



## IN SHORT.....

Have you ever seen a remote controlled garage door collapse?

It is incredibly noisy, better to watch than a lot of TV programs, but \$2500 on average to put right.

Servicing tired or noisy garage doors can prevent this costly outlay.

If your Property Manager reports a noisy door to you, please give us a call. We can provide a full service for \$99 including GST with

**Alliance Garage Doors.**



**FOR ALL YOU "POMS" OUT THERE**

We would like to wish you all a Very Merry Christmas in JULY

Warmest Regards

**V L Property Partners**

## Property investing secrets that everyone should know

The Australian property market has been going strong, with a lot of the activity fuelled by investors. With interest rates at historically low levels, many people are considering purchasing their first investment property. But making a profit from an investment property isn't guaranteed – here's a few property investment secrets that may help you get started when finding that first investment gem. *\*Continued Below*

### REIWA REAL FACTS

Week ending 2 Jul 2014. Real Facts is also available on REIWA's iPhone app.

#### PROPERTY SALES FOR PERTH

Last Week			
House	Units	Land	Total
497	131	93	721
<b>4 weeks ago</b>			728
<b>Same week last year</b>			986

#### TOP SELLING SUBARBS

	North of River		South of River	
Balga	14	Coolbellup		17
Maylands	10	Canning Vale		12
East Perth	9	Kardinya		10

#### PROPERTY LISTED FOR PERTH Sales

Last Week			
House	Units	Land	Total
6,875	2,374	1,440	10,689
<b>4 weeks ago</b>			10,412
<b>Same week last year</b>			8,870

#### Rentals

<b>Listed for Rent</b>	5,826
<b>4 weeks ago</b>	5,440
<b>Same week last year</b>	4,078

Median Rent: \$450 p/wk  
Vacancy Rate: 4.0%

Source: www.reiwa.com.au

### Go for capital growth

Capital growth is the term used for a property appreciating in value. Some properties appreciate in value more than others over time. The trick to making a profit from an investment property is choosing a property with capital growth potential to purchase in the first place. Research is key to making the right choice.

To be sure of capital growth, target properties in up and coming areas and adjacent to popular areas. These are likely to gain value as the suburb develops. You can also look for "ugly duckling" properties in these areas – or properties that you can improve at little expense. This will also help you to ensure capital growth. Another good idea is to look for new rezoning opportunities and get in before word spreads. These areas are likely to move from more industrial zoning to residential and can often be found in inner city suburbs where capital growth is more likely to occur over time.

### Choose the right location

Choosing the right location will not only help to ensure capital growth, it will also ensure that your property is always tenanted. Inner city is often best as properties in these suburbs hold their value better and are easier to rent and sell quickly.

Try to purchase a property that's near to essential facilities like schools, public transport, shopping areas and leisure facilities like parks, cafes, restaurants and cinemas. It makes it much easier to find good tenants and will help to ensure optimal rental returns. You can often find a bargain where these facilities are planned or under construction.

More to come in your September Newsletter...

**For "Down to Earth" financial advice, contact Colin Hingston: 0418 910 120**

### **VILLA in Balga \$390,000**

An ideal investment property with good tenants currently paying \$420 a week, and they are happy to stay till November OR move out on settlement with vacant possession. ONLY 18 months old, the benefits of this Villa outdo all the others...

#### **FEATURES**

Enclosed courtyard with Colorbond pergola  
Double remote lock up garage  
Three spacious bedrooms  
Two bathrooms  
Master bedroom with walk in robe and ensuite  
2 toilets  
LG Reverse Cycle Air conditioning  
Westinghouse Oven  
Euro Dishwasher  
Westinghouse Gas Stove  
Separate laundry courtyard with clothes line  
Easy to maintain front garden beds with reticulation  
In close proximity to Primary and High Schools  
Less than 2km to Reid Hwy  
Approximately 3km to Mirrabooka Square Shopping Centre and Bus Station  
Villa 137sqm



### **HOME in Thornlie with Investment Potential \$480,000**

This freshly painted four bedroom two bathroom gem, was made for entertaining. Set in a cozy cul-de-sac location.

Lovely warm kitchen with a HUGE open living and dining area, as well as a separate living area to the front ALL with beautifully cared for floating wood floors.

4 Bedrooms  
2 Bathrooms  
Two Entertainment Areas  
Enclosed Patio  
Carport Parking for 4 Vehicles  
Secure Roller Shutters to All Windows  
Ducted Air Conditioning Throughout  
Rental Return \$440pw



### **TOP INVESTMENT OPPORTUNITY in Clarkson \$345,000**

Long Island kitchen is very user friendly with heaps of bench space. . Lovely Large and open family room too so heaps of living space.

Three generous bedrooms with Robes, separate Laundry with security doors out to rear garden.

3 Bedrooms  
1 Bathroom  
Large Living  
Large Shed  
Parking for 3 vehicles  
Rental Return \$385pw

Three large Bedrooms



### **GOLDEN INVESTMENT in Nollamara \$449,000—\$479,000**

This home is so secluded, private and full of features it is ready for someone looking for a special home or a top quality investment.

3 Bedrooms—WIR to Master and Ensuite  
2 bathroom  
Open Plan Lounge/Dining/ Kitchen  
Ducted Evaporative Air-conditioning  
Double Garage  
Reverse Cycle Air Conditioning  
Brand New Carpets in Main Living

#### **A MUST SEE!**

Rental Return \$440pw

