



WHERE TO BUY PROPERTY UNDER \$500K IN SYDNEY

WE'VE ALL HEARD THE SAYINGS...

Time and time again we have heard that "property prices are increasing" "the sydney property market is a joke" "property prices have increased by a gazillion percent" "stop eating avocado on toast".

We get it. To simplify the above, finding property under \$500,000 in Sydney is hard, buying it, possibly harder. BUT, and this is a big huge but, not impossible.



We are here to break down what opportunities exist in this market, what it means to a first home buyer, versus someone looking to enter the market to grow their wealth portfolio.

Let's break things down by;

- 1 New property- purchasing off the plan
- 2 New property- newly built
- 3 Existing property

It's important to understand how the opportunities differ here.

IMPORTANT NOTE

Now remember when we talk about property, we aren't just referring to houses. The opportunity in apartments, particularly for the RENTVESTORS, is real.

Yes, we love this!

Ok, so you're fresh, fantastic and fairly new to the property market. The first decision you need to make is are you looking for new or existing property? What grants and funding opportunities come with each option, and what are the pros and cons?

1 NEW PROPERTY (OFF THE PLAN)

PROS

#1 MORE FREEDOM – MORE CHOICES

- Time to save more, in order to lower your repayments and pay less interest.
- Purchase price discount – the earlier you purchase, the better!
- Possible Input into design
- Builder's guarantee insurance

#2 DEPOSIT AND GOVERNMENT INCENTIVES

- Deposit Benefits – Developers often accept as little as 5% deposit.
- Tax benefits with all tax depreciation available on new properties
- Government concessions on stamp duty

#3 MAKE A CAPITAL GAIN BEFORE YOU EVEN MOVE IN!

- Capital growth – Your property could increase in value between the time you purchase and the time you settle.
- Depreciation tax deduction

CONS

#1 The market conditions could change during the course of construction

#2 Changes in your financial circumstances

#3 The property may not meet your expectations or be different from what you expected

#4 Foreign investors can suffer from policy changes



2

NEW PROPERTY (NEWLY-BUILT)

PROS

#1 Helpful Tax Write-Offs

- With many depreciation benefits for investors



#2 Likely To Attract Tenants

- You'll find it much easier to find tenants who are willing to pay a higher rental fee



#3 Homeowner Security and Protection



#4 Low Maintenance

- Overheads as Your Property is Brand New



#5 Take Advantage Of More Government Incentives



#6 Better Facilities and Amenities



CONS

#1 Can Be Less Affordable Than Established Properties



#2 Less Opportunity to Add Value



3 EXISTING PROPERTY

PROS

#1 Ideal For Adding Value Through Renovations and Improvements



#2 Can be Larger and More Affordable



#3 Capital Growth and Proven Resale Value in the Property Market



#4 Close to Established Infrastructure



CONS

#1 High Maintenance Investment Property



#2 Lower Rental Return



#3 Less Tenant Appeal



#4 Lower Depreciation Write-Offs



Now that we've got that sorted, where does this property actually exist?

Check out below the 5 suburbs that sit (on average) under the \$500K mark in Sydney:



UNITS (MEDIAN PRICE)

Granville	\$488,000
Merrylands	\$475,000
Liverpool	\$470,000
Regents Park	\$457,000
Fairfield	\$420,000

Check out below the 5 new projects (we can give you access to purchasing) that sit (on average) under the \$500K mark in Sydney:

1. Granville Place
2. Evo Fairfield
3. Kogarah Central
4. V1 Apartments Villawood
5. Premiere Kogarah



Now that you're aware of what you can buy, and where you can buy it, let's rock'n'roll! Best of luck with your research and property journey!

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