
LANDLORDS NEWSLETTER



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Jamie Williams

PROPERTY MANAGEMENT WRAP UP

Professionals Armidale have leased a whopping 53 properties for the month of November.

Our team has been working extremely hard and completed 133 inspections in total, from which we received 329 applications. The average weekly rent achieved in November was \$382.00. In the past 4 weeks, we have seen a drop in our vacancy rate from 2.2% to 1.2%.

A recent article, written by Mark Crindle, states that migration has been key to Australia's population growth. Since 1820, there have only been two time periods where Australia has seen a net annual decline: between 1915 and 1916 during the First World War and from 2020 to 2021 during the international COVID-19 lockdowns.

Since 2010, approximately 60% of our population growth has come through international migration. In 2019, Australia gained 247,620 people via overseas migration. With demand for housing exceeding supply and vacancy rates at historic lows, now that international borders are open, Australia will need to increase the supply of units, townhouses, and apartments.

Stuart Wemyss from ProSolution Mortgage Broking recently wrote an article on serviceability being a major setback for investors. In October 2021, APRA increased the serviceability buffer from 2.5% to 3%. Combine this with interest rate rises and a borrower now needs to demonstrate they have over \$62,000 of surplus income to qualify for a \$1 million investment loan to buy an investment property.

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

INVESTMENT PROPERTY OF THE MONTH



SPACIOUS COTTAGE LIVING | \$395,000 TO \$430,000

Rediscover the grace and charm with this spacious four bedroom cottage. Nestled amongst exquisite, established gardens, which shroud the home in a peaceful and lush canopy of greenery. Indoors, this lovingly looked after home offers a light and bright kitchen and meals area, a well sized living area which is in the heart of the home. In winter curl up next to the wood fire and in the summer cool down with the reverse cycle air conditioning. A family bathroom services the home and an inviting undercover alfresco compliments the home, which is the ideal spot to sit back and soak up the beauty of your surrounds.

A Double Garage and a separate studio area completes the picture. Situated near The Armidale School, Newling Public School and 2.8 kilometres from Armidale's CBD, this is a home of enduring charm. Arrange your inspection today.

Contact Kyle Garrahy on 0431 224 412 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



STAFF SPOTLIGHT

JULIE SCHAEFER | SALES AGENT

We asked Julie, what makes Armidale so special?

Armidale is a regional town with a rich history, but we have quite a lot of diversity within our community. We have a great culture as well. We have some fantastic art museums and a theatre. There are also lots of opportunities for quality education throughout Armidale. Did you know that our university was the first Australian university established outside a state capital city? Not to forget, the Armidale landscape is beautiful!

LOCAL HANDS YOU CAN TRUST