

## LANDLORDS NEWSLETTER



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Jamie Williams

### PROPERTY MANAGEMENT WRAP UP

Welcome back to the first edition of the Armidale Property Investor Newsletter for 2024.

Professionals Armidale property management team leased 43 properties for the month of January. Demand has been balanced for both units and houses with 23 houses and 20 units being leased. This month we observed a very strong average rent of \$429.

Professionals Armidale vacancy rate for the month of January held steady at 2.5% for the entire month. Whilst we had another strong month of leasing, the higher vacancy rate shows that we are still seeing a high turnover of tenants, 30% of whom are relocating from Armidale mainly due to employment circumstances.

While many Australians are keen to invest in property to secure their financial future, the statistics show that most investors fail to achieve their goals. More than half of those who buy an investment property sell within the first 5 years and only around 20,000 investors have joined the 1% club who own 6 or more properties.

So, regardless of where you are on your investment journey, the Professionals Armidale team are here to help. Our team is ready to collaborate with you to create a strategic investment plan tailored to your objectives, providing enhanced results with increased focus and confidence.

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

JANUARY 2024



# INVESTMENT OPPORTUNITIES



90 NIAGARA STREET, ARMIDALE

FOR SALE >

Professionals Armidale  
02 6772 4549  
professionalsarmidale.com.au

Professionals

## CHARMING BUNGALOW RETREAT

PRICE GUIDE \$365,000 - \$400,000

This charming bungalow-style house is the perfect combination of a great investment opportunity and an ideal first home. The house features 3 bedrooms, making it perfect for a family or anyone who needs a bit of extra space. The fireplace is a cozy touch that is perfect for those chilly evenings. 90 Niagara Street would be likely to attract a rental value of approximately \$360.00-\$400.00 per week in its current condition.

Contact Shane Kliendienst on 0407 412 651 or Julie Schaefer on 0408 200 668 to arrange an inspection.

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



9/9A MERINDA PLACE, ARMIDALE

## A UNIQUE PROPERTY FOR SAVVY INVESTORS

AUCTION GUIDE \$460,000 - \$500,000

Welcome to 9 & 9a Merinda Place, nestled on the North Hill of Armidale. This unique property offers not one, but two opportunities to own a dual occupancy investment, providing versatility and potential for the savvy investor. 9 Merinda Place would likely attract a rental value of approximately \$380.00-\$400.00 per week in its current condition, and 9a Merinda Place would likely to attract a rental value of approximately \$210.00-\$220.00 per week, in its current condition.

Contact Harry Williams on 0481 793 488 to arrange your inspection today.

SPEAK TO A PROFESSIONAL