



Professionals

Armidale

LANDLORDS NEWSLETTER

AUCTION AUCTION AUCTION AUCTION AUCTION

Professionals Armidale are holding their first summer auction, the last one for the year. With 12 properties going under the hammer, you won't want to miss this auction!

Whether you are a buyer or a seller, it can be an excellent opportunity to get a feel for the market. If you're not yet in or on the market, you are welcome to attend.

With our merger with Uphill & Schaefer and in-house professional auctioneer Stephen Ramage, we are now THE auction specialists in Armidale.

Date: 11am 12th November
Venue: Armidale Bowling Club



**JAMIE
WILLIAMS
HEAD
PROPERTY
MANAGEMENT**

PROPERTY MANAGEMENT WRAP UP

What an amazing month it has been in our office! The Uphill & Schaefer team have now merged with the Professionals team, all working under the same roof. Our first month together is now complete and the results speak for themselves! We leased 35 properties in October after receiving 240 applications and the average rent achieved was \$360.

Real Estate is continuing to be the ultimate asset to hold. According to a recent study, by Corelogic research, the national median

dwelling value has increased 6.8% per annum over the past 30 years. Most regions have seen house values rise substantially more than unit values over the past 30 years. This is likely a reflection of the scarcity value of land driving a faster rate of appreciation.

The total number of properties listed for sale in September was up 26.8% year-on-year, and the total number of properties listed for sale is above the prior decade average. Across the capital cities balance has shifted back in favour of buyers where there are around half as many potential buyers for each property as there were in the same period last year.

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

OCTOBER 2022

INVESTMENT PROPERTY OF THE MONTH

TIMELESS APPEAL AND LASTING QUALITY



\$440,000 TO \$480,000

Rarely does a house tick all the boxes, old fashioned charm, with a cosy mixture of old and new, located in arguably one of Armidale's best streets. Features 3 bedrooms, main with built-ins, and polished timber floors throughout. This property includes a well-designed kitchen with ample storage, renovated modern bathroom and north-facing rear deck overlooking the

backyard. Exceptional views back over the city centre and only a short stroll to pubs, shops and restaurants. This home oozes nostalgic charm & beauty with links to the past & present. Very tightly held location, so be quick with this one!

Call Shane Kliendienst 0407 412 651 to book your inspection of this unique investment opportunity!

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

#PINKOCTOBER

Earlier this month our team had a #PinkOctober morning tea supporting Breast Cancer Awareness Month in partnership with the National Breast Cancer Foundation. You can make a donation to support this important cause here www.nbcf.org.au/donate



#PROFCON22

Our team members were invited to attend one of the best conferences the Professionals Group have ever produced. We were privileged to be among 250 delegates and spent three days at the W Brisbane. The conference included some of the best speakers, 14 interactive partner stations, National Breast Cancer Foundation 18th-anniversary event, drag bingo, prizes, auctions, and capping it off with the International Awards. Well done team!

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