

Upcoming Auction



WESTMEAD

*AUCTION – Thursday 13th October 2016 10:30am
Novotel Parramatta – 350 Church Street, Parramatta*

SUPERB CORNER DEVELOPMENT SITE

- Site area: 2,390sqm (approx.)
- 2 street frontages
- Zoning: R4 (Cumberland Council)
- F.S.R: 1.2:1 & 2.2:1
- 4 huge blocks
- Stylish Draft concept plans for 60 units (approx.) available & prepared by leading local architect – Design Cubicle P/L

<http://www.ranw.com.au/land-for-sale-resi-rural/0000311786.html>

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Upcoming Auction

100 Macarthur Street, North Parramatta



*AUCTION – Saturday 22nd October 2016 11:00am
ON-SITE (unless sold prior)*

LOVELY FAMILY HOME IN BLUE RIBBON LOCATION

This property is situated on the high side of a leafy street offering direct park views. R3 Zoning enables further redevelopment opportunities or simply occupy/lease immediately.

- Three good size bedrooms with built in robes
- Main bathroom with bath and shower and separate toilet
- Spacious formal lounge and dining
- Multi living zones inside and out
- Fully covered alfresco dining
- Teenage retreat/games room
- Spacious child friendly rear yard
- Double lock up garage

<http://www.ranw.com.au/residential-for-sale/0000314323.html>

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On Trend

WHY PROPERTY IS THE BEST INVESTMENT

Like all popular sayings, “As safe as houses” is based on fact. Here’s why property is the most trusted investment by ‘mums and dads’ and major corporations alike:

‘REAL’ ESTATE

Property is called ‘real estate’ because you can see and touch it. Even if you buy ‘off the plan’, the land exists – and the building soon will! On the other hand, the only evidence of owning shares is a piece of paper or an email message. And you can never be sure what’s going on behind closed boardroom doors.

SIMPLICITY

As investments go, the property markets are easy to understand. There isn’t a lot of jargon to confuse the average buyer. Of course it’s wise to do some research before investing in property, but it isn’t rocket science. The fundamentals apply to properties everywhere.

LONG-TERM GROWTH

Australian property has increased in value at an average of 11 percent since the early 1900s. That’s comparable to the stock market, but historically property has been more stable even than ‘blue chip’ stock indexes. And unlike companies, land can’t go broke in an economic downturn or through poor management. There will always be demand for land and housing, in well located areas that people actually want to live and work. Again, you can’t just buy anywhere, but well chosen and well located property is a good investment. The fact that property takes longer than shares to sell, even by auction, makes it a less volatile form of investment.

FINANCIERS’ FAVOURITE

Banks and other financial institutions lend more money for property purchases than any other investment. Property loans are the biggest component of every bank’s profit, because property has proved to be the safest type of investment. The typical bank’s loan-to-value ratio (LVR) is 80 percent and higher, and interest rates are lower than for other types of assets. And property is ideal for ‘leveraging’ – taking advantage of your portfolio’s rising capital value to obtain more loans, increasing your holdings even faster!

MULTIPLE STRATEGIES

Property is a more flexible form of investment than many people realise. Different strategies can be used for different financial situations and property types. They include long-term capital growth, cash flow, renovating for profit and developing. Banks offer different types of loans to suit different strategies too. When it comes to types of properties, the sky’s the limit! Houses, duplexes, villas, townhouses, apartments – and that’s just the residential market. Locations and prices range from exclusive inner-city at the top end, to regional and rural towns that can offer great value for the canny buyer.

TAX BENEFITS

Property is an essential commodity in the community, so Governments encourage ‘bricks and mortar’ investment and development.

Tax benefits include deductible expenses such as the interest on loans, repairs, maintenance and management fees. Depreciation on buildings up to 40 years old is another benefit.

Investment properties can be negatively geared to reduce your income tax – what a bonus!

Article: Smart Property Investment

Website: <http://www.smartpropertyinvestment.com.au/promoted-content/15579-why-property-is-the-best-investment-2>

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