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## LANDLORDS NEWSLETTER



“With interest rates expected to stabilise in the coming months, is now the time to capitalise and establish or grow your portfolio?”

Jamie Williams

### PROPERTY MANAGEMENT WRAP UP

Professionals Armidale finished 2022 on a high leasing 37 properties during the month of December where the team was kept busy with 101 inspections and 181 applications.

Is Australia's rental market set to become even tighter in 2023? According to the latest ABS data, there are almost 9.8 million households in Australia of which 6.2 million of which are owner-occupiers. With approximately 7 million people needing to lease the remaining 3.6 million properties, there is not enough supply to meet the demand.

The ABS also states that whilst the country has seen an increase in population growth, homeownership in Australia has been declining. The homeownership rate fell from 71.4% in 1991 to 67.8% in 2021. One of the main contributing factors is the increasing cost of housing.

According to CoreLogic, in January 2023 there are just over 33,000 properties advertised for rent across the entire country. With interest rates expected to stabilise in the coming months, is now the time to capitalise and establish or grow your portfolio?

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

# INVESTMENT PROPERTY OF THE MONTH



211 CANAMBE STREET, ARMIDALE

## YOUR NEXT INVESTMENT OPPORTUNITY | \$500,000 - \$550,000

Looking for an investment property or big family home, look no further. This home ticks all the boxes and currently returns \$600 per week in rent.

The main house boasts four bedrooms all with built-ins as well as a bonus room that could be a 5th bedroom or office space, two bathrooms, two separate lounge rooms, the main lounge area has beautiful timber floors that flow into the dining room space as well as a spacious kitchen with gas cooking. Out the back, you will also find a large open-plan studio with toilet and sink.

The main house has a wood fire for heating as well as gas ports throughout. The studio has gas for both cooking and heating.

But wait there's more! – NBN – Close to a bus stop – 5 min drive to town – Fully fenced to keep pets safe with the yard split to allow private access and yard space for the studio. – Carport and plenty of off-street parking and – Undercover outdoor area.

Contact Kyle Garrahy on 0431 224 412 to arrange an inspection of this unique investment opportunity today.

**OUR PROPERTY MANAGEMENT PHILOSOPHY IS SIMPLE**  
minimise arrears, vacancies, and expenses, and maximise your return

**LOCAL HANDS YOU CAN TRUST**