



# Professionals

## Armidale

## LANDLORDS NEWSLETTER



**JAMIE  
WILLIAMS  
HEAD,  
PROPERTY  
MANAGEMENT**



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Jamie Williams

### PROPERTY MANAGEMENT WRAP UP

In the midst of a cold, wet winter, the Armidale investor market continues to remain strong and exceed expectations. As was the case for June 2021, July has seen a steady decrease in tenant activity with the overall number of inspections and applications down compared to earlier in the year. However, once again Professionals Armidale has leased in excess of 30 properties this month. This is due to the limited supply of rental properties available, with Armidale offering only 89 properties for lease on the second to last day of the month according to REA.

The ANZ has released a report stating that if wage growth remains at or above 3% for two or more quarters, coupled with the decline in unemployment, then the RBA will be confident enough to increase the cash rate. Both Westpac and the Commonwealth Bank expect to be at a cash rate of 1.25% by the third quarter of 2023. Any increase would be the first-rate hike since 2010.

Domain's First Home Buyer Report shows the time it takes for a first home buyer to save for a 20% deposit on an entry-level property has increased due to the recent spike in property prices. COVID has transformed demand for housing in regional Australia with average days on market reduced by 48 days in regional NSW. Investors are dramatically contributing to the rise in property prices, increasing the possibility of regulators needing to step in and tighten lending standards. New ABS figures show investor finance soared by more than 115% higher than for the same time last year.

As we move closer to the spring months (selling season) and with the recent lockdown extension for Greater Sydney, what will we see in the months to come? Watch this space!

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

**JULY 2021**

# INVESTMENT PROPERTY OF THE MONTH



## LOW MAINTENANCE HOME ON SOUTH HILL | \$375,000 TO \$410,000 | CURRENTLY RENTED FOR 360 P/W

If you're looking for a neat, low maintenance first home or investment, you've found it. This delightful brick home has three bedrooms, with an ensuite off the main bedroom. Two bedrooms have built-in robes and are all fully carpeted. The open plan lounge, dining and kitchen area is perfect for entertaining and another living area delivers the growing family the space they need to spread out.

Positioned in an established neighbourhood, make the most of being an 800m walk from the heritage-listed Bicentennial Arboretum, with its picturesque walking trails, native plants, playgrounds and picnic areas. Conveniently located near a popular corner shop, it's an easy walk to Armidale Secondary and public transport.

Put this at the top of your must-see list and contact Kyle Garrahy on 0431 224 412 to arrange an inspection today.

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



## HAVE YOU MET KYLE?

Kyle entered the real estate industry with passion, enthusiasm and an insatiable desire to succeed. Born and raised in Armidale, Kyle knows the town and its history to a terrific degree.

Recently Kyle ranked #1 in sales Australia and New Zealand for the Professionals franchise from a field of over 1000 agents.

Get to know Kyle in our Spotlight Series:  
[professionalsarmidale.com.au/2020/11/kyle-garrahy-kingkyle/](https://professionalsarmidale.com.au/2020/11/kyle-garrahy-kingkyle/)

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