

Property Focus

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



Moving to a new town or city can be overwhelming, particularly if you're trying to choose a neighbourhood to buy a home in. While it's true that what a great neighbourhood looks like can differ person to person, all great neighbourhoods do share some common factors that are universally appealing. Here we explore 10 signs the neighbourhood you live in (or would like to live in) is a good one.

GREAT SCHOOLS

Even if you don't have children now, buying a property within an area renowned for great schools has a very positive affect on property prices. In most places, you generally need to live within a public school's catchment area in order to send your child to that particular school, and some parents are willing to pay top dollar to ensure they live in the catchment area of a great public school.

LOW CRIME RATES

This is a pretty universal sign of a good neighbourhood. We all want to live in an area where we feel safe and secure and savvy property buyers will do their research and look at crime rates when it comes to moving to a new area, with this information readily available online.

LIFESTYLE OPTIONS

A well-rounded neighbourhood is one that offers different things to different people. This could mean they're plenty of nearby cafes and bars for foodies, walking and hiking trails for active locals, or even local clubs and leagues for engaged community members.

OUTDOOR ACTIVITIES

Living in an area where residents don't have to travel too far to get out and about and enjoy the great outdoors makes an area more appealing. Think of parks, playgrounds, golf courses, tennis courts, public pools and even nearby lakes and rivers.

WELL-PRESENTED HOMES

Not only does a neighbourhood look amazing when each house is well presented, but it also shows that your neighbours take a lot of pride in their home, a good sign for any prospective property buyer or seller. This doesn't have to mean you live in a street of luxury properties either, great presentation starts with a mowed lawn, neat and tidy yard, freshly painted façade and clean, well-maintained footpaths.

LEAFY AND WELL ESTABLISHED

Even in inner-city areas, a leafy main road, with well-established older buildings and homes can look really inviting. It shows the area has a bit of heritage given the age of the trees that line most streets and the age of the buildings which have been maintained over time.

FAMILY FRIENDLY

Aside from great schools lots of factors play a part in making an area appeal to families. Funnily enough, most are listed above. In addition to these an area which has larger homes on potentially larger blocks is probably going to appeal more to families than say the heart of the city, where units run significantly smaller, with little to no outdoor spaces available.

PUBLIC TRANSPORT AND WALKABILITY

In larger areas being close to public transport is a must with a huge number of commuters relying

on buses, rail and ferries to get them to work every day. Walkability is also a big factor though, being able to leave the car at home to get to nearby attractions like markets, shops and cafes makes an area really desirable.

ENTERTAINMENT

Not everyone loves the idea of travelling into an inner city to have dinner, see a movie or catch-up for drinks, so residential areas that also boast great local cafes, bars or theatres are always popular. As are those with great family entertainment options such as playgrounds, sports grounds, libraries and cinemas.

SHOPPING

Being close to the shops is not just convenient it can be a drawcard that gets people to visit a neighbourhood. Weekend markets are popular neighbourhood attractions, as are large-scale shopping centres, supermarkets, and unique local boutiques.

This weekend, why not look around your local neighbourhood and see what makes your area special. It's great to be aware of the major selling points in your location, and if you're interested in buying in a particular area, why not see how it stacks up in the desirability stakes?

If you're looking to buy in an area completely new to you your Harcourts sales consultant will have a good knowledge of the local area and will be able to answer questions about a neighbourhood.

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QUANTITY SURVEYORS

Organising Your Garage Like a Pro



A messy garage is overwhelming, to say the least. After years of accumulating “stuff” a good purge is necessary, especially if you plan to move. The actual process of purging and organising a garage is simple, yet time consuming. Allow yourself plenty of time – perhaps even an entire weekend to truly go through every item and determine its place. Best practice would be to focus on one category at a time, and one item at a time. Be sure to assign each item a label of keep, sell, donate, return to owner, or undecided. You may even block off sections of the garage with tape if you to place items..

SEASONAL DECORATIONS

Let’s be honest, this is one of the major categories occupying space in many garages. Over the years, holiday decorations have accumulated, and boxes have piled. First, have a look at the larger items that tend to be bulkier and take up the most space. Then, look for any duplicate items. Is there really a need for 3 Christmas trees?

Trim the fat and eliminate any duplicate items you will not need, keeping only the items you absolutely love (this can be applied to all categories). If you have kids, it’s also important to consider their age. If they are older, will you still decorate for Valentine’s Day or Halloween? If not, do away with that decor. Once you’ve sorted through it all, stow by holiday in chronological order for easy access. You may also want to make a trip to your local hardware or storage store to purchase speciality storage bins such as ornament boxes, etc. to not only keep your decor organised, but protected.

SUITCASES, BACKPACKS, AND OLD SHOES

This is definitely a big one if you have a family. Over the years, the number of backpacks, gym totes, cleats or hiking boots, etc. can pile up. If you don’t use it, discard it. Best practice: Keep one of each on hand for the “if” scenarios that arise and toss all else. Chances are you were only holding on to them because you felt bad they were still in decent shape. If so, donate them.

GARDENING SUPPLIES

Do you like gardening? Will your new home have a yard? Perhaps you have a hired gardener instead. Identify if you will use the shovels, rakes, etc. or if they are just taking up space. If you won’t, consider donating them as well.

OLD PAINT, MOTOR OIL, AND TOOLS

Check with your local council to find out where you can dispose of these. It can vary in terms of how and where you can dispose of these items you no longer need. Visit your hardware store to purchase bins and hooks to appropriately display or stow away tools you wish to keep.

UNWANTED HOUSEHOLD ITEMS.

Some of the bulkiest items in a garage can fall under this category. Out-of-date furniture and antiques, fine china, etc take up special space. Oftentimes if they are sitting in the garage, you are procrastinating getting rid of them. Consider donating these items and be sure to keep a receipt for tax purposes. Carefully label any family heirlooms you wish to keep and store appropriately, so they do not damage.

SPORTS EQUIPMENT, CAMPING GEAR, BEACH CHAIRS, ETC.

This is where you have to take a look at your current season in life. Maybe you’ve recently moved inland so those beach chairs serve no purpose and are collecting dust. Any bikes, golf clubs, sporting equipment, camping gear, etc. that you no longer use – put aside. Identify any belongings left behind by your kids or old roommates when they moved out. You’ll want to categorise these items as items that need to be “returned to owner.”

Market Facts

Capital cities home value index - 31 May 2019

	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
Sydney	-10.72 ▼	-0.45 ▼	-11.59 ▼	-0.38 ▼	-8.75 ▼	-0.63 ▼
Melbourne	-9.94 ▼	-0.30 ▼	-12.59 ▼	-0.55 ▼	-3.97 ▼	0.22 ▲
Brisbane*	-2.46 ▼	-0.40 ▼	-2.57 ▼	-0.48 ▼	-2.11 ▼	-0.15 ▼
Adelaide	0.37 ▲	0.17 ▲	0.22 ▲	0.03 ▲	1.29 ▲	0.95 ▲
Perth	-8.81 ▼	-0.99 ▼	-8.66 ▼	-0.94 ▼	-9.46 ▼	-1.17 ▼
Hobart	3.41 ▲	-0.37 ▼	3.76 ▲	0.20 ▲	2.14 ▲	-2.67 ▼
Canberra	2.40 ▲	-0.25 ▼	3.40 ▲	-0.33 ▼	-1.06 ▼	0.05 ▲

*includes Gold Coast