

**RAY WHITE CLAYFIELD  
UNIT AND TOWNHOUSE**

**On a Personal Note.....**  
 Okay, the month of August has been a time for me, as a real estate agent, to catch my breath.  
 The changes to the Transfer Duty (what we used to call Stamp Duty) for first home buyers means that from the 1st September they won't have to pay any duty if their purchase is up to \$500,000. Because of this, these buyers have been missing from the market place.  
 Now the crystal ball gazing comes in—I THINK that the interest rates will fall on 3rd September and I THINK that these two events coinciding will give the unit and townhouse market a bit of a bounce and will increase the confidence of buyers—you are welcome to keep me honest keep watching this space, I hope I won't be eating humble pie next month!  
 While I have been catching my breath, Bob and I have continued our re-decorating, I think I have been personally responsible for the boost to the economy in the last couple of weeks!  
 I'm off to sell more real estate to pay for all this, so until next month.....

If you no longer wish to receive Judith Crawford's Investors News, please email me on [judith.crawford@raywhite.com](mailto:judith.crawford@raywhite.com) or call me on 0412 878 146 and I will remove your name from the mailing list.



**2401/141 Campbell St, Bowen Hills—\$400,000**

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—from \$465,000**  
 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**

- \* New South Wales continues to boast the largest population, yet it is to Queensland that most people are moving, according to figures released this week by the Australian Bureau of Statistics.
- \* Housing stocks will drop well below demand over the next twelve months, according to a comprehensive report card on the residential sector, released this week by the HIA... New dwelling starts are forecast to be down by 6 per cent in 2008/09, marking an unprecedented fifth year in a row when new home building has failed to recover...."Interest rate reductions will, in time, boost confidence and then construction activity, but that's a 2009/10 story", Mr Lamont said. "We expect the recovery to be modest over 2009/10-2010/11 given the lack of skilled labour in the industry and the long road ahead in lifting housing affordability to reasonable levels."
- \* On a brighter note, the report found that the renovations sector appears relatively resilient.

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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**

**\$600,000**

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.



**4/38 Onslow St, Ascot**

**\$379,000**

Spacious first floor unit is perfectly set up for sharing, with the 2 bedrooms at either end of the unit and a bathroom for each of them. There is a huge balcony for entertaining and for summer a lovely inground pool and bbq area. Currently \$330/week



**4/11 Alicia St, Nundah \$339,000**

Do you, or someone you know, need a ground floor villa in an extremely quiet position?

2 large bedrooms, internal access from the garage and a courtyard. Situated in a culdesac. Currently returning \$210 per week, could be increased.

**4/598 Sandgate Rd, Clayfield**

**\$265,000**

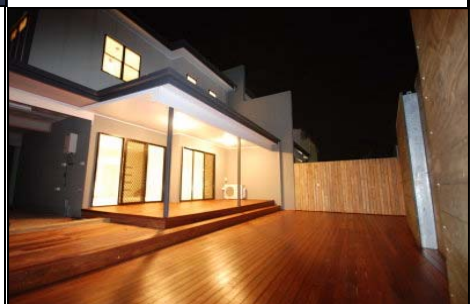
Great investment opportunity. 1 bedroom 1 bathroom unit in the heart of Clayfield. Currently rented until January 2009 at \$210 per week.



**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.



**170 Gympie St, Northgate from \$400,000**

Only 4 left of these brand new townhouses, situated within easy walking distance of rail and shops. Expected rental return from \$370 per week