

## **Economist says: There's nothing to stop property prices heading for a 3 year boom**



**The 2010 property market begins with some degree of excitement thanks to the great finish in December 2009.**

Auctions and sales of nearly \$1 billion in December 2009 were a strong indication of the pent up demand for property and a very good indication of the confidence that has returned.

In the wake of the December figures, BIS Shrapnel's chief economist, Frank Gelber said he believes Australian house prices could boom for at least three years.

He said there was very little to stop prices booming – even a full 1% interest rate increase.

His point is no doubt fueled by the fact that the non-bank lenders are now returning to add greater credit availability into the market.

And that brings me to ask the question. Could the market really sustain the level of capital growth that has occurred in the past two decades?

We constantly hear the opinion expressed that we must come to a point when affordability is stretched to the point that capital growth can only run parallel to wage growth.

But then there's a booming population growth and strong wages in the mining industry adding pressure to property values and rental levels.

And there's now the situation of the market benefitting from the global financial crisis.

The GFC led to dramatic cuts in interest rates making loan repayments more affordable and increasing property buyers' borrowing capacities. That has set an interesting scene for 2010.

It seems unlikely that interest rates will go much beyond a 1% increase in 2010.

This is especially so, as there's a possibility of a second wave of mortgage defaults in the US because of other classes of mortgages reaching their scheduled re-setting of higher interest rates.

This is likely to be bearish for the US dollar meaning the Australian dollar is likely to stay at relatively high levels which in turn makes our exports relatively expensive to other nations thus there'll be sectors of our economy that would suffer greatly if interest rates were to sky rocket again.

So with interest rates remaining relatively low and credit availability improving it's hard to imagine anything but buoyancy throughout 2010 and probably well into 2011.

Mr Gelber could indeed be right.

**Richard Pappas, MD**

## **KUBE “only 4 remain!”**

**There's just four apartments remaining to be purchased in 'Kube', a 12 unit apartment complex that has to be among the most stylish complexes in the Victoria Park area.**

This unique architect designed development with one and two bedroom apartments inspires with its cutting edge design.



All apartments are appointed with quality fittings throughout and include floor coverings, window treatments, air conditioning and stainless steel kitchen appliances including dishwasher.

The apartments are situated on the first and second floors, with secure, undercover parking and storerooms located on the ground floor in most instances.

Kube residents will find their place of residence well situated as it is in easy walking distance to the restaurant area within this increasingly trendy suburb.



If the Kube lifestyle appeals to you – or you would like an apartment as a great investment, you need to hurry as eight out of the 12 apartments are now under contract. Please contact City-Life..... [or click here for a Kube Info Pack \(www.city-life.com.au/extrapics/364.pdf\)](http://www.city-life.com.au/extrapics/364.pdf)



## Exmouth Marina Village draws strong sales: Construction commences in March

**W**ith only one property remaining to be sold in Exmouth Marina Village's Coral Court, strong enthusiasm for the development would have to be an understatement.

The demand for the villas and townhouses has been exceptional resulting in the developer working on bringing the next release forward.

Construction on the display homes, villas and town-houses is scheduled to begin in March so it won't be long before prospective residents start seeing a very busy site.

The built form release, offering buyers a complete house and land package and the option of a lease back arrangement has created considerable interest, whetting the appetite of investors as well as those planning to live in the locality themselves.

Undoubtedly Exmouth's growth in popularity as a major tourist destination and as a base for nearby oil and gas projects has had a significant bearing on the level of interest in the project.

A major advertising campaign on television and radio for remaining properties in the

development is planned to commence on February 14 so it shouldn't be long before the entire Exmouth secret is out.

City-Life representatives will be travelling throughout the Northwest and Kalgoorlie over the next two months with the purpose of giving regional people a first hand opportunity to discuss the project in detail.

[Click here for an Exmouth Info Pack  
www.city-life.com.au/extrapics/365.pdf](http://www.city-life.com.au/extrapics/365.pdf)



## Are your curtain cords a danger to young children?

**A campaign has recently been launched titled the National Curtain & Blind Cord Safety Campaign to bring to homeowner's attention the dangers that loose cords represent to young children.**

According to the organisers a total of 15 children have been killed in Australia since the 1990s with two killed just last year.

In both recent incidents the children had become entangled in the cords and were strangled dying within minutes of being left alone by an adult.

The National Check and Fix Your Blind and Curtain Cord campaign is trying to convey the message loose curtain cords can kill.

It says cords should be fixed so they're well out of reach of young children and a child should not be left in a room where cords and chains can be reached.

It warns parents to check for dangerous cords anywhere they're staying with their child – such as in hotel rooms or where they may be holidaying or visiting.

It recommends using tensioning devices or cleats secured by at least two screws to secure out of reach. The other alternative where blinds will work without a loop is to cut the dangerous loop out of the cord.

More details are available at [www.commerce.wa.gov.au/productsafety](http://www.commerce.wa.gov.au/productsafety)

# Properties For Sale



## 5/150 Great Eastern Highway, Ascot \$550,000.00

Exceptional river front investment...Superbly located and only a short stroll to waterfront parkland, swimming pool and nature walks, this spacious two-level town residence features a delightful sun drenched deck overlooking a magnificent aquatic wonderland that combines swimming pool and winding river, perfect for entertaining. Offering inner-city living in a quiet location and yet only minutes to shops, restaurants, transport and cafes. Accommodation comprises charmingly proportioned lounge and dining rooms, 2 good size bedrooms, with built-ins, light filled kitchen, internal laundry with an additional toilet.

**A viewing is a must so book your look today - call Dave.**



## 411/150 Great Eastern Highway, Ascot \$469,000.00

This apartment offers the investor superior location and peace of mind with a long term secure lease. Perched on the 4th floor with uninterrupted views to the Swan River and Perth CBD, this serviced apartment is managed by the Assured Hospitality company.

This immaculately presented 2 bedroom 2 bathroom apartment offers open plan living with dining / kitchen and being fully furnished is sure to impress the most astute investor.

Some of the many features of Ascot Quays are 24hr reception, complimentary parking, swimming pool, gym and the renowned 150 East Riverside Bar and Restaurant. As an added benefit owners also get a very special rate when staying at Ascot Quays.

**Please call David for more information.**



## 45A Buxton Rd, Wembley Downs ~~\$620,000.00~~

Spacious duplex set on a lovely quiet leafy street very close to the City Beach border and the beach. This duplex features a delightful large lounge, a dining room open plan to kitchen, 2 spacious bedrooms plus a study. It opens onto a private rear garden with space for entertaining. THIS IS A PRIME INVESTMENT OR A GREAT FIRST HOME.

**Please phone Rose for a private viewing.**



## 1/15 Merton Street, Victoria Park \$675,000.00

Ideally located within walking distance to the Victoria Park cafe and shopping strip just a few hundred metres away, this near new architecturally designed Townhouse has a heap of features. Its convenient location to the CBD, makes it perfect for busy people who want the lifestyle without the hassle of high maintenance living! This residence offers 3 bedrooms all with built in robes, 2 bathrooms, open plan kitchen/dining and living area downstairs, and the added bonus of a loft which has an open living space.

This home also features polished Tasmanian oak floors downstairs, stone bench tops, stainless steel appliances including dishwasher and reverse cycle air conditioning throughout. The private rear courtyard is fully paved and includes a storeroom. Be quick to secure. **Please contact Marlene for more information.**



## 36 Esperance Street, East Victoria Park \$630,000.00

This lovely renovated home in the heart of the East Victoria Park city centre will delight. It is situated on one of the quietest streets in East Victoria Park, yet conveniently close to the Park Centre shopping centre and Vic Park/East Vic Park cafe strip. This home has great street appeal and is very pleasing to the eye. Features at a glance: - 2 Large bedrooms with robes - polished jarrah floor boards - high ceilings - split system air-conditioning - an alarm system - charming picket fence - front verandah - sparkling pool with water feature. Houses like this do not come on the market often, so do not delay or you will miss out.

**Call Dave now for more information or inspection times.**

# Properties For Sale



## 502/150 Great Eastern Highway, Ascot **\$325,000.00 - \$340,000.00**

If you're serious about investing in property, then this investment property is a must add to your portfolio. This apartment offers the investor excellent location and peace of mind with a rental guarantee. Set on the 5th Floor with uninterrupted views to the Swan River and Perth CBD this serviced apartment is managed by the Assured Hospitality company.

Immaculately presented 1 bedroom 1 bathroom and fully furnished with open plan living / dining / kitchen. It is sure to impress the most astute investor. Some of the many features of Ascot Quays are 24hr reception, complimentary parking, swimming pool, gym and the renowned 150 East Riverside Bar and Restaurant. As an added benefit Owners also get a very special rate when staying at Ascot Quays.

**For further information please contact David.**

## Feature Property

## 20 Beard Way, Bayswater **\$1,150,000.00**



**This near new architect designed home is a beauty! Situated in a quiet cul-de-sac and enjoying stunning City Views this beautifully presented home combines tranquility and style.**

Its locality offers an enviable lifestyle as you can walk or ride your bike to the river foreshore and parklands and there's also a bird sanctuary nearby.

You will feel as though you've escaped the hustle and bustle when in reality, it's only 10 minutes from the CBD.

The home features four bedrooms upstairs including a king-size master bedroom with its own ensuite and private balcony.

There's also a parents retreat upstairs, and main bathroom.

The lower level has a king size guest bedroom with its own ensuite.

The living areas and staircase feature hardwearing caramel bamboo flooring while the open plan kitchen/dining and living space would be the envy of any master chef having ample cupboard and bench space (caesar stone of course!) and stainless steel appliances including a dishwasher.

The floor plan has been carefully considered to feature mod cons such as a separate home theatre room, smart wired audio system throughout, a chute for the laundry plus alarm, ducted vacuum system, fully ducted reverse-cycle air conditioning and security doors.

There's also a tiled alfresco area with a built-in BBQ, a serene water feature and a double remote lock-up garage.



**Call Marlene Nelson on 0417 016 400 to arrange a private viewing.**