

30th Jan 2009

Holiday Sea Front Properties

Investors

I have mentioned previously some of the difficulties highly geared (read margin loan) individuals have faced. These are largely high income individuals, with high non deductible debt levels. A report by RP Data released Wednesday illustrates some of the results of their choices. It is expected more properties will come onto the market as the main holiday season (and bookings) pass, resulting in lower prices. Again a demand supply equation, greater supply than demand resulting in lower prices.

If you are in a position in your investing lifecycle and want/can afford to invest in a holiday property, now or soon will be an ideal opportunity. It is not a particularly great investment choice but it represents a reward for those that can now afford to do so.

Cut-price waterfront property locations revealed

Prospective buyers looking to purchase property by the water could snap up a bargain if they act now.

According to RP Data the global financial crisis, which has seen many highly geared individuals suffer, has resulted in heavy discounting and a sky-rocketing of listings in waterfront properties.

Cameron Kusher, RP Data senior research analyst, said cashed-up buyers looking to snare a bargain may now find many idyllic waterfront properties – particularly in regional coast areas – within their grasp.

RP Data has identified Port Pirie West in South Australia as the cheapest oceanfront suburb in the country where the median house price is just \$140,000.

Not far behind is Victoria's Loch Sport where the median house price is \$149,250.

Cheapest waterfront suburbs (median price)

NSW: Corindi Beach (Mid-North Coast) \$272,500, Sandy Beach (Mid-North coast) \$279,500, Dalmeny (South Eastern) \$280,000, Diamond Beach (Mid-North Coast) \$282,000, Nambucca Heads (Mid-North Coast) \$283,750

VIC: Loch Sport (East Gippsland) \$149,250, Toora (Gippsland) \$163,750, Golden Beach (East Gippsland) \$165,000, Seaspray (East Gippsland) \$185,000, Port Albert (Gippsland) \$190,000

QLD: Halifax (Northern) \$200,000, Rocky Point (Far North) \$238,130, Burnett Heads (Wide Bay-Burnett) \$271,500, Elliott Heads (Wide Bay-Burnett) \$285,000, Cardwell (Far North) \$290,000

SA: Port Pirie West (Northern) \$140,000, Ceduna (Eyre) \$164,250, Port Macdonnell (South East) \$165,750, Clinton (Yorke and Lower North) \$198,750, Cape Jervis (Outer Adelaide) \$206,000

WA: Withers (South West) \$270,000, Geraldton (Central) \$339,000, Derby (Kimberley) \$365,000, Sunset Beach (Central) \$370,000, Mandurah (South West) \$382,500

TAS: Beechford (Northern) \$158,500, White Beach (Southern) \$167,000, George Town (Northern) \$167,750, Strahan (Mersey-Lyell) \$187,500, East Devonport (Mersey-Lyell) \$188,500
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It is interesting to reflect on how specific markets move and why.

Give me a call to discuss how you can increase your wealth over time through residential property acquisition. We will sit down with you and show you how it can be achieved and map out a long term strategy that puts you in a position to achieve financial independence.

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As well as providing a service to investors, we will assist you in purchasing as an owner-occupier, or upgrading to a new property, or simply looking at better pricing or structuring options for your current loans and banking or assisting seniors looking at possible reverse mortgage options.

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If you have any questions about any of these topics, give me a call.

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