



Baby Boomers are often in the news these days for the changes their habits are bringing about in the larger community. [Jan Holroyd](#) describes this demographic group as comprising of people aged roughly 47-65 and now approaching retirement, furthermore claiming that “they are considered a generation who have ‘had it all’ with many having benefited from free tertiary education and relatively low housing costs. Interestingly she quotes that common put-downs range from self-obsessed to stuck in their ways”. Not sure that all would agree with being labelled with the latter?

While Baby Boomer activity in the sphere of Real Estate is of great interest to us Real Estate Agents, it’s the lesser known impact of their desire to down-size that is causing ripples in the service industry. Anyone who has walked into a new development, whether a house or an apartment, will notice that what is most evident is the lack of space and people who are moving into smaller living spaces are finding that whatever they need lies outside their home. For example, smaller kitchens mean that people are eating out or having food delivered, while apartments without car parks mean more demand for ride sharing businesses.

A recent report in The Australian stated that Laundries are doing roaring business as modern homes often feature closet sized “European Laundries” with no practical space for airing your washing. High on the agenda of services needed is a linen pressing service. Good times indeed for all those hard working people in the laundry business.

Agency Update

We’re keeping our eyes open for more Real Estate development in a suburb we all know well. Hot on the heels of re-zoning in the suburb of Prospect which has seen an explosion of middle density high rise living along Prospect and Churchill Roads comes the news that Glenelg’s Jetty Road could be next. Major changes to the City of Holdfast Bay’s development plan allow for an extended mix of medium to high density residential living.

The Australian Property Investor reports that the amendment would allow 5-storey buildings along most of Jetty Road and 5-12 storeys along Adelphi Terrace in Glenelg North.

Source: API Magazine September 2016 p.96

Suburbs that are claimed to benefit from changes to zoning regulations in Glenelg are:

- Brighton
- Hove
- Camden Park
- Glengowrie
- Warradale
- Plympton
- Novar Gardens
- Somerton Park
- Marion

Note that claims of the flow on effect kilometers inland are not universal with some experts limiting it to suburbs within walking distance of where all the new activity is going to happen. As always, do not take this as advice. Do your own research and seek a professional opinion before making an investment decision

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Fast Facts

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