



YOUR LOCAL REAL ESTATE GUIDE

1057439

Interest rates, the truth behind them.....

I watch with interest when people put off buying a property as they wait with baited breath on what interest rates are going to do.

A number of factors have to be taken into account, the major one being, if there is an interest rate cut, will the bank actually pass the savings on to the customer, check with your local bank, and you may be disappointed at what you find.

However, lower interest rates are not necessarily good for the purchaser, why you ask? Simple, lower interest rates means more people are buying property, thus we have a property shortage, and prices go up.

Yes you get a lower interest rate, but you

pay more for your property, therefore you get a "bigger mortgage", so any savings are eaten away by your repayments.

Confused, I can understand, however I purchased my first home with an 18 per cent interest rate, got it at a bargain price because no one else was silly enough to purchase at those high interest rates, and yes I struggled at first, but when the interest rates came down, I was in the box seat.

I had low loan repayments, low interest rates, and the market was going through the roof as all those that waited for low interest rates came into the market.

This caused a property shortage and forced prices up.

Look at how property has turned around in the last couple of weeks.

Property will never be cheaper, however most of the old stock is being snapped up at bargain prices, but not a huge volume of new stock is coming on the market.

So there are now more buyers, lower interest rates, so prices will start to rise up again, how high, the sky is the limit.

Peter Shew is the principal of Stockdale and Leggo Darwin



Stockdale & Leggo real estate

PROPERTIES FOR SALE - DARWIN

Great little renter or starter available

THIS neat and tidy one-bedroom unit is great for the investor or the person trying to get into the market.

It comes with carpark and a pool in the complex.

You can afford to live in it or add it to your investment portfolio.

Well located just behind the Jape shopping village, you can set yourself up to take advantage

of the benefits to come with the oil and gas project or the new defence build up.

Get into the market now for only \$229,000, it's almost cheaper than renting .

This property is at 1/3 Kelsey Cres, Millner.

For more detail, or to arrange an inspection, phone Paul Bunker of Chilcott Real Estate on 0412 481 940.



Compact and affordable

MILLNER
1/3 Kelsey Cres

1 1 1 1

\$229,000

Chilcott Real Estate
Paul Bunker
0412 481 940
Phone to inspect

DARWIN 22 Harry Chan Ave
\$\$\$ FASTRAK \$\$\$
A BUSINESS VENTURE OPPORTUNITY

- Very modern and appealing
- Located in a prime position
- Comes fully equipped

BY APPOINTMENT

DEREK HART/ ALEXANDRA MAGRIPLIS
0409 702 631 & 0417 814 302

Elders

DARWIN 8/36 Lorna Lim Terrace
3 2 2 \$379,000

BE QUICK TO SNAP THIS UP

- Stunning park views
- Large internal living
- Great rental returns

SATURDAY 1.45 - 2.15pm

ADRIENNE O'SHEA
0424 155 669

Stockdale & Leggo real estate

R/CREEK 13/56 CHAPMAN RD
3 2 2 \$675,000

ON TOP OF THE WORLD

- 3 b/r house on rooftop
- Full use of roof area
- Overlooking N/cliff beach

PHONE TO INSPECT

PAUL BUNKER
0412 481 940

CHILCOTT REAL ESTATE

HOUSES WANTED

We're too good at our jobs and have sold all our properties. Want yours sold too?

Then call Rod & Adrienne on
0427 838 339 or
0424 155 669

Stockdale & Leggo real estate

CALL 2 VIEW REAL ESTATE

"Experience is our strength - exceptional service is our priority!"

For information, help or advice on any of your Real Estate needs please give us a call

8932 8858

Adam Hayes 0414 963 778
Jody Hayes 0414 374 242

PROPERTIES FOR SALE - PALMERSTON

Bring the family

COME and see this beautiful, solid three-bedroom, one-bathroom home in the family friendly suburb of Woodroffe.

It offers tiled open-plan living, a refurbished functional kitchen with ample storage and resurfaced bench tops.

The bedrooms all have built-in robes and split-system airconditioning, with the main also providing sliding door access to the back veranda.

You won't be disappointed by the bathroom either with large corner bath, shower and toilet in one.

Outside is the pesto resistance, ensuring you

will want this for your family to enjoy.

The back veranda provides shelter from the rain and when the sun is out, the paved entertainment area with pergola and beautiful garden surround overlooking the fully fenced pool will seal the deal.

Not forgetting the shed at the rear, and plenty of yard space for the kids to run, this house will easily become a home.

Situated on 809sqm in sought after Woodroffe this is well worth a look.

For more detail, contact Lenny Holt from Raine & Horne on 0417 866 202.



Paved entertainment area and fully fenced pool

WOODROFFE
12 Alidade Cres

3 1 2

\$469,000

Raine & Horne
LENNY HOLT
0417 866 202
BY APPOINTMENT

NEW

BAKEWELL 57 Maurice Trc
3 1 1 2 OFFERS OVER \$595,000

TICKS ALL THE BOXES!

- Tropical elevated
- Immaculate presentation
- Beautiful gardens & pool

SAT & SUNDAY 1-1.30pm

FRANCES CREES
0409 179 297

EXPOSURE REAL ESTATE

FARRAR 6 NAYLER COURT
4 2 2 \$619,000

FAMILY FAVOURITE!

- Impeccably presented
- Separate lounge-living
- Large indoor outdoor

CHECK THE INTERNET

GENNIE COX
0411 151 911
OR 1800 GENNIE (1800 43 66 43)

Elders

JUST 2 LEFT!

ROSEBERY 186 Forrest Pde
2 2 2 2 UNDER CONTRACT

INVEST HERE...

- Stylish & modern
- Two bedrooms/two bathrooms
- Only 12 months old

BY APPOINTMENT

FRANCES CREES
0409 179 297

EXPOSURE REAL ESTATE

ROSEBERY 7 Larrakia Road
3 2 2 2 \$569,000

FAMILY FAVOURITE

- 3 bedroom 2 bathroom home
- Great entertaining area
- Rear access for the boat

CALL 2 VIEW

ADAM HAYES
0414 963 778

CALL 2 VIEW REAL ESTATE

WOODROFFE 42 Vernier Cres
4 2 2 2 \$379,000

INVEST OR NEST

- Spacious internal living
- Huge kitchen
- Large rear veranda

SATURDAY 1.00 - 1.30pm

ADRIENNE O'SHEA
0424 155 669

Stockdale & Leggo real estate

WOODROFFE 12 ALIDADE CRES
3 1 2 \$469,000

BRING THE FAMILY

- 3 bedroom, 1 bathroom home
- Massive inviting pool
- Paved entertainment area

BY APPOINTMENT

LENNY HOLT
0417 866 202

Raine & Horne.