

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.

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about buying or selling or
know of someone that is
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Properties Recently Rented!

Keeping you updated on the
local rental market

HOUSES

Pentlowe Road, Wantirna

\$390p/w

3 Beds, 1 Bath, Double Garage

Chaleyer Street, Glen Iris

\$760p/w

4 Beds, 2 Bath, Off street parking

Parkview Drive, Ferntree Gully

\$350p/w

4 Beds, 2 Bath,

Nottingham Square, Wantirna

\$440p/w

4 Beds, 2 Bath, Double Garage

INVESTMENT PROPERTY OF THE MONTH



FOR SALE

1/30 Hadlow Drive, Wantirna

Rare flat single storey 3 bedroom unit with room for big caravan or boat, short walk to Wantirna Mall Shopping Centre. Comprised of separate lounge/dining at front, with open plan kitchen meals family, opening to paved private courtyard, sliding window from kitchen looks out to courtyard, gas ducted heating, air conditioning, ensuite effect bathroom with full ensuite bath, awnings, and remote garage door, all makes for the perfect base to travel from.

learn from
yesterday,

live for
today,

hope for
tomorrow.

Albert Einstein

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