



GLENN DIAS
REAL ESTATE

Monthly Newsletter

NOVEMBER 2018

REAL ESTATE NEWS

In a recent survey, three SA suburbs were among the top 10 fast growing Local Government Areas (LGA's).

In alphabetical order, we first have **Marion**. This middle-market area appeals on value and proximity to key infrastructure. It has six suburbs with Rising Steadily markets including Flinders University-medical precinct.

Next is **Port Adelaide Enfield** LGA which emerged in 2018 as a market leader. This precinct is characterised by a number of small suburbs where sales activity has been rising. We have seven suburbs exhibiting upward trends markets in this LGA. These include Blair Athol, Broadview, Clearview, Greenacres, Hillcrest and Semaphore. Finally, the **Onkaparinga** LGA offers a mix of lifestyle and new growth suburbs. With improved transport links to the city, rising suburbs include Woodcroft, Aberfoyle Park, Noarlunga Downs, Old Reynella, Seaford and Seaford Rise.

These locations typically have median house prices, affirming that affordable dwellings and lifestyle appeal are core drivers of growth. If SA improves its economic performance, the lure of affordable housing could prompt an increasing number of Sydneysiders and Melburnians to migrate their investment dollars here, but without that the value gap doesn't necessarily mean that growth will pick-up here, where values are lower.

Source: Propertyobserver.com.au and www.corelogic.com.au

FOR SALE



A rare find: 2 high yielding properties, 1 title.

Agency Update

In our personal and work lives we seem to be getting busier and busier. Every Monday we greet each other at the office asking "How was your weekend?" and most times the answer is "It went by too quickly". In the words of Marcus Padley "We are all flying through life. We have important things to do. Can't talk, can't stop, can't make it, can't do it." So many of us are worried that we don't have enough, but at the most basic level, what should be most important to us is time and not money. Time is also the most valuable gift

you can give anyone. All we need to do is switch off, get on the phone, call someone, listen to what they have to say and be there for others. Time is short, don't waste it!

Fast Facts

Not enough time to achieve your goals? Consider this: In the year 1800 an average male worked 65 hours a week for 25 years. Starting at age 13 and dying at age 38 that worked out to 80,000 hours of paid work. Today we still work the same number of hours in a lifetime but at less than half those hours per week over 50 years or so. We can now avail of two months off work including public holidays and leave. Australians today have more time at their discretion than ever. Let's not make excuses!

Source: "Urban Myths Busted" Money October 2017 P.48

CAN WE HELP YOU?

We welcome our clients to drop in and have a chat with us. There's nothing better than talking face-to-face about your investment performance, goals and ambitions. We also like to know how we are doing in your eyes.

So why not book in a time for a catch-up? All it takes is a phone call – ring 8266 0888.

IMPORTANT: This newsletter is issued by Glenn Dias Real Estate to their clients for their private information and the contents are of a general nature only. Nothing herein above should be taken as advice per se and clients should not act solely on the basis of the material contained in this newsletter. Whilst every effort is made to ensure that the contents are accurate we take no responsibility for any errors or omissions and any subsequent action that may arise from the use of this newsletter. Please email "Unsubscribe" if you do not wish to receive the newsletter.

Glenn Dias Real Estate | 307 North East Road Hampstead Gardens SA 5086 | P 08 8266 0888 | E info@glenndias.com | www.glenndias.com | RLA 281861