

## Property Focus

Bringing you the latest news, fact and figures from the world of Australian real estate.

# A Garden Good Enough to Eat

These days few people have the time or space for a separate vegetable garden or orchard, yet there is no reason why you can't incorporate food-bearing plants into your garden, creating an easy, edible landscape.

There are hundreds of different plants that can fulfil any landscape need, and at the same time add something that can be eaten. You can savour luscious berries and sun-ripened tomatoes as well as exotic vegetables with many species nowadays just as abundant in attractive pots as in the garden.

Some of the easiest and most valued home-grown edibles include flavoursome herbs. Start with one of two of your favourites, then build up your collection as they need very little space and most can be found in very hardy varieties. Fresh herbs add a fantastic zing to meals and are easy to grow year-round.

Most modern fruit and vegetable species offer ornamental value. Their stalks, leaves, blossoms and fruit can work well in many situations, either set apart or mixed amongst borders and beds, or on a deck if you live in a central city apartment with no garden. Some act dramatically alongside their neighbours; others as understudies to more flamboyant characters in the garden.

Edible planting is not only practical and functional but can add to the colour, texture and form to your landscape design. Besides supplying you with fresh produce at a reasonable cost, it makes your property more attractive and inviting.

There are attractive edibles to suit all landscape levels, starting with tall trees, then smaller trees, followed by a shrub layer, and finally the low shrubs and ground cover.

Some trees with edible fruits or nuts, such as walnut or mulberry, will provide welcome shade.

Smaller trees and larger shrubs act well as single specimen or as focal points.

You could substitute roses with fruit bushes such as blueberry, raspberry, currants and gooseberries in attractive colour-coordinated pots. As an alternative to wisteria, jasmine or clematis, you can train grapes to clamber along walls or fences, or over a pergola. Strawberries can be planted at ground level or as a substitute for annuals producing fragrant delights year after year.

Edible planting should reflect the needs of the house and its residents. For example, a tree that drops fruit would be inappropriate planted near a parking space or front entrance. One of the great things about vegetables and herbs is that you can also experiment all year round with a range of varieties until you find your favourites. Exotic vegetables are great to have a go at growing, and it can become a well-enjoyed hobby for the whole family at very little cost.

For their immediate bounty as well as long term enjoyment of form and beauty, it's well worth growing edibles in your garden or whatever corner of outdoors you can find.



## What's your property worth?

Find out the true value of your home or investment property with a free, no obligation market appraisal.

For all the details and more, visit [www.harcourtscomplete.com.au](http://www.harcourtscomplete.com.au)





# Spring into First Impressions

Spring is often seen as the season when the property market starts to build momentum again. Those with time to plan the sale of their property may have used Winter to complete home maintenance and even undertake renovation and freshen the décor in preparation for the Spring market.

If you haven't had this time to prepare your home, don't despair. There are a number of quick and easy ideas you can employ to get your home looking its best to make that all important first impression a powerful statement so your property stands out.

Take a walk down your street and take notes on how your property compares to others and what it would take to make it really stand out. A good friend will help point out a range of minor changes you could make to add up to a great first impression.

It could be as simple as oiling or painting a front gate. Ensure your front gardens and lawns are in order so visitors form a favourable impression to get them feeling positive by the time they get to your front door.

For a modest sum, you can really brighten up a property with in-season flowers in the garden and in neat pots at the front door.

Crowded rooms seem smaller than they are. Buyers don't tend to bring a measuring tape and instead will assess each room mentally. If your furniture consumes the space, they will find it hard to picture themselves having enough room to live there. Either sell or store excess furniture offsite.

Look at having carpets and drapes professionally cleaned to remove any odours from pets or



smokers. Get fresh air circulating around the home at all opportunities

Buy or borrow modern accessories to liven up various parts of your home. A new stylish shower curtain and matching towels can do wonders to lift a tired bathroom.

The latest throws, pillows and vases in a bedroom or lounge can add a new lease of life to cover outdated suites.



*Before putting your home on the market, discuss your ideas for presentation with your sales consultant. With their experience and knowledge, they can assist with even smarter ideas, knowing what appeals to buyers as part of that first impression.*

## Market Facts

Capital cities home value index - 31 August 2017

	ALL DWELLINGS		HOUSES		UNITS	
	% Change Year on Year	% Change Month on Month	% Change Year on Year	% Change Month on Month	% Change Year on Year	% Change Month on Month
<b>Sydney</b>	12.98 ▲	0	13.72 ▲	-0.09 ▼	11.25 ▲	0.19 ▲
<b>Melbourne</b>	12.71 ▲	0.54 ▲	13.82 ▲	0.57 ▲	9.3 ▲	0.43 ▲
<b>Brisbane*</b>	3.75 ▲	0.18 ▲	4.32 ▲	0.23 ▲	2.81 ▲	0.1 ▲
<b>Adelaide</b>	5.23 ▲	0.03 ▲	5.77 ▲	0.04 ▲	1.14 ▲	-0.08
<b>Perth</b>	-2.83 ▼	-0.83 ▼	-2.65 ▼	-0.88 ▼	-3.54 ▼	-0.62 ▼
<b>Hobart</b>	8.03 ▲	0.57 ▲	9.84 ▲	0.56 ▲	2.76 ▲	0.6 ▲
<b>Canberra</b>	13.61 ▲	0.61 ▲	13.99 ▲	0.77 ▲	11.69 ▲	-0.18 ▼

\*Brisbane results are for the combined Brisbane and Gold Coast region

Source: CoreLogic