

Rental outlook stable in short term

RENTAL yields are beginning to rise again, an expert said yesterday.

Ben Giesecke of Darwin valuer Herrod Todd White said returns had historically been higher in the Top End than down south.

He said this was because of the transient nature of the population, high construction costs due to the threat of cyclones, the cyclical nature

of demand for rental properties over the dry and wet season and generally higher wages.

Mr Giesecke said properties priced in the \$400,000-\$650,000 price range in inner city Darwin could expect yields of 5.5-6 per cent gross – up on the 5 per cent about 18 months to two years ago.

He said investment properties of-

fered an attractive return because money could be borrowed at 7 per cent. "Depending on how geared the investment is, an investor will only need to cover a small portion of the shortfall of rent and other costs."

Mr Giesecke said the main concern was an oversupply because of more apartments coming on to the market over the next 12 to 18 months.

He said yields in Palmerston were similar to those in inner Darwin.

"We are finding that it is now cheaper to buy a two-five year old house than it is to build the equivalent."

"This presents a good opportunity for investors to buy a modern property and achieve a good yield on their investment."

"These rises in yields have come

about due to a number of reasons. "The main reason is falling capital values on the back of rising interest rates and reduced confidence in the Australian residential market as a whole. We are seeing many of the interstate investors that bought into these markets in the early stages of the boom leaving the market and selling properties at reduced values."

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darwin city

357/19B Kitchener Drive

BEST VALUE IN THE WATERFRONT!

You've heard it before, but this time it is true! This 3 bedroom apartment has recently been converted into a 2 bedroom, for greater living and lifestyle space is positioned on the 7th level of the best building in the Waterfront...

- Generous bedrooms overlooking the lagoon
- Spacious kitchen with excellent harbour vistas
- Easily converted back to a 3 bedroom apartment
- Two secure car spaces and storage cage

INSPECT Saturday 2.00 to 2.30
PRICE \$995,000
AGENT Paul Heron 0421 060 838



stuart park

3/5 Charles Street

FIRST HOME OWNERS LOOK NO FURTHER

Neat and well maintained, this townhouse is an impressive surprise to space! Featuring built in wardrobes to both bedrooms, your very own private courtyard and a generous balcony to the master bedroom - all this space located only minutes from the CBD.

- 2 Bedroom, 1.5 bathroom townhouse
- Spacious private courtyard
- Rented at \$440 per week (until 1/10/2011)

INSPECT Saturday 3.00 to 3.30
PRICE \$408,000
AGENT Karl Secondis 0411 869 719



wanguri

7 Gsell Street

GSELL APARTMENTS

This development offers the opportunity to secure a property in the only residential unit development in Casuarina for 2011. Strong rental returns for investors or a secure and stylish lifestyle for owner occupiers, these units offer something for everyone.

- Roomy 2 & 3 bedroom apartments
- 2 Secure basement carparks & storeroom
- Swimming pool, gymnasium & BBQ area

INSPECT Saturday 2.00 to 2.30
PRICE 2 Bedrooms from \$465,000
3 Bedrooms from \$490,000
AGENT Karl Secondis 0411 869 719



the narrows

12 Wilmot Street

A WHOLE LOT OF ROOM

Freshly painted and ready to move in, this ground level home is perfect for the extended family with a separate self contained granny flat. The open plan living and dining extends to the large entertaining area. Minutes from Darwin CBD & close to amenities.

- 3 Bedrooms, 2 bathrooms plus granny flat
- Renovated kitchen featuring granite bench tops

INSPECT Saturday 1.00 to 1.30
PRICE \$548,000
AGENT May Dunlop 0421 037 034

bellamack

10 Bell Crescent

A BEAUTIFULLY PROPORTIONED HOME

Caesar Stone bench tops, stunning glass features, spacious outdoor entertaining area and ample storage complete this picture perfect property. This beautiful executive home is located in the fast developing suburb of Bellamack and is a home that encapsulates real attention to detail and quality.

- Comprising 4 Bedrooms and 2 bathroom
- Inverter air-conditioners installed throughout
- Double garage with secure external storeroom

INSPECT Saturday 1.00 to 1.30
PRICE \$639,000
AGENT Karl Secondis 0411 869 719

karama

5/42 Calytrix Road

PERFECT STARTER!!

Neat and tidy this solid ground level unit is ideal for the first home buyer looking to get into the market. Tiled throughout living, built in wardrobes to bedrooms, private verandah and walk to loads of amenities

- 2 Bedroom, 1 bathroom unit
- Open plan living and dining
- Pool in Complex

INSPECT Saturday 12.00 to 12.30
PRICE \$325,000
AGENT May Dunlop 0421 037 034

malak

2 Marshall Court

FAMILY HOME - EXCELLENT VALUE

Are you looking for a family friendly home? Set in a quiet neighbourhood and close to everything, this well maintained house is ready to move into. Open plan kitchen and living area, with split system air-conditioning, this is a brilliant home for families and entertainers alike.

- 3 Bedroom, 1 bathroom family home
- Private spa & fully fenced yard
- Beautiful reticulated & established gardens

INSPECT Saturday 1.00 to 1.30
PRICE \$472,500
AGENT Paul Heron 0421 060 838

rapid creek


2/18 Sergison Circuit

URGENT SALE!

Motivated vendor requires this property sold! A leafy and private townhouse that is not just close to the beach, but is close to shops, cafes and parks, making a great lifestyle home or investment. A brilliant 168m² of your own in a great suburb - move straight in and place your own personal touch...

- 2 Bedroom townhouse both featuring balconies
- Leafy front garden & private rear courtyard
- Pet friendly policy in a small complex of 6

INSPECT Saturday 3.00 to 3.30
PRICE \$358,000
AGENT Paul Heron 0421 060 838

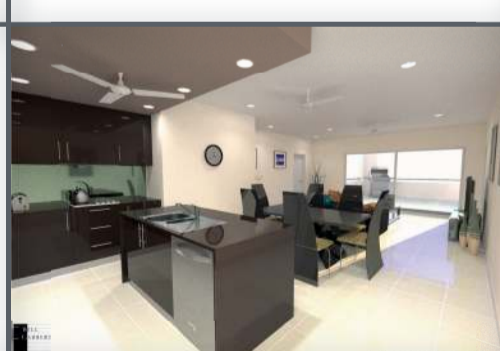


Allow yourself to be immersed and fully indulge in the ambient lifestyle of Nightcliff that hundreds of Territorians have been enjoying for years.

Priced From \$435,000

- Spacious 2 & 3 Bedrooms, with 2 Bathrooms
- 2 Under Cover Carparks with Storeroom
- Swimming Pool and BBQ Entertainment Area
- Intercom & Secure Lift Access
- Quality and Luxurious Finishes
- Tranquil Tree Top Views and Sea Views

Don't miss out - Call Today!
May Dunlop 0421 037 034 may@onerealestate.com.au



Nightcliff Garden
ESTATE

REINT Small Agency of the Year 2011



re120657
53/13 Esplanade Darwin NT 0800 Licensed Agents