

WHAT MAKES GOOD REAL ESTATE?

Whether you are buying an investment property or a home to live in, it is important to look for good quality real estate. So, what makes a good investment?

FAMILIAR MARKETS

Consider buying a property in an area that you are familiar with. Not only will you know the area but you will have an understanding of the demographic, amenities, public transport and desirability of the area. Check recent sale prices to give you an idea of what you can expect to pay for local properties.

PROXIMITY TO THE CITY & INFRASTRUCTURE

Living within close proximity to a major city is always highly sought after. Whilst many of these suburbs attract higher prices, look for emerging suburbs which have strong growth potential. As the population grows, so too does the infrastructure and the desirability of an area. This is where the potential for capital growth begins.



RENTAL YIELD AND LOW VACANCY RATES

Look for areas where rents are high compared to the property value. Find out about the vacancy rates in the neighbourhood. A high vacancy rate may indicate a less desirable area, which could make it harder to rent the property out, or sell it in the future.

PLANNING - RESEARCH FUTURE PROPOSED CHANGES

Do your research and make sure you know what's going on in your area. New developments or zoning changes can affect the future value of your property.

THE RIGHT PROPERTY

Street appeal, good floorplans, attractive features, broad demographic appeal, minimal maintenance and structural solidity are all features that make a property more enticing.



POTENTIAL - SOLID STRUCTURE AND GOOD FLOORPLAN

It is not as expensive to cosmetically spruce up a home as it is to change the layout or repair structural issues. Making some minor upgrades, such as painting walls, polishing floorboards and replacing blinds are relatively inexpensive and ultimately increase the value of your property. And for investors this is tax deductible!

TIMING - WHEN TO BUY?

When you have got your finance together, know how much you can afford and have done your research – get in. Even in a slow market, quality real estate will always be desirable. Real estate is a long-term investment, the best time to buy is when you can best afford it.

