

SIMPLE WAYS TO ADD VALUE TO YOUR PROPERTY

Marble bench tops, Italian appliances and the latest light fixtures will cost you a lot, but may not necessarily translate to a higher valuation.

The following are some simple tips that will work in your favour when having your property valued.

- Get the basics right and make sure that the yard is neat and the lawn trimmed
- Ensure that the interior is clean and tidy, as dirt, damp patches and mould won't help you achieve an optimum value
- Clean the windows and remove any clutter that's lying around the house and property
- Fix up any minor repairs that are visible to the eye
- Steam clean the carpets and wash down the walls

WHAT IS GENTRIFICATION? ... The next hot spot

Gentrification is the movement of affluent residents into an area and the changes that occur due to the influx of wealth. Most investors know that if they purchase a property right before a shift begins in a suburb, then they can capitalise greatly from the opportunity. The challenge is, knowing how to identify one before it happens.

The signs of gentrification usually include the construction of modern infrastructure, greater employment opportunities, population growth and government or businesses willing to spend sizeable money into the area, such as a shopping centre and/or local amenities being developed or updated. The areas can also be run-down with lower socio-economic housing where there is a ripple effect outwards from wealthy suburbs that cannot sustain the population growth for the area.

Keeping up-to-date on developments and local planning through the council or utilising online resources such as property information websites can assist in being able to identify if an area is changing. You can also research if incomes are increasing, unemployment is decreasing or the level of education among residents is improving.

While an area may seem undesirable now, the astute property investor will look a few years into the future.

TALK TO THE PROPERTY EXPERTS

BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone that is

Properties Recently Rented!

Keeping you updated on the local rental market

HOUSES

32A Meranie St, Welby
2 bed, 1 bath \$370 pw

12 Armstrong Crs, Robertson
3 bed, 2 bath, 1 car \$400 pw

27 Langley Ave, Renwick
3 bed, 2 bath, 1 car \$500 pw

28 Brewster St, Mittagong
4 bed, 3 bath, 1 car \$650 pw

NEWS Updates

ROUTINE INSPECTIONS

We are currently doing routine inspections. As it has been a very wet Winter, we are encouraging all tenants to do a really good Spring clean.

As an incentive our agency is offering your tenants ;
A1 tenant certificates and a prize for all tenants who complete the Spring clean checklist and have the property sparkling inside and out. We will let you know in our reports if your tenants have achieved A1 tenancy status.

www.mckillopproperty.com.au

GET A FREE CREDIT SCORE

When it comes to your credit score, knowledge is power. Knowing your score and how it is calculated is the first step to improving it and ensuring it doesn't have an impact on your investment plans. A poor credit score can have implications on home loan applications and an excellent credit score can assist in getting better loan rates and lowered fees. A score can be determined by the number of credit enquiries you have made, your default history, credit cards you hold, your repayment history and any bankruptcy listings.

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yesterday,
live for
today,
hope for
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Albert Einstein