

Real News



**first
national**
REAL ESTATE

Lewis Prior

From Your Local Agent

Spring / 2017

Your GREATEST Move

Life moves full circle. When we are young, we save for our first home, then upgrade to a family home that will accommodate the kids & then once the kids grow up & leave, the house suddenly becomes a challenge. At the time you want freedom, you are stuck with hours of housework, mowing lawns & maintenance. This is the chance to press the restart button.

Downsizing comes in several forms. It may simply be a smaller house, homette or unit. Perhaps accommodation in an over-55s lifestyle village complete with amenities such as pool, clubhouse, gym etc. You may opt for an apartment to be close to city amenities such as museums, theatres, hospitals & restaurants, or head for the coast to enjoy water views & sunshine.

Downsizing has a number of clear benefits. A smaller property can be less expensive, thus reducing your mortgage & utility costs while enlarging your retirement nest egg & its income stream. It will probably be easier & cheaper to maintain & if you choose wisely, may be located closer to services & transport.

If you're thinking of selling your home to improve your retirement lifestyle, there are likely to be many financial, practical & emotional factors to consider first.

- Will you be close to family & friends?
- What will the children think of you selling 'their' family home?
- What will you do with the decades' worth of stuff that won't fit into a more compact abode?
- What of your own emotional response to leaving the house where you've raised your children, & to the disposal of some of your much loved treasures?

Benefits of downsizing

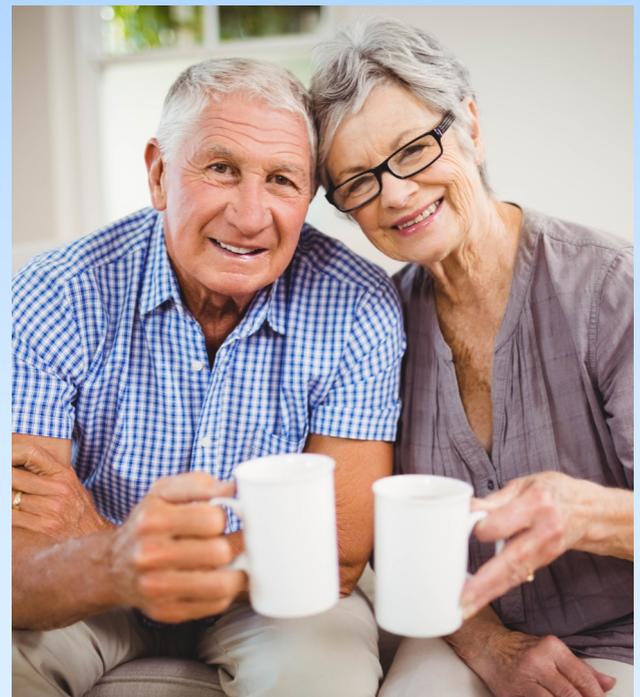
- It could enable you to capitalise on a healthy real estate market
- Selling a large property may give you change in your pocket
- It could allow you to say goodbye to mortgage repayments
- You could use leftover profit for travel or living improvements
- You can free yourself of the shackles of all that 'stuff' collected over the last 25 years
- It gives you the chance to change or modernise decorating style
- Fewer rooms to clean
- Smaller annual household bills
- Reduced or no garden maintenance
- If moving to a warmer climate it can aid health

Avoid Downsizing Traps

Before considering whether or not to sell your home, it's important to thoroughly understand your reasons for selling. Consider the emotional impact of selling your home & moving. Are you stressed about living in a smaller space (and many people are)? Why not try before you buy? Just live in your current home as if it was a lot smaller—simply lock the doors to the unused rooms & see if you can carry on your day-to-day living without hassle or stress.

Downsizing your home has a lot going for it, including giving you the opportunity to finally sort through all your clutter & discard the various items you've hoarded over the years. But downsizing is not for everyone.

The key to downsizing successfully is to do your homework first. If you decide to go ahead, do it in your own time. Feel free to give us a call. We help people everyday with some of these most important decisions.



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SOUTH BRIGHTON

These quality built freestanding homes are progressing toward completion & are located opposite a park on one of South Brighton's most popular streets. The homes offer generous space with a 'Lock Up & Leave It' lifestyle. Step inside the grand entrance to high ceilings & classy tiled flooring throughout the lounge & dining. The kitchen will have stone counter tops & walk in pantry with tall 2.4 metre doors, led lighting & ducted A/C. There are 3 double bedrooms with the main bedroom having an ensuite & WIR. Bedrooms 2 & 3 both have sliding door robes. The homes have double garages & will be a pleasure to entertain guests outdoors on the covered timber deck.

Executive Living Opposite Park

For Sale: CONTACT AGENT

Brett Lewis
0412 843 771



HOVE

Ready & waiting for your inspection is this pair of NEW Torrens Title homes. An ideal place for retirees to enjoy easy care living or first home buyers may take advantage of Government New Home Grants & get a foothold in the property market. The homes offer 2 bedrooms (main with sliding door robes), tiled living area, kitchen with pantry & dishwasher & ducted reverse cycle A/C. There is a lock up garage with internal access to the home & security. The grounds are fully landscaped & has easy access to the train, local shopping, Westfield & the beach, plus the properties are zoned to Brighton High School.

BRAND NEW - TORRENS TITLE

For Sale: \$415,000—\$429,000

Brett Lewis
0412 843 771



WARRADALE

This pair of classy new homes have benefitted from thoughtful design & choice of quality contemporary décor throughout. The main bedroom has double glazing to the front window, fitted WIR & ensuite with dual basins. Bedrooms 2 & 3 will accommodate double beds & have sliding door robes. The entertainers kitchen has a massive island bench & the counter tops are in stone plus there is 900mm cooktop & oven. Dishwasher & pantry are also included. The open plan living steps outside to an under main roof al-fresco area. The ducted R/C A/C is an inclusion along with a security system. There is a good sized lock up garage & the homes are set back nicely from the road.

This Is SPECIAL !

For Sale \$535,000—\$565,000

Brett Lewis
0412 843 771



SEACOMBE GARDENS

These BRAND NEW homes are located opposite a local park & tennis courts, offering 3 bedrooms (master & ensuite located downstairs). Upstairs features bedrooms 2 & 3, both with robes, study/living area & the main bathroom. Downstairs offers open plan living, luxury 2-Pak kitchens, 900mm stainless steel appliances, stone benchtops & loads of storage. Outside there are low maintenance landscaped yards & pergola. Other features of the home include tiled floors, ducted R/C A/C, single garage, security system & 3.0kw Solar Systems.

Brand New & Torrens Title—1 Sold! 2 Remaining!

For Sale \$530,000—\$550,000

Nick Rogers
0407 547 046



DOVER GARDENS

This BRAND NEW stylish home has 2 bedrooms, ensuite bathroom & single garage. The home is tastefully decorated throughout & offers ducted reverse cycle air conditioning, dishwasher, tiled living, carpets in the bedrooms plus paved & landscaped garden beds. What a fantastic location, just a short walk to Westfield Marion & many public transport options, conveniently close to Flinders University & medical Centre plus the beach is only 5 minutes away. First Home Buyers take advantage of the First Home Buyers Grants of up to \$15,000. Investors take note of the depreciation benefits of purchasing brand new!

Brand New Courtyard Homes—2 Sold! 1 Remaining!

For Sale \$389,000

Greg Lewis
0419 810 180





For Sale: \$370,000—\$399,000
Nick Rogers
0407 547 046

SEACOMBE GARDENS

With one already under contract & in a prime location, First Home Buyers can take advantage of Government Grants up to \$15,000. Savvy Investors will also appreciate the depreciation benefits of buying brand new. Features of the properties include 2.7m ceilings, ducted R/C air conditioning, LED downlights throughout & designer kitchen with stone benchtops & stainless steel appliances. They offer quality fixtures & fittings throughout & has a modern bathroom & floor to ceiling tiles. Outside has low maintenance rear gardens, perfect for those wanting to just move in & enjoy!

Brand New 2 Bedroom Homes

STURT

Get in quick to secure your choice of floor plan! Both properties have a north facing rear yard & offer 3 bedrooms, 2 bathrooms, open plan living & 6 Star Energy Rating. Other features include floating timber floors, designer kitchen with stone benchtops, pendant lights & quality Bosch appliances, 2.7m ceilings & ducted R/C A/C. These homes will be completed to the highest quality with low maintenance living in mind, including premium landscaping pack featuring auto drip irrigation, turf & paving. All this within walking distance to Westfield Marion & Brighton beach.

Brand New Luxury Homes



For Sale: \$430,000—\$460,000
Nick Rogers
0407 547 046



For Sale: \$485,000—\$510,000
Greg Lewis
0419 810 180

MORPHETTVILLE

An ideal opportunity to live in this 3 bedroom 1950's home or develop subject to standard approvals. This 700m² allotment with a 19.2m frontage is zoned policy area 13 in the City of Marion & offers the potential to create 2 free standing allotments under the residential code provisions. The alternative is to extend & upgrade the current home & enjoy the space the rear yard offers with outdoor entertaining, carport & shed. It certainly will provide a sound investment as a rental opportunity with good demand from tenants in this popular location.

Valuable Land Holding!



For Sale: \$375,000—\$395,000
Greg Lewis
0419 810 180

MORPHETTVILLE

Set privately at the rear of this well maintained group & featuring no joint walls at all is this real surprise package. Light bright & spacious with generous bedrooms, large lounge, open kitchen & meals plus a great outdoor undercover entertaining area. Everything you need is right here with ducted reverse cycle air conditioning, many built in robes, rear lawned area & a tool shed. An added bonus is the parking facilities with a carport and an extra designated & enclosed car parking space plus visitor parking on the common property.

Freestanding 3 bedroom homette

From the Director

Charity Begins At Home !

I feel privileged to once again offer my support to Ronald McDonald House. As a father to a healthy & happy daughter, I feel so blessed. It was therefore amazing to meet a special family last year who have used the facilities since the birth of their son 8 years ago. In their words 'It is their son's second home'. I can truly say that your donation no matter how small can make a massive difference to a family with a seriously ill child.

Ronald McDonald House Adelaide is an independent, not for profit organisation that provides practical assistance to families whose children are receiving treatment at the Woman's & Children's Hospital. The house can accommodate up to 20 families each night. The dedicated team of volunteers, staff & supporters are all committed to ensuring that quality care, stability & vital resources are provided to these families when they need it most. Ronald McDonald House Charities also provide a learning program to assist children to catch up on their education once they are well enough to return to school.

This year, the ride begins in Broken Hill on the 19th November & travels over 1000km via Mildura, Renmark, Waikerie, Tanunda on the way to Ronald McDonald House in North Adelaide. Please like the RMHC Ride For Sick Kids SA Facebook page to follow our fundraising & our journey.

So please, get on board, follow our journey & hopefully our sweat will inspire your generosity. Go to ride-2017.everydayhero.com/au/brett-lewis Hit 'GIVE NOW' - It really does feel good to give!

Brett Lewis Principal



LAND FOR SALE

STURT	\$279,000	OAKLANDS PK	\$285K - \$300K
 369sqm Torrens Title Allotment Suitable for a double garage Has a 12.19 metre frontage Brett Lewis 0412 843 771	 2x 348sqm Torrens Title Allotments Both offering a 9.15 metre frontage Location, Location, Location! Nick Rogers 0407 547 046		
DOVER GARDENS	\$279,000	CLARENCE GDNS	EOI
 350sqm Torrens Title Allotment Offering a 9 metre frontage Long settlement terms are available Greg Lewis 0419 810 180	 1576sqm Allotment set over 2 CT's Develop the land for up to 3 homes Zoned Residential Policy Area 8 Brett Lewis 0412 843 771		



Good Luck or Good Management?

Property, like any investment, should enjoy a steady growth in values as well as providing the maximum rental return.

In the wrong hands even the best investment property can be a liability rather than an asset.

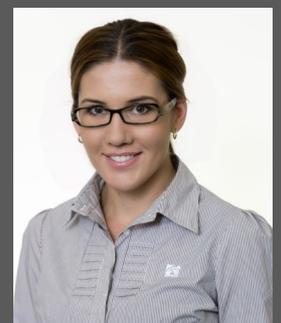
Our specialist Property Managers will provide a complete, personalised management service with first class systems and attention to every detail.

Call our award winning management team and enjoy being put **FIRST!**

8358 0999

Karlie Larson

**Business Development
Manager**



5 tips for buying property with friends or family

Lifestyles have changed considerably in the last few decades & many people are turning to buying properties with a friend or relative as a solution.

Pooling resources allows many people, who may not have otherwise had access to the property market, the chance to achieve a shared goal. However, it makes sense to be aware of a few precautions before you proceed.

Make sensible, not emotional decisions

Deciding to enter a financial relationship with someone should not be based on emotion but in cold hard numbers. Don't let your feelings for the person cloud the reality of this decision. Agree that you will get independent professional advice from lawyers, accountants & real estate agents whenever necessary.

Understand each other's finances

Agreeing to get credit checks, reviewing each other's tax returns for the past few years & looking at each other's current income & expenses is a sensible approach that informs both of you—to ensure neither of you is getting in over their head. It's also a good idea to have a plan if one of you loses your job & can't make the mortgage payments.

Decide on clear terms of co-ownership

There are a couple of options to choose from in terms of the ownership structure. 'Tenants in Common' gives each party a share in the ownership of the property, while 'Joint Tenants' means the two of you together own the property as one entity, without individual shares or rights of ownership.

There are great advantages to buying properties with a friend or relative, as long as you both approach it sensibly.

Invest in legal advice

Getting an expert to advise you may cost a few hundred dollars each. But that process will be well worth it in the long run, especially if things fall apart. A real estate lawyer can draw up a co-ownership agreement that covers everything as the detail of who does what with regard to management of the property, budgeting for ongoing expenses & necessary precautionary measures to protect you both in the long term.

Put management structures in place

When owning a property there are always things that need to be cleaned, repaired, painted & replaced. To avoid a situation or resentment because one person is doing more than the other, try to build an estimated budget around these expenses & automate things as much as possible. Set up a joint expense account that each person contributes to equally to help cover these costs.

There are great advantages to buying properties with a friend or relative, as long as you both approach it sensibly & with solid professional support. The future is hard to predict & committing to a mortgage may seem like a good idea now, but things could look very different in a few years. Proceed with enthusiasm & motivation but also with caution & preparation.



**BEST PRACTICE
QUALITY ASSURANCE**