

<http://www.adelaidepropertyfinders.com.au/cgi-bin/page.cgi?id=121>

£150k budget. AUSTRALIA

**RIGHT** Woodland Waters is located North East of Melbourne's central business district. Land starts from approximately £82,000 for a 311 square metre plot. Through Central Equity

**BOTTOM RIGHT** Through Adelaide Property Finders, this three-bedroom, one-bathroom house is set on a large allotment, and is 11 kilometres to the city centre and priced at around £145,000

**BOTTOM LEFT** This one-bedroom apartment in West Perth could be the perfect lock and leave location for a young couple on the go. For Sale by Acton West at £125,000

**BELOW** In Sydney, this one-bedroom, one-bathroom apartment for the over 55's offers the ultimate in convenience with Neutral Bay shops, restaurants and express city transport only moments away. Priced around £122,000 through McGrath Estate agents



## PERTH

Charlie Gunningham, co-founder and MD of Aussiehome.com moved to Perth 20 years ago from the UK and is clearly a very happy Pom in his new home across the globe.

"Perth is a great place to live, no question. We now have two young kids, and I can't think of a safer, cleaner and cost effective place for families. In fact, it's like the whole place is set up for families. You get generous subsidies on child-care, baby bonuses and stimulus money from the government, and there's plenty to do [that does not cost anything] – from an abundance of parks with excellent play areas, to locally organised sport to the wonderful beaches."

He adds: "Yes, there are properties under £150,000– although this buys you less than it would have ten years ago and probably more than it would have done 12 to 18 months ago. Property prices have come back 20 to 30 per cent from the highs of 2006/07, and there are deals to be made."



## ADELAIDE

The South Australian Property market appears to be on the brink of what may be one of the largest property booms in its history. Adelaide has always been considered as the quiet and slower paced city relative to its eastern neighbours. This being the case, however, a closer statistical analysis of the rate of capital appreciation within all of the major capital cities between 1980 and 2005 showed the annual rate of property growth in Adelaide to be comparable with cities such as Sydney and Melbourne.

Angelo Mena, from Adelaide Property Finders, says: "For the first time, there are several factors that are simultaneously converging which did not exist between 1980 and 2005 which support the conclusion that the Adelaide property market is likely to experience strong growth once the world economy begins its rebound. The first of these factors is mining. Significant levels of exploration have occurred throughout South Australia which has shown the state to be highly rich in minerals. Mines are now being

expanded. One of which includes the largest uranium, gold and copper mine in the world at Olympic Dam which has an estimated resource value of a trillion dollars and a life span of over one hundred years.

"The consequence of this is likely to be an increase in prosperity across the state which will fuel the increase in property values as was seen in Perth during the last recent mining boom. Population for the first time is also on the move. Historically Adelaide has traditionally had low levels of population growth in the past. Recent initiatives from the State government have led to the acceleration of population growth across the state to a level which is exceeding the initial ambitious expectations set by the state government. Unprecedented levels (billions of dollars) of Defence contracts have also been awarded to South Australia in recent times, which will further fuel the economic growth of this state."

By far South Australia also has the lowest median house price of any mainland capital city in Australia. The South Australian government has also put significant future plans in place which will lead to the reshaping and further enhancement of metropolitan Adelaide. Adelaide also has a temperate climate and a beautiful city which is easy to get around. It has a rich diversity of housing as well as culture.

## BRISBANE

Recent enhancements to the First Home Buyers scheme in Australia, and some positive adjustments to Stamp Duties further underpin the property market.

The reduced interest rates will also be a major catalyst on the return of confidence, once potential ▶