

# PROPERTY INVESTOR NEWSLETTER

Autumn | 2021

## Properties Recently Rented

### HOUSES

#### **Plympton Park**

Spacious 4 bedroom home  
\$600 per week

#### **Mile End**

Executive home - city fringe  
\$625 per week

#### **Hilton**

Renovated character home  
\$590 per week

#### **Brompton**

Terrace style 2 bedroom home  
\$400 per week

#### **Woodville South**

Attractive bungalow - updated  
\$450 per week

#### **Clearview**

Modern 3 bedroom home  
\$440 per week

### APARTMENTS / UNITS

#### **Glenelg**

Furnished apartment - ocean views  
\$550 per week

#### **Mawson Lakes**

2 bedroom apartment  
\$330 per week

#### **Adelaide**

Fully furnished townhouse  
\$560 per week

## What is happening in Adelaide ... not just the "Fringe"!

### This capital city is still Australia's most 'underrated' property market ... ADELAIDE

Australians looking to buy or invest in property this year should look to the South Australian capital, one property expert believes.

Adelaide, which Yahoo Finance reported on in late 2019 as the nation's most "underrated" and consistent property market, continues to hold the title, according to hotspotting.com.au managing director Terry Ryder.

"Adelaide is the nation's most consistent market, even topping the steadiness of Canberra - and continues to be our most under-rated market," Ryder said in a recent report.

The sales activity of sixty-two Adelaidean suburbs has been rising every quarter over the last three years. Sales activity is a key metric that Ryder uses to assess a property market's popularity and attractiveness.



"Once again, the data shows that this consistent performance is occurring right across the Adelaide metropolitan area. There are 10 municipalities with at least three suburbs with rising sales momentum," Ryder said. "Affordable locations are the market leaders, boosted by the strong activity of first-home buyers."

According to CoreLogic's latest figures, Adelaide's property prices saw an uptick of 0.9 per cent in the month of January 2021 alone, and in the 12 months to 31 January rose by 6.5 per cent.

The median house value in Adelaide is \$473,170, making it Australia's second-cheapest capital city property market after Darwin.

cont'd ...

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Jo Cullinan



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## Top property hotspots in Adelaide

Adelaide's most popular property hotspot is the **Playford** area in the northern suburbs, an attractive and affordable location for first-home buyers and investors on a budget.

Nine suburbs in this area have been dubbed a 'rising suburb' by Ryder, and homes in this suburb often fall below \$250,000, with some less than \$200,000.

A soon to be opened motorway will open up opportunities for business and trade, and the revitalisation of a former car plant will add 1,600 jobs to the area.

"This is adding considerable impetus to this precinct, which has the state's strongest population growth and some of the cheapest homes in capital city Australia," said Ryder.

"The real estate market in this northern region of Adelaide is further characterised by low vacancy rates and high rental yields which are the highest among the major cities."

**Port Adelaide-Enfield**, which is still considered affordable but is closer to Adelaide's CBD, is also benefiting from several multi-billion dollar projects and defence contracts and a relocation of state government jobs.

Homes in this area typically fall between \$400,000 and \$500,000.

"The Port Adelaide-Enfield LGA is one of the leading markets in the nation for suburbs with rising buyer demand and prices responded in 2020," said Ryder. Investors will be rewarded with strong demand from renters and vacancy rates below 1 per cent, he added.

The affluent area of **Mitcham**, 15km away from Adelaide's CBD, also has strong appeal with "quintessential middle-market Adelaide".

Homes here fall in the \$500,000-700,000 range, and is in close proximity to the Flinders medical and education hub as well as the Tonsley innovation centre.

The area's economy will soon be bolstered by a new \$1.5 billion Flinders Village, expected to begin this year, as well as new transport infrastructure currently under construction.

*(Jessica Yun - 15 February 2021)*

## CULLINAN PROPERTY MANAGEMENT ARE PROUD TO BE ASSOCIATED WITH THE FOLLOWING COMPANIES:



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## OUR "WISH LIST" FOR LANDLORD SUCCESS...

- Budget for the unexpected, as most maintenance issues are unforeseen (eg; a hot water service bursting)
- Avoid attending to property repairs yourself, if you are not insured or licenced to do so. We only engage qualified & insured tradespeople when arranging maintenance on your behalf.
- Avoid making agreements directly with tenants without your property manager's knowledge.
- Be aware that the tenant's care and maintenance of a property is subject to 'fair wear & tear'.
- A property manager cannot always control your tenant's behaviour.
- Promptly respond to maintenance requests.
- Keep your property manager updated if you are going away. This assists us should we not be able to contact you (particularly if you are heading to a destination out of phone range, etc).
- Ensure that you have quality landlord insurance.
- Engage a professional smoke alarm company to conduct annual checks to ensure your smoke alarms are compliant & functioning
- Have reasonable expectations. An example would be that your property may have some fair wear and tear at the end of a tenancy.
- Know that all parties must act in accordance with legislation requirements.
- Understand that we are working hard every day to manage and care for your property.

## OUR REFERRAL OFFER

We will give you a \$100 gift voucher (OR CASH!) should you refer someone to us and the property is signed for full management.

