



Professionals

Armidale

LANDLORDS NEWSLETTER



JAMIE WILLIAMS
HEAD, PROPERTY
MANAGEMENT



JAMIE AND BROOKE HAVE BEEN GREAT. THEY HAVE BEEN ABLE TO SECURE US RELIABLE TENANTS IN RECORD TIME AND VERY HAPPY WITH ALL ASPECTS OF LEASE MANAGEMENT. THEY HAND-HELD US THROUGH THE INITIAL STAGES AS IT WAS NEW TO ME, AND ENSURED EVERYTHING WAS SET UP WELL AND TAKEN CARE OF. HIGHLY RECOMMENDED, AND VERY PROFESSIONAL

Sharath M - Landlord

PROPERTY MANAGEMENT WRAP UP

February has been a busy month for our team of investment specialists here in the New England, and what an exciting time to be a landlord!

Professionals Armidale leased 27 properties for the month of February, with a high demand for well-presented 4 bedroom, 2 bathroom, and 2 garage properties priced \$450 - \$500 per week. 2 bedroom units priced between \$250 - \$280 per week have also seen significant enquiry. CoreLogic's February 2021 report shows that rental markets are tightening across the country. The national vacancy rate sits at 2.5% currently, with regional NSW averaging 6.5%. Professionals Armidale vacancy rate for February 2021 averaged 2.7%.

ME banks latest quarterly report suggests that 58% of investors feel confident in the property market. This figure is up 15% from the previous quarter. I expect that a large reason for the increase in confidence results from the RBA nailing interest rates to record low levels until 2024.

According to the Australian Bureau of Statistics, 3 out of 5 of the 7,782 people that left the greater Sydney region have moved to regional NSW. Corelogic's February report states that regional areas of Australia have seen housing values rise more than 4 times the pace of our capital cities over the past 12 months. Regional NSW has seen a 9.5% increase in house prices since January 2020.

To speak with one of our investment specialists, contact the office on (02) 6772 4549.

F E B R U A R Y 2 0 2 1

INVESTMENT PROPERTY OF THE MONTH



SAVVY INVESTMENT OPPORTUNITY | MODERN UNITS CLOSE TO TOWN | \$1,100,000 TO \$1,200,000

If you're searching for a savvy investment opportunity, these thoughtfully designed, modern units are sure to impress. Situated in a central location and close to the heart of town, these impeccably presented homes offer a quality solution to low maintenance living.

Built to a high standard, units 1 and 2 present with two bedrooms and two bathrooms, with unit 3 featuring three bedrooms and two light and bright bathrooms. The kitchen, family and dining zones in each are open plan, on-trend with current décor and design and accompanied by easy to maintain backyards and single garages.

This boutique complex also benefits from being close to local cafes, beauty amenities, Aldi and the racecourse, plus just over 1km from Armidale Central Shopping Centre. Arrange your inspection today.

Arrange your inspection today. Contact Ben Saxby on 0413 279 884 or Jenna Vickery on 0481 793 488.

Our property management philosophy is simple – to minimise arrears, vacancies, and expenses and to maximise your return



HAVE YOU MET KIM FARLEY?

Kim is our Strata Manager and Commercial Administrator. Kim holds a real estate licence and has significant real estate administration experience. Kim is customer-focused, professional and undertakes ongoing training and development so she can better assist her clients.

Get to know Kim in our Spotlight Series: professionalsarmidale.com.au/category/local-news/staff-spotlight/

LOCAL HANDS YOU CAN TRUST