



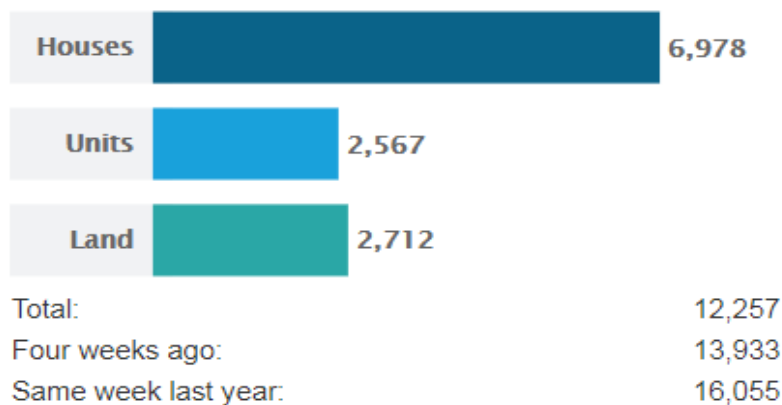
Volume 80

January 2020

Welcome to our monthly Newsletter where you will get the latest news on real estate, what's happening in the local community - PLUS see who our Tenant of the Month is! You are most welcome to contact our office should you ever need any real estate advice or assistance.

Perth Market Snapshot

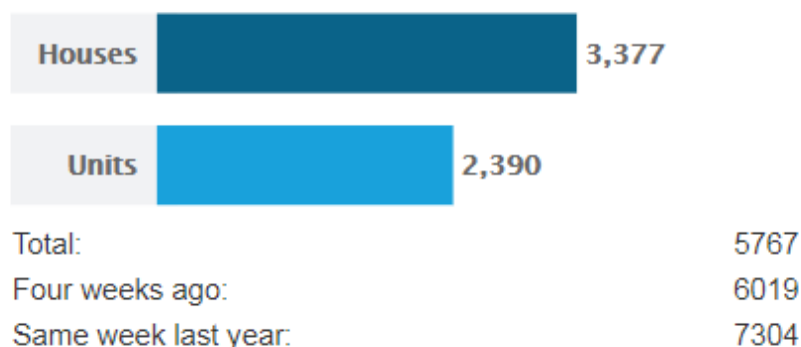
Properties listed for sale



A closer look at listing stock levels shows house and unit listings decreased by 7% and listings for vacant land decreased by 5%.

This week's total figure is 12% lower than levels seen four weeks ago and are 24% lower than levels seen a year ago.

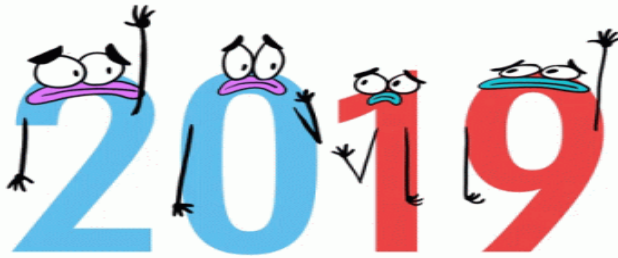
Properties available for rent



This week's rental listings figure is 4% lower than levels seen four weeks ago and are 21% lower than levels seen a year ago.

Leasing activity increased 9% in Perth this week, with 485 properties being reported as leased.

Welcome to 2020



As we move into the new year and the new decade we see a new dawn in the local and wider Perth Real Estate Sphere.

The Capital Values market is starting to show renewed activity while there is significantly less new property on market compared to this time last year (down 26% Perth Metro Average).

The expectation is that this should translate to improved sales pricing in the wider area in due course this year.

At present we have within the agency about 32% less properties for sale, and experienced our best December month in the last 6 years.

If you are considering what value your property is currently at, we would be more than happy to provide an obligation [free market appraisal](#).

While we don't anticipate breaking any sales records in the short term, we do see the time on market for many of our properties For Sale being significantly less than this time last year and indeed over the past 3-5 years.

The Leasing Market is moving ahead significantly quicker in transition. Vacancies are 1/3 of what they were 5 years ago, down from 7.5% to 2.5% currently.

We will be keeping you updated moving forward. Thank you for being able to service your ongoing real estate needs and please feel free to reach out to us what ever your needs.

First Home Buyers Scheme



Two major banks will start offering guaranteed loans for first-home buyers under a federal government scheme from the 1st of January. The move by NAB and Commonwealth Bank is one of many programs and policies starting in 2020.

Under the First Home Loan Deposit Scheme, first home buyers will be able to purchase a home with a deposit of as little as five per cent, allowing them to get into the market sooner. The scheme – which also involves 25 non-major lenders whose guaranteed loans will be rolled out from February 1 – will support up to 10,000 guarantees each financial year.

All lenders have committed not to charge eligible customers higher interest rates than equivalent customers outside of the scheme, and many will be offering other incentives.

Applicants will be subject to eligibility criteria, including having taxable incomes up to \$125,000 a year for singles and up to \$200,000 a year for couples, and dwelling price thresholds.

To find out more, click on the following link:

<https://www.nhfc.gov.au/what-we-do/fhlds/>

Community News



The \$6.5 million dollar redevelopment of Robinson Park in Gosnells will begin in early 2020, following the December City of Gosnells Council meeting.

The council awarded the \$4.5 million tender for construction to RJ Vincent, who will transform the 5.6ha site into a stunning community park and housing estate.

Construction of a new play space, off-leash dog exercise area and 42-lot residential subdivision is expected to start in February.

Find out more:

https://www.gosnells.wa.gov.au/About_us/News_and_publications/Media_releases/Work_to_start_on_Robinson_Park_redevelopment

Feature Property Proudly Presented by Simon Backhouse & Angeline Tian



Stylish and Secluded

BENTLEY

Register Your Interest!

Walk and you will miss out! Great opportunity to purchase this lovely family home built circa 2001 located in an exclusive and highly sought after Curtin Grove Estate, opposite tranquil tree lined park. Whether you are looking for your first home or an investment property, make this your priority to view!

This freshly painted beautifully presented 4-bedroom, 2-bathroom home comes with open plan formal dining, functional kitchen, 2 separate living plus a paved rear yard with mini manicured garden for your year-round entertaining.

<http://www.bwbackhouse.com.au/real-estate/property/1101221/bentley-wa-6102/>

Professionals Cannington Tenant of the Month



Congrats!

This month we would like to congratulate and thank our Tenant's of the month winners who have been awarded with movie tickets and a certificate of appreciation for their immaculate presentation of interior and exterior of the property;

- J Cutts & B Cameron of Beckenham
 - D Lythe of Wilson
 - J Chavez & A Isa of Kenwick
- R Arundaque, A Saludes, M Gelasin & M Gelasin of Southern River

Community Events



Park Play Summer Nights

Tuesday 14th January

5:00 PM to 7:00 PM

Walter Padbury Playground

Come along and meet other local families at the park these summer school holidays.

Bring the kids to join in the fun with messy activities, big games, sports equipment and more. Picnics welcome.

Suitable for families with children 0 – 10 years.

https://www.gosnells.wa.gov.au/Lifestyle/Leisure_Activities/Whats_on_in_Gosnells/Park_Play_Summer_Nights_-_24_March_2020

Sunset Cinemas presents Aladdin

Friday 17th January

6:00 PM to 10:00 PM

Auckland Parade Reserve

Explore a whole new world and experience the wonder of Disney's Aladdin on the big screen these school holidays.

Entertainment kicks off from 6:00 PM, movie magic starts after dark!

https://www.gosnells.wa.gov.au/Lifestyle/Leisure_Activities/Whats_on_in_Gosnells/Aladdin_PG_-_17_January_2020



Community Events



Australia Day Big Breakfast

Sunday 26th January

8:00 AM to 11:00 AM

Centennial Pioneer Park

Enjoy a delicious hot brekky on sale by the Rotary Club of Gosnells. Enjoy the many free performances, activities and demonstrations under the shade at Centennial Pioneer Park.

This annual family friendly event includes a range of free entertainment, live stage performances, native Australian animals, roving characters, children's activities, splash zone and much more!

https://www.gosnells.wa.gov.au/Lifestyle/Leisure_Activities/Whats_on_in_Gosnells/Australia_Day_Big_Breakfast_-_26_January_2020