



PROFESIONALS
MONTHLY
NEWSLETTER
APRIL ADDITION

IN THIS EDITION:

EASTER

ANZAC DAY

COUNTRY MUSIC FESTIVAL

PROPERTY UPDATE

INVESTING OPTIONS

EASTER IS HERE!

Happy Easter from the Professionals!

Head to our Facebook page to enter in multiple of our easter competitions for your chance to win all kinds of easter goodies!!!!

<https://www.facebook.com/restamworth>

HAVE AN
EGG-CELLENT
EASTER



PROFESSIONALS EASTER COLOURING IN COMPETITION!

For a chance to win one of our easter baskets colour in the picture below and submit it to us through Facebook, email, or in the office. We look forward to seeing everyone's easter artwork!

Professionals colouring page

COLOUR-IN THE EASTER CHICK AND EGG!



Name _____

Age _____

Ph Number _____

ANZAC DAY

The 25TH of April is a day that we take the time to remember and acknowledge all of those who have served to defend Australia.

Join us and attend the annual ANZAC day parade in Tamworth and show your support, respect, and acknowledgement

“Lest we forget”

**COMMEMORATING
THE LIVES OF
THOSE WE LOST**



ANZAC BISCUIT RECIPIE

METHOD:

1. Preheat oven to 180° fan forced
2. Combine oats, sifted flour, sugar, and coconut into a bowl
3. Combine butter, golden syrup, and water in a small saucepan, stir constantly over medium heat until butter is melted
4. Stir in bicarb soda
5. Stir mixture into dry ingredients
6. Place a tablespoon of mixture 5cm apart onto baking paper covered trays
7. Bake in oven for 20 mins, let cool and enjoy

INGREDIENTS:

- 1 Cup rolled oats
- 1 Cup plain flour
- 1 Cup brown sugar
- 1/2 Cup coconut
- 2 Tablespoons golden syrup
- 25g Butter
- 2 Tablespoons water
- 1/2 Teaspoon Bicarb soda



★ Professionals



TAMWORTH COUNTRY MUSIC FESTIVAL!

From the 18th to the 24th of April join us and help celebrate the 50th year of Tamworth's country music festival!

Held since 1973, The Tamworth Country Music Festival is a festival experience like no other! The festival is not gated so you do not need to purchase a ticket to attend.

From free shows every night in Bicentennial park, to buskers, stalls, kid's activities and street performers there is something for everyone!

Choose from thousands of free and ticketed shows over the 10 days in the pubs, clubs and hotels around Tamworth.





PROPERTY UPDATE

Price Fluctuations:


Many forecasters believe that house prices will grow much more slowly in 2022 than last year. Some even expect prices to start falling in 2023/2024. The very early months of this year saw prices climbing but its hard to know what will happen next. It really comes down to the demand in your specific area, so keep in touch with Professionals Tamworth if you want to hear the latest updates.

Interest Rates:

Interest rates are at record lows, but some say to be ready for a hike. If you're a homeowner or planning to buy, factor a higher rate into your budget. You'll be grateful for the breathing room when the change does come.

Renovating in 2022:

Due to record low interest rates and high property prices, many people have been taking out loans to renovate their properties instead of selling to upsize. This has put the building and supplies industries under a lot of pressure. The rise in demand is coupled with global shortages in labour, shipping, and availability of materials. As a result, many projects have been delayed. If you need a larger home, it may be a better option to buy a new place than to try and renovate. At least this way you can upgrade without worrying about supplies and contractor availability.



Units to lease

Not only are units the most affordable option, but this type of investment can also be very hands-off. The only issues are that growth tends to be slower, and tenants often move on regularly. Make sure you purchase in an area where there is plenty of demand from students, singles, and young couples and have a good property manager who will make sure your apartment doesn't sit empty.

Developing

It's a smart option if you can snap up a cheap property on a valuable piece of land and get approval from the local council to build multiple residencies. Knock down the old house, and you can put in two, three, or more units that will bring in rental income or profits when you sell. In the long term, the payoff can be substantial, but you must be prepared to put in the work and money as this process is quite complicated.

OPTIONS FOR INVESTING

Houses

Houses make for a decent option for investors. The return will usually be higher with a house, and tenants will generally stay longer. A quality property manager can also help you be hands-off as a landlord, but you can expect to spend more money on upkeep than you would with an apartment

Holiday Homes

This investment gives you the best of both worlds because you have a separate home to visit on your days off & you can offset the cost of owning it by leasing it out. The drawback is the challenge of managing guests & dealing with breakages etc. Prices tend to rise more slowly outside of major cities. Also, you have an option to relocate to your holiday home when you retire, sell it, or keep it in the family forever