



...ask

## Madeleine

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### July 2011 Edition

## Professional Property Investors Work A Strategy

Buying your first investment property is often nerve-wracking, yet we know that we can make it work and obtain good profits over the long-term.

Generally, investors educate themselves and understand relevant legislation including taxation concerns.

Interestingly, the majority of property investors obtain a healthy result over a period of time with rises in property prices. They make handsome profits. Yet very few go on to build a property portfolio's of 2, 3, 5 or more properties.

Professional investors, those that seek to build substantial wealth through property, develop and foster a long-term strategy and plan.

They set precise goals as to equity levels, numbers of properties, mortgage levels and cash-flow.

Serious investors document and review their strategy regularly. They note what works and what doesn't, remembering any mistakes and taking care to avoid repeating them.

If you are considering investing in property gain as much information as you can through books and educational seminars. Develop your strategy and run with it.



### Feature Property 14 Poitier Street, McDowall

4  3  2 

This home is for those who enjoy elevated living with soaring neighbourhood views. With high raked ceilings and exposed brick feature walls this home exudes warmth and will surprise with its generous sized living areas. Complete with a rumpus room, inground pool and covered entertaining area that takes full advantage of the elevated position providing sweeping views of McDowall. Featuring 4 bedrooms, 3 bathrooms, air-conditioning, double garage and solar hot water. Located in the sought after suburb of McDowall, this home ticks all the boxes.



*Thought for the month...*

*The best way to predict your future is to create it.*

*~ Peter Drucher ~*

## Recent Falls In Prices Making Home Ownership Attractive

Recent falls in property prices are making buying your first home a more attainable goal. That's the view of leading agent Madeleine Hicks of LJ Hooker Everton Park.

"First home buyers should start planning now to build their deposit and position themselves to take full advantage of attractive property prices," said Madeleine.

"Saving or building your deposit can be tough and some common sense sacrifices can assist. These sacrifices include having a great night in rather than out, perhaps moving home with Mum & Dad and putting off buying that new car," explained Madeleine.



Whilst independence is a way of life in Australia moving back home can assist in saving your deposit more quickly. After all, it is for a worthwhile, long-term goal.

Property prices have fallen, providing the opportunity to "jump in" whilst the market is soft. This means a lower mortgage plus the opportunity for growth when the market does heat up.

For all your Real Estate Needs contact Madeleine Hicks on 3355 6845 or 0413 733 617.

### New Listing 34 Kingaroy Street, Stafford Heights

3  1  1 

Free from commotion or turmoil; peaceful; quiet; calm; serene; placid; a tranquil life is what your new home offers. Located in a leafy street close to all amenities this beautiful property is perfect for those who enjoy the best of nature. Featuring: Polished floors, Three bedrooms, Open plan kitchen dining, Welcoming living, 2 car accommodation. Flutterby today, experience the ambience of this unique home and make it yours.



### **...ask Madeleine**

*It's been a busy few months; firstly we made the big move after nearly 10 years; we have moved to LJ Hooker at Everton Park.*

*Thank-you to my clients, customers and team for supporting us during this period. Even the move did not stop us from selling - in the last three months we sold 15 properties and I am currently negotiating two more as I write.*

*Yes times are tough in real estate; that is why during tough times the tough get going. It's my motto - "Never, ever, ever give up".*

*Flutterby and have a chat you'll find me at LJ Hooker Everton Park - 335568 45*