental properties. For those of you who are our landlords, this becomes particularly relevant because it gives you greater insight into the people who we often send to work on your properties. But it also says that these companies provide a service that we have found to be reliable, professional, good value for money and of a high quality.

So being businesses of good standard we would encourage you to take advantage of what they can offer. We can report that we have had great service from all of these companies, but we nevertheless recommend that you carry out your own investigations in determining whether they are able to perform the tasks that you require.

REQUEST AN APPRAISAL AND CLAIM OUR SPECIAL OFFERS

You will also see on our website along the top header that we are offering to do an appraisal of the value of your home or commercial property to sell or rent, and getting this appraisal will entitle you to receive a number of special offers. These offers are real discounts for products and services supplied by companies and trades, some of whom we have had a relationship for many years.

Currently these offers are:

- 2 weeks unrestricted gym time with **FUN FITNESS WITH KATIE** on Main South Road, Morphett Vale
- A 10% discount off all purchases with the **ENERGY EFFICIENCY CENTRE** on South Road, Melrose Park, which could include solar panels, ventilation systems, insulation, wall cladding, window film and skylights to mention just a few things
- 10% discount off all purchases from **INTERIOR VIEWS** on Main South Road, Morphett Vale which includes curtains and blinds of every description.

Further offers will soon be available. The key is to request us to meet you at your home for a **FREE APPRAISAL** and then claim your rewards.



FOR SALE: 24 EXECUTIVE TOWN HOUSES at 76 WOOD AVENUE, RIDLEYTON SA 5008

3km from North Adelaide and 4.5km from Adelaide's CBD. The location is the key ...

Set opposite a soon-to-be expanded picturesque parkland/reserve, these modern and very spacious townhouses offer huge living areas, large bedrooms and quality fixtures and fittings. Light-filled rooms offer residents pleasant workable zones within the home whilst being located close to so many areas of interest.

Quality construction methods and attention to detail offer residents a truly enviable home in a sought-after pocket.

This is a unique opportunity to purchase a property in a prime inner city suburb that ticks all the boxes.

Even the most expensive 3 bedroom townhouse will cost only \$519,950 and includes a double carport, balcony and could easily function as 4 bedrooms. With a rent of \$520 to \$530 per week the return on investment would be 5.3%*.



This is a 'turn-key' investment which means that only once the property is handed over to you immediately after settlement do you become responsible for it.



Depreciation Estimate:

1st year Depreciation Estimate: \$12,500.00*

* Indicative appraisal only. We recommend you seek your own independent professional advice.



THE QUICKEST WAY TO GET INTO THE PROPERTY MARKET

There is a lot to be said for buying a quality new or as new home as an investment property that will give an immediate low cost, neutral or slightly positive rent return.

And if bought in a growing suburb, it will have potential for capital growth that will further boost future returns.

The benefits of this type of property are:

- Being in such good condition, there will only be a small amount of maintenance, and most of that will be paid for by the builders' warranty or product warranty of the fixtures or fittings that might fail
- An owner's tax will be minimised by a claim for depreciation of the buildings, fixtures and fittings
- Any property in this condition will be highly sought-after and so will attract the best tenants and highest rent

- Once set up, a tenancy here should be almost 'set and forget', with little or no ongoing upkeep and maintenance for the first few years.

This is the ultimate "no fuss" investment property for those who want the minimum of problems with maximum profit when purchased for around \$450,000 or more in a good suburb in Adelaide.

As many first home buyers are quickly realising, home ownership is becoming an impossible dream, especially in the eastern states, but they should consider that **here** is a solution.

By purchasing in the right capital growth suburb, a new or as new property that gives the right rent, when combined with all the government incentives and tax benefits available, a first home buyer could become a home owner for what might be as little as \$20 per week, and perhaps even make a small profit!

Done this way, any good lender should take into account 80% to 100% of rental income when assessing the affordability of their loan, which should make all the difference and tip the scales in favour of them becoming home owners so much sooner than if they had wanted to buy to move in.

Ideally, if bought in a suburb with anticipated future capital growth, the equity should increase every year, so that one day they will be able to sell this investment property with enough profit to buy a home to live in themselves. Or they could continue to buy more properties using their increased borrowing capacity and positive gearing.

You might like to attend one of our Property Investment Seminars, or just email us or ring us on (08) 8186 2777 to find out more.