

February 2014 Update

Property Investment is a Popular 2014 Resolution

Australians are expected to ramp up their investment in property in 2014.

A recent survey from finance company Homeloans revealed one-third of respondents intend to buy an investment property in the next 12 months, and a further 34% said it was on their New Year's resolution list.

"A combination of low rates, the housing market showing signs of life in various cities, and the stock market's volatility means people are being attracted to buying residential property as an investment," said Homeloans Executive Head of Marketing Will Keall.

The survey showed property trumped shares as the favoured investment in the coming year, with bricks and mortar viewed as less volatile, and more likely to offer capital gains and rental returns.

Other findings from the Homeloans, Home Buyer Barometer include:

Almost one quarter of respondents purchased their first investment property when they were aged 18 – 29.

61% prefer an investment property in a capital city
37% prefer an investment property in a regional city

Over 50% purchased a detached house as their first investment property. Existing properties were more popular than new builds or off the plan properties (76.1%)

One sixth prefer a property close to where they live.
Over 60% of investors use a property manager to manage their property.

Those who have invested in property have an average of 1.6 properties. It's essential to approach property investment with a cool head, a steady research hand, and get a range of advice from professionals you can trust.

Take the time to understand how growth occurs and use growth criteria to pinpoint locations most likely to deliver for you over the long term. Don't rush into anything, and always remember that investing in property is very different to buying your dream or forever home. It's a business transaction and needs to be approached accordingly.

Source: realestate.com.au

Keep in touch and up to date by following us on:

Ray White



You Tube

Cheltenham / Dingley Village

Property of the month



Beach Box 734 Edithvale

Create your own little piece of paradise on beautiful Edithvale Beach. At 4.2m wide and 8.2 metres deep, this spacious 37.7sqm box is an entertainer's delight as well as the perfect summer refuge.

Boasting new stumps & flooring and offering shade, shelter and ample storage opportunities; this slice of heaven lies directly on the foreshore just metres from public bathrooms and the renowned Sea Breeze Caf. Enjoy the wondrous sunny location on this clean, safe beach only a hop, skip and a jump from Edithvale Lifesaving Club. The sheer size of this luxurious box makes it the perfect venue for summer socializing with friends and family. Jump into this fabulous opportunity and enjoy a lifetime of summers spent in the comfort of your own personal oasis.

This opportunity rarely presents, family groups or syndicates of friends, here is your perfect opportunity for permanent beach accommodation.

AUCTION: SUNDAY 16TH FEBRUARY AT 11:00 AM
CONTACT: STEPH BISHOP 0425 754 490

For more information on the laws of purchasing a beach box visit www.kingston.vic.gov.au



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Getting your finance back on course...
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4/107 Tulip Street,
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Some of our New Listings:



3/28 Weatherall Road
Cheltenham



4 Island Point Drive
Waterways



75 Kingston Road
Heatherton



Beach Box 734
Edithvale



5 Moonrise Close
Waterways



2B Broome Avenue
Mentone

Muesli Breakfast muffins

Kick-start the day with these Muesli Breakfast Muffins—they will fill you up and give you long lasting energy.

Ingredients

- 1 cup oats
- 2 cups self-raising flour
- 2 eggs, lightly beaten
- 1/4 cup brown sugar
- 1 can milk Evaporated Milk
- 400 grams pie apricot or pie apple
- 1/4 cup oats (extra)



Method

1. Preheat oven to 200°C/180°C. Lightly grease 1 x 12 hole (1/3 cup/80mL) muffin pan. Cook for 14 minutes.
2. Combine oats with flour, eggs, sugar, evaporated milk and pie apricot or pie apple; mix well.
3. Spoon into prepared pan; sprinkle over extra oats.

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Getting to Know Romy Parzybok Assistant Property Manager Ray White Cheltenham



Romy Parzybok joined our team in 2011 as a receptionist, Romy has quickly moved into the property management department as an assistant property manager.

Romy handles arrears, inspections and maintenance for the Director Paul Sansom as well as managing a small portfolio of her own.

With a bright and bubbly personality and a willingness to help we are sure that you will find dealings with Romy a positive experience.

Contact Romy on 9584 8288 or romy.parzybok@raywhite.com

Q: What are you currently listening to on your ipod?

A: Royals - Lorde

Q: what is your favourite quote?

A: success is the best revenge

Q: What is your favourite book?

A: 50 shades of grey

Q: What do you enjoy doing in your spare time?

A: relaxing at the beach and shopping

Q: If you could have dinner with any 3 people (Dead or alive), who would they be?

A: Johnny Depp, Ryan Gosling and Bradley Cooper

Q: What is your greatest accomplishment?

A: Pursuing my career in real estate

Q: What would you do with \$1 million dollars?

A: Buy a Lamborghini and an investment property