

The path to investment success



Residential property can be a great investment selection – but you need to buy well in order to secure the best return.

Property is widely considered a great investment and a powerful wealth creation strategy.

But as with anything in life, there are no guarantees.

Yet if you back yourself with the power of knowledge and employ the right investment strategy, there is no reason why property investment can't be a powerful wealth creation strategy for you and your family.

If property investment is on the horizon for you, try to keep the following tips in mind, and you'll be well on track to securing yourself a great investment.

Know your limits

Overstretching your budget is a sure-fire way to cripple your chances of doing well in the property market.



Whether you are a seasoned investor or new to the market, there is nothing more important than determining your budget and understanding how much you can afford to borrow.

A broker can work with you to assess your borrowing capacity and ensure you embark on an investment strategy that fits your budget. With pre-approved finance you'll also be ready to strike when the right property comes along.

Location, location, location

When investing in property, the location of your potential purchase should always be front of mind.

Be sure to consider areas that are backed by strong population growth, employment opportunities, development prospects and solid infrastructure projects.

A great idea is to take a drive around any areas you're interested in and note all local schools, transport hubs and shopping centres.

A property that is within close proximity to such key amenities is usually in higher demand for both tenants and future buyers, which should maximise your prospects of achieving solid capital growth and stable rental income.

Understand the tenant

The location and type of property you purchase will be a strong motivating factor in the type of tenant you are likely to attract.

If you are seeking a long tenancy agreement with a family, it may be wise to consider areas that support such a demographic. Once again, consider a safe area surrounded by a range of schools and shopping centres to support the needs of your target market.

While there are no guarantees with any investment strategy – understanding these three essential aspects of successful property investment should get you closer to ensuring good returns on your next purchase.

Pre-approval power

An often overlooked, yet highly important aspect of successful property investment is a pre-approved loan.

With the power of pre-approved finance, you are not only able to understand your buying power but you can also capitalise

on a purchase when the opportunity does arise.

If you'd like to secure yourself a pre-approved loan, please get in touch with one of our mortgage brokers.

How much will it cost me?

The costs associated with a property valuation can differ from suburb to suburb and from valuer to valuer.

Generally speaking, the price of the valuation will largely depend on a property's size, location and the type of valuation. A simple search online should reveal plenty of options, so be sure to shop around and grab a few quotes prior to making your decision.

The online alternative

If you are looking for an independent appraisal of your property but can't afford the cost of a valuer, there are many affordable options available.

In fact, some websites offer free online property valuations and will provide the results in a matter of minutes.

Online property valuations will provide a ballpark calculation based on a broad range of figures including local sales results and median house prices. Because some of this data is quite general in nature, the valuation should be approached with caution.

Free online valuations are certainly not as thorough as hiring an independent valuer to come out and assess your property although they can be a good place at which to start.