

PRICES SET TO LIFT IN FLEURIEU PENINSULA

THE completion of the Southern Expressway duplication this year is tipped to cause a resurgence in Fleurieu Peninsula housing, experts say.

Real Estate Institute of South Australia chief executive Greg Troughton said infrastructure had a huge effect on house prices and desirability, and duplication of the Southern Expressway would have major benefits for the entire Fleurieu Peninsula.

"People will be able to access that area and I think there will be a resurgence in the next 12 months. All the signs are there," Mr Troughton said.

Mr Troughton said the expressway duplication project, due to finish by the middle of the year, would make retirement living on the peninsula more attractive to many older people.

"I would expect to see the retirement brigade start looking harder at living there. The expressway will open up access to the metropolitan hospitals and those services like Flinders Medical Centre, and being less than an hour away will be a big attraction to the retiree market," he said.

The \$407.5 million 18.5km duplication will create a two-way expressway between Bedford Park and Old Noarlunga.

Mr Troughton said it would make regional living more attractive to city workers, in the same way the upgraded South Eastern Freeway did for the Adelaide Hills in 2000.

On the Fleurieu Peninsula, Port Elliot recorded the biggest increase in median prices in the past five years, rising 30.4 per cent to \$390,000.



100 Churchill Road Prospect A UNIQUE INVESTMENT OPPORTUNITY

Lin Andrews Morphett Vale is proud to be able to offer for sale apartments in a brand new development due to commence construction in September.

Located just 4kms from Adelaide's CBD, it will comprise 21 single and two bedroom apartments stylishly appointed and with the maximum price offered of a 'turn-key' package of just \$349,950.00.

Rent for a single bedroom apartment is expected to be between \$340 to \$360 per week and for two bedrooms between \$370 to \$390.

Any contract signed before 30 June 2014 in this government stamp duty exemption zone will be eligible for free stamp duty which represents a saving of up to \$13,800. Ring us on (08) 8186 2777.



In 2013 Goolwa increased its median by 7.4 per cent to \$284,500.

We are now seeing people making decisions again, either to sell or to buy, and that is being reflected strongly in turnover and significantly less time on market. The market has really turned a corner.



Lot 21, 22, 23 & 24 Walnut Street, Old Reynella
3 Bedroom townhouse for \$429,000

WE ARE CURRENTLY OFFERING HOUSE AND LAND PACKAGES THROUGH TWO AWARD-WINNING BUILDERS IN THE FOLLOWING SUBURBS:

Blakeview, Evanston, Evanston South, Largs North, Mt Barker, Munno Para West, Old Reynella, Paralowie, Salisbury Downs, Salisbury North and Seaford Meadows.

We have a full list of inclusions available and price lists for all properties. They are all packages what will suit as investments as these properties will all attract rents that are large enough after tax claims to make them approach cost flow neutral.

The Seaford Meadows properties below will be built on allotments of approximately 383sqm. They will include ensuite and walk-in robes to the master bedroom and built-in robes to others, formal lounge and large open plan living space and quality kitchen.

A promotional package is included offering free conveyancing (for select conveyancers), 12 months free Landlord insurance and free Depreciation Schedule.

Lot 2008 & 2405 Grand Boulevard, Seaford Meadows
3 Bedroom home for \$391,000



INCREASING CASH FLOW FOR INVESTORS THROUGH PROPERTY DEPRECIATION

Unlike land, as a property ages, items within it wear and they depreciate in value. The Australian Taxation Office (ATO) allows property investors to claim a deduction relating to the expenses associated with this wear and tear on the building and its fixtures.

Depreciation can be claimed by any owner of an income producing property as a deduction. This deduction essentially reduces the investment property owner's taxable income. The amount of depreciation will vary depending on several factors:

- A building's age – Generally newer buildings will provide higher depreciation potential than older properties.
- The type of property – When a property forms part of a strata complex or community title development all the extra common property can be depreciated.

- Amount of plant and equipment – All the fixtures and fittings from stoves and tiles to blinds and carpets attract a higher rate of depreciation.

Quantity surveyors are one of the few professionals recognised by the ATO to have the appropriate qualifications to prepare a depreciation report to substantiate deductions for depreciation.

This office deals with BMT Tax Depreciation Quantity Surveyors. We do not receive any benefit or reward from them if you use their services but we nevertheless highly recommend that you ring them on 1300 728 721 to find out what they can do.

They guarantee that you will double their fee in deductions in the first full year or there is no charge.