



# Professionals

Armidale

## LANDLORDS NEWSLETTER



JAMIE  
WILLIAMS  
HEAD,  
PROPERTY  
MANAGEMENT



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Jamie Williams

### PROPERTY MANAGEMENT WRAP UP

Competition in the Armidale rental market was still fierce in April 2021. Domain's latest vacancy rate report shows that the national vacancy rate sits at 1.9%. At Professionals Armidale, our current vacancy rate is 1.9%.

In January 2021, our agency ran an open home at 4/161a Brown Street which resulted in 18 groups viewing. This was an attendance unlike anything we have witnessed in the Armidale rental market, however, this record has just been surpassed. On April 27th we conducted a mid-week open home at 10 Florence Avenue which resulted in 27 groups attending. While enquiry levels remain strong across all types of property, property that is competitively priced and presents to a high standard is highly sought after.

The Armidale investor market is still providing strong yields in comparison to other regional NSW cities. According to CoreLogic, gross rental yields for regional NSW sits at 4.3%. During April, I was able to secure an off-market property for an investor client with a 6.3% gross yield showing that good quality property with strong returns can still be found.

As we venture into the colder winter months in the New England, with the prospect of tighter lending policies on the radar (increase in Debt-Service Coverage Ratio's and Loan to Value Ratio's) I expect to see a slight decrease in demand in the coming months for both sales and rental properties. However, if the last twelve months is the new norm then the entire real estate market for regional NSW will remain strong.

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

APRIL 2021

# INVESTMENT PROPERTY OF THE MONTH



## CENTRAL AND STYLISH | LOW MAINTENANCE | \$290,000 TO \$315,000

Stylish and centrally located, this classic brick unit represents an enticing investment opportunity or low maintenance living option. Sunshine streams into the kitchen, meals, and living area, embracing you with its warmth, while the private courtyard is another perfect place to soak up the sun.

This cosy and charming unit features two spacious bedrooms with built-in robes, bathroom with separate toilet, ample storage in the laundry, and gas hot water. Gas heating in the living and dining zone will also keep you toasty in winter and there's a single car garage with internal access.

Located in a quiet lane this modern unit is close to the Armidale CBD as well as The Grand Hotel, Drummond Memorial Public School, Lambert Park, and St Mary's Church. Arrange your inspection today.

Contact Brad Ramage on 0413 279 884 to arrange an inspection of this unique investment opportunity today.

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



## HAVE YOU MET STEPHEN?

Stephen is licensed in Real Estate, Auctioneering, Strata Management, and Stock and Station, and has worked in the Armidale real estate industry since 1989. Recently shifting from property management, Stephen now heads up Commercial Sales. Stephen is known for his outgoing personality and generous spirit, along with his genuine interest in his clients and achieving the best possible outcome for them.

Get to know Stephen in our Spotlight Series:  
[professionalsarmidale.com.au/2021/04/stephen-ramage/](http://professionalsarmidale.com.au/2021/04/stephen-ramage/)

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