

**RAY WHITE CLAYFIELD
UNIT AND TOWNHOUSE**

On a Personal Note.....

For those of you who have been reading this Newsletter for some time, you will know that at one stage I was considering buying a property in Broadbeach. Never did, but I certainly have a soft spot for that area. For those of you who may have a similar interest, I have included a brochure for some new units that are selling down there that I can sell to you. If you have any interest at all, please give me a call.

On the home front the renovations continue, Bob has been painting and I have been doing my bit in my SPARE time—not much of that unfortunately.

As you can probably tell, things are getting busier, which is pretty fantastic because it had been a bit quiet.

The interest rate cut early in September has certainly seemed to inject some confidence, and I think we are on our way to changing from being a Buyers market, which it is as I write this, and moving towards a Sellers market.

The salesperson in me can't resist saying—now is the time to BUY!

I was thrilled to receive another 2 awards for the 6 months to June 2008 for sales success and I must thank all the people who bought or sold through me during this time, without you—I don't have a job.

I'm off to sell some more—So until next month.....

If you no longer wish to receive this Newsletter, please call me on 0412 878 146 or email me on Judith.crawford@raywhite.com and I will remove you from the mailing list.



2401/141 Campbell St, Bowen Hills—
\$395,000

Walking distance to the RBWH, Fortitude Valley and the City, this 2 bedroom, 2 bathroom apartment is a perfect investment. Currently returning \$370 per week and leased until December 08 it would be a perfect inner City pad.

1&2/14 Butler St, Ascot

Renovated from the ground up, new electrical, new plumbing, this is a true renovation. Art Deco design, fancy ceilings, ultra modern kitchen and bathroom and polished floors. Would rent from \$450 per week.



9/106 Bonney Ave, Clayfield—\$535,000

Fabulous 2 bed unit in iconic Crest on Bonney. Lift access, panoramic views, with fantastic balcony. 148 sq m including 2 side by side car parks. Take this opportunity to purchase in what is proving to be one of Clayfield's most profitable buildings. Prices continue to climb and demand is high.

Property Snippets

You would have to be a very brave person to try to predict what is happening in the financial and property markets at the moment, however, the following report arrived on my desk last week, and I thought it was of interest.

The Westpac Property Group reports—

The latest Outlook for Australian Property Markets 2008-2010 shows that the next twelve months are likely to be brighter than previously predicted, despite the fact that residential demand slowed further than expected in the first half of 2008. While higher interest rates eventuated as forecast, demand was impacted by a fall in confidence as oil prices and thus petrol prices soared, and the stock market fell.

The Bank's forecasts have changed slightly in terms of demand, mainly for 2009. Westpac Property now expects that interest rates will fall by 100 basis points in 2008 and into early 2009, before pausing.

"This is a change in view from no change to 2010, held in February", the report authors wrote.

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**WHEN EXPERIENCE
COUNTS, YOU CAN
COUNT ON JUDITH**

1/65 Bellevue Tce, Clayfield

\$485,000

Spacious 3 bedroom unit with newly renovated bathroom and kitchen, L-shaped lounge dining room, wrap around balcony and fully ducted air conditioning. Would return \$360 per week.



**15/33 Mullens St, Hamilton
Auction 19th October, 2008**

Gorgeous river and City views from this 2 bedroom unit on the side of Hamilton Hill. Don't miss your opportunity to secure this City fringe property with lift access to all floors. Would return \$500 per week.

11/106 Bonney Ave, Clayfield

\$579,000

Fantastic City views from this 2 bed, 2 bath unit. With 2 car accommodation, side by side, 2 balconies for entertaining, ducted air, pool, north-south aspect to catch the breezes and on-site management, this unit truly has it all.



**4/598 Sandgate Rd, Clayfield
\$265,000**

Great investment opportunity. 1 bedroom 1 bathroom unit in the heart of Clayfield. Currently rented until January 2009 at \$210 per week.



**3/24 Bridge St, Nundah
\$349,000**

Walk to Nundah Village, train and bus from this immaculately presented 2 bedroom unit. Renovated and ready to go, would return \$300 per week.



23/479 Sandgate Rd, Albion

\$329,000

Leased for a further 6 months at \$330 per week, this 2 bedroom unit is fully furnished and attracts a premium in rent. Current tenants have just signed a lease extension.



**2/95 Albion Rd, Albion
\$350,000**

Beautifully renovated 2 bedroom unit in the heart of Brisbane's most progressive suburb. Timber floors, air conditioning, new kitchen and bathroom and City views.



**4/64 Gellibrand St, Clayfield
\$339,000**

Fully renovated 2 bedroom unit in the heart of Clayfield. Walk to the markets, train and restaurants. Courtyard and lockup garage, ultra modern interior.