



Professionals

Armidale

LANDLORDS NEWSLETTER



**JAMIE
WILLIAMS
HEAD,
PROPERTY
MANAGEMENT**



The economy continues to drive forward, with low interest rates, the fear of missing out, and strong demand from investors. Armidale is fast becoming a hot spot for investors who are seeking to neutral or positively gear their investment.

Jamie Williams

PROPERTY MANAGEMENT WRAP UP

With weak wage growth set to continue, the Digital Finance Analytics show that more than 41% of NSW households are in mortgage distress. According to the ATO, negative gearing has fallen below 60% for the first time on record. This statistic is recognisable in the New England as we have been hit with an influx of investors searching for positively geared property.

A possible change to Stamp Duty is set to increase investor activity in the property market and further stimulate the economy. The Australian Construction Forum has forecast that surging land prices along with possible stamp duty changes will shift investors from detached houses back into apartments, triggering a boost in new apartment construction over the next four years.

In the local rental market for June, we have seen a slight decrease in demand with the number of weekly inspections and applications received all being down in comparison to May. This is expected as we enter the winter months however Professionals Armidale average of 7 properties per week being leased has not changed.

Did you know that the ATO estimates there are 2,227,194 property investors in Australia? 19% of these investors own 2 properties and less than 1% own 5 properties or more. Many successful property investors and experts expect these numbers are due to the financial pressure associated with owning a negatively geared property. Knowing your numbers and growing a sustainable portfolio of positively geared property could be an easy fix for this problem.

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

JUNE 2021

INVESTMENT PROPERTY OF THE MONTH



GREAT OPPORTUNITY IN EXCLUSIVE AREA! | \$410,000 TO \$435,000

Three bedroom home sitting high in Rockvale Gardens Estate on North Hill.

The front door opens into a large open plan lounge/dining room with lots of natural light that has a Northern and Southern aspect. There is reverse cycle air conditioning and gas heating.

The property features an entertainers kitchen with plenty of storage and modern appliances. All three bedrooms are a good size with built-in robes, the master bedroom with views. The bathroom has a bath and shower with separate toilet. Double garage with an extra toilet. Large entertainment area. A large backyard with a garden shed and a large vegetable patch to enjoy.

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 PAULA?

Paula is a born and bred New England local with strong connections throughout the area. She has a strong background in customer service, with over 14 years of experience in financial service and project management before venturing into the travel industry prior to Covid. The travel industry's loss is our gain.

Get to know Paula in our Spotlight Series: professionalsarmidale.com.au/2021/06/paula-williams-willip/

LOCAL HANDS YOU CAN TRUST