



Professionals

Armidale

LANDLORDS NEWSLETTER



Much of the recent real estate boom has been driven by cheap money, easy finance, and recent government incentives. For the Armidale investor market this boom shows no sign of slowing down. May has been a record month for property management growth for Professionals Armidale, with twelve new clients engaging our agency to manage their investment.

JAMIE WILLIAMS - HEAD, PROPERTY MANAGEMENT

The vast majority of our new Landlords are metropolitan buyers, from the Greater Sydney Region in particular. Investors are identifying Armidale as a stable, long term economic climate that provides a strong return on investment with a number of properties still showing a 6% gross yield.

Tenant demand remains strong in the New England as we continue to see multiple applications presented on our vacant properties. Within 48 hours (Wednesday 26th – Thursday 27th) our agency leased 9 properties. The real estate industry benchmark of 3% vacancy continues to be smashed as new SQM research shows vacancies well below 1% in most country towns and regional cities.

Corelogic reports that the national rental market staged a 3.2% rise in rents between January and March, the fastest quarterly growth since May 2007. Regional NSW continues a strong run with rents climbing 4.1% this quarter, after rising 2.9% in the previous quarter.

The RBA forecasts unemployment to fall to 4.5% next year which would be a fourteen year low, however, insists that record low-interest rates will remain for a further three years to help drive up wage growth. The RBA further reports that investors are flooding the property market with a 12.7% increase in investor lending for the month of March, the largest rise in almost two decades.

Following the recent budget announcement earlier this month, people aged between 50 and 64 are most likely to downsize which could trigger \$10 billion in property sales next year. A new scheme allows downsizers aged over 60 to contribute \$300,000 to their superannuation. They must own the residence for at least ten years to qualify. A further incentive has been released allowing single parents to purchase a home with a modest deposit of 2%. The Family Home Guarantee program commences 1 July 2021.

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

MAY 2021

INVESTMENT PROPERTY OF THE MONTH



COTTAGE CHARM | PRIME CORNER ALLOTMENT \$335,000 TO \$365,000

Positioned on a 700m² corner block opposite Armidale Secondary College, a great opportunity presents for investors seeking a secure investment with a strong rental appeal.

Airy and light, this charming cottage style home offers comfortable family accommodation, including three living zones, one which is warmed by a cosy wood fireplace. The kitchen sparkles with a large light-filled window and breakfast bar, with timber-look flooring adding to its charm. Each of the four bedrooms are generous in size and serviced by a shared family bathroom.

Outdoors, a fully fenced yard with a lawn framed by graceful pines is perfect for outdoor entertaining with friends and family, with enough room for a game of backyard cricket. You'll also benefit from a secure garage with enclosed laundry.

This ideal location offers a connected lifestyle, with schools, the convenience of Armidale Central and Armidale Train Station on your doorstep, plus the beautiful gardens and walking trails of Bicentennial Arboretum. This one won't last long – arrange your inspection today.

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



HAVE YOU MET JEANIE?

Jeanie Supple has been a respected Armidale Real Estate Property Manager for more than 28 years.

She holds a full real estate agent licence and is known for her firm-but-fair, no-nonsense approach to property management. Jeanie strives to deliver a service that is beyond the expectations of landlords, tenants and tradespeople each and every time.

Get to know Jeanie in our Spotlight Series:
www.professionalsarmidale.com.au/2021/05/jeanie-supple/

LOCAL HANDS YOU CAN TRUST