

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

Bridge St North Lismore	\$320 p/w
Phillip St Goonellabah	\$330p/w

UNITS

Opaki Pl Wollongbar	\$290p/w
Fairway Dr Casino	\$180p/w
Cathcart St Lismore	\$240p/w

Properties Recently SOLD!

Keeping you updated on the local sales market

11 Grevillea Place Casino	\$65K
68 Newbridge St S'th Lismore	\$110K
129 Fletcher Road Dunoon	\$420K
Lot 13 Tabulam Rd Bottle Crk	\$267K
1172 Bulmers Rd H' Range	\$1.2M
24 Palmvale Dr, Goonellabah	\$485K
17 Evelyn Villa Dr, Alstonville	\$438K
264Blackhorse Rd EdenCreek	\$275K

learn from yesterday,
live for today,
hope for tomorrow.

Albert Einstein

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H	M	E	J	U	S	T	E	L	H	M	B	M	C	H
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| truthful | honest | obedient |
| respectful | humble | polite |
| punctual | reliable | |
| generous | pious | |
| just | kind | |
| helpful | modest | |

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Visit www.getcreditscore.com.au for your free score.