

**RAY WHITE CLAYFIELD
UNIT AND TOWNHOUSE
DIVISION**

On a Personal Note.....

Oh to be a First Home Buyer, they really are being looked after at present, and if they can keep their jobs they should be laughing! I have included a couple of articles that may cut through some of the confusion that is out in the marketplace.

For those who notice these things, it is November already, Christmas is just around the corner and you should all be making plans. Of course once Christmas is over then it's New Year and we start the countdown to the end of financial year—and we wonder where the time goes!

As readers of this column will know, I have been working on my own website for some time and I am proud to announce that it has arrived!

www.northsideunits.com.au

The beauty of having a site of my own is that I can add features from time to time.

At the moment I am looking at adding video walks through properties so that buyers can get a feel for the property. This is especially of interest to people who are accessing the internet from remote locations e.g. overseas and interstate.

I would be very happy to receive feedback on the site, so please feel free to contact me via the link and let me know what you think.

I was talking to a Valuer this morning and he said that some weeks he's busy and other weeks he's not—that just about sums up real estate at the moment!

So until next month....or until you call....Happy reading,

Judith

Property Snippet 1

Estimates from the Australian Bureau of Statistics (ABS) show prices for established homes have fallen an average of 1.8% in the September quarter. House prices fell by 3.3% in Brisbane.

3/14 Butler St, Ascot-\$395,000

Beautifully renovated 2 bedroom unit. Complete with huge entertainers deck shaded by large tree. True renovation, close to the Ascot/Albion border. Small block of 4 units. Would rent for \$450 per week.



Property Snippet 2

BIS Shrapnel managing director, Robert Mellor, has predicted that "The market will be flat for the first half of next year then it will start to improve as we see rising confidence and the realization from people that the world's not ending, there are still fundamentally positive conditions in the Australian economy, and we're not necessarily going into recession."

11/106 Bonney Ave, Clayfield—\$579,000

Immaculate presentation in this 2 bed unit with lift access, panoramic views, and fantastic entertainers balcony. 2 car parks, pool in complex. Rental \$500/week



First Home Buyer News

There is plenty of confusion surrounding the boost to the First Home Owners Grant (FHOG) and I have answered a few questions here.

- * It started immediately and is guaranteed until June 30, 2009
- * First Home Owners must move into the property within 12 months.
- * First Home Owners must live in the property for at least 6 months.
- * If there is a tenant in the property when it is purchased, they must move out within six months.

There has also been an announcement regarding special savings bank accounts where the Government will pay a bonus interest rate of 17% (capped at \$850/year) that will attract lower tax rates on interest to eligible savers—check with your bank to see if you're eligible.

2401/141 Campbell Tc, Bowen Hills-\$395,000

2 bedroom 2 bathroom unit in The Mews complex, pool, sauna & gym, 2kms from the CBD, walk to the RBH, The Valley and City. Rents for \$375 per week



36 Evans St, Nundah-\$425,000

No Body Corporate fees in this freehold townhouse. 2 levels and 2 courtyards within walking distance of Nundah Village and train.



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



3/42 Alma Rd, Clayfield

\$339,000

Perfectly positioned in the heart of Clayfield. Walk to Eagle Junction station, Clayfield Markets, shops and restaurants. This one is vacant and ready for occupation.



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.

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.



9/106 Bonney Ave, Clayfield

\$535,000

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.



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.



5/17 Silva St, Ascot

\$349,000

Top floor position, 2 bed, 1 bath, lockup garage huge living area. Walk to Doomben station and Racecourse Rd. Would return \$300 per week.



3/24 Bridge St, Nundah

\$339,000

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



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.