

LANDLORDS NEWSLETTER



“ Keeping in mind that property is a long-term investment, now could be a great time to buy an investment property

Jamie Williams

PROPERTY MANAGEMENT WRAP UP

Professionals Armidale property management team leased 48 properties for the month of August which consisted of 24 houses and 24 units. Our vacancy rate ranged between 1.65% - 2.2%. The average rent achieved throughout August was \$410.

Professionals Armidale attended the annual NSW state awards night on Saturday 26th August and won a number of awards including Top Sales Office, Top Sales Office listings, and Top Sales Office number of transactions. Kyle Garrahy won Top Sales Agent whilst Jorjah Styles won the Property Management Values Award. Well done to our fabulous team.

A recent article by PropTrack reveals that 28% of properties sold in NSW for the month of July were rental properties. This number has risen from 22% in July 2021 and 15% in July 2019. There are several contributing factors with the key drivers being, rising interest rates, rising property prices and increased government intervention prioritising tenants.

While it might feel counterintuitive to buy when there are so many mixed messages out there, remember the rental crisis is only worsening further, with no end in sight. The Australian population is expected to reach 40.5 million people by the year 2060. Keeping in mind that property is a long-term investment, now could be a great time to buy an investment property and enjoy high demand while trying to be a part of the rental crisis solution.

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

INVESTMENT OPPORTUNITIES



124 DOUGLAS STREET, ARMIDALE

TIMELESS ELEGANCE ABOUNDS

PRICE GUIDE \$480,000 - \$530,000

Welcome to this captivating home that seamlessly combines rich history, timeless elegance, and undeniable charm. Prepare to be enchanted as you step into a world of rustic allure, where every corner tells a story. The delightful kitchen is adorned with a large island bench/breakfast bar, exquisite granite stone benchtops, and an original fireplace enhanced by a modern slow-combustion wood-burning heater.

Contact Ben Saby on 0413 279 884 or Harry Williams on 0481 793 488 to arrange an inspection.

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



6/270 MANN STREET, ARMIDALE

ECONOMICAL INDUSTRIAL WORKSHOP

PRICE GUIDE \$340,000

Presenting a strata-titled industrial unit situated within a dynamic complex in the highly desirable West Armidale Industrial precinct. Boasting an approximate floor area of 280m², this space is currently leased to a well-established automotive repair business, offering an accessible entry point into the industrial investment sector.

Contact Stephen Ramage on 0409 150 075 to arrange your inspection today.

SPEAK TO A PROFESSIONAL

EXCLUSIVE TO PROFESSIONALS ARMIDALE

HAVE A PROPERTY TO RENT OUT? RECEIVE ONE OF 50 HOLIDAYS FOR TWO!

*T&C Apply - Recipients must mention this promo to be eligible



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PROFESSIONAL

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