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PR AUSTRALIAN PROPERTIES



INVESTMENT
EXPERTS



[Mosaic at Leumeah,
NSW](#)

At Mosaic we have created a new living environment designed with your comfort, security and lifestyle in mind. Comprising of 174 apartments, swimming pool, gym facilities and surrounded by stunning landscaping, Mosaic has a convenient address with a resort style.

**Prices start from just
A\$288,000**

Welcome to the PR Australian Properties Newsletter...

Hi All,



I guess you have been getting concerned with the ongoing interest rate rises. The Australian government is trying to slow the economy down. The rising cost of petrol and the subsequent increase in food prices seems to continue to blow out the expenditure which is what they are not happy with.

The way we see it more interest rates will only make matters worse as it means people have to find more for their mortgage and now more rents for the people who rent and it won't help the cost of the items which are causing the problem in the first place.

Certainly the Australian market property market has some confusion to it but read the article on THE PROPERTY PUZZLE for more on that. It has been my experience since working in the property industry these past 38 years that what is happening now is the "norm" after there has been huge price increases in property.

People believe that it will continue to go up and up and don't really know how to handle it when the inevitable change does happen. The good news is that there are always areas going against the trend which makes it viable to buy into and continue to reap the rewards. Maybe the property prices will not increase as much as they did over the last few years, however they will and continue to work for you years down the track. The key is when and where you buy and location is not the only issue. Beware of flyers coming to you trying to frighten you into selling with suggestions that the property market is falling. This is just the way unscrupulous real estate agents try to get listings and then try to force the prices down, to make "easier sales"

Far too often I speak to people who say they sold too soon and their IF ONLY lament of "I should have kept it, I could have, I wish I had". Don't LET that happen to you. OR WORSE – DON'T SIT BACK AND WAIT TO SEE WHAT HAPPENS Get in when the area is identified and PR WILL HELP YOU WITH THAT.

Don't forget, if you know of anyone that hasn't yet signed up for the newsletter, then simply use the links at the top of our newsletter to 'Send to a Friend'

Yours sincerely,
Jenese & Mike



[Coomera Parklands](#)

Located on the Northern Gold Coast, Coomera Parklands is perfectly positioned for all that the region has to offer, with a climate reputed to be the world's finest.

[Coomera Parklands](#) provides one of the most picturesque residential communities in the Pacific Growth Corridor. This unique environment benefits from a high architectural standard as well as native landscaping throughout.

Additional parkland areas preserve the natural surroundings.

Stage 1 - Sold Out
Stage 2 - Selling Now!
Stage 3 - Selling Now!



[Sphere - Southport](#)

Sphere will inject new life into Southport with a total of 400 new apartments, townhouses and detached villas. The community will develop over 4 distinctly designed stages;

- The Village
- Sphere Central
- The Park
- The Residences

These properties will appeal to a broad range

Hottest of the Hot

Queensland remains the property market of choice for investors across the country - particularly those with a long-term view, real estate author Terry Ryder says.

"Queensland is driven by the pistons of a strong state economy and nation-leading population growth,"

Ryder says on his Hotspotting web site.

"The major markets of south-east Queensland are well into a recovery phase and locations beyond south-east Queensland continue to show life, especially those impacted by the resources boom."

Author: Kate Farrelly, *Sydney Morning Herald*, Mar 08



[Read the Full Article here...](#)

Rates Stay On Hold



The interest rate remains at a 12-year high after the RBA raised the rate four times since August last year.

The announcement came hours after building approvals figures showed surprising resilience in the housing market. Building approvals rose 7.8% in April from March, and were 5.2% higher than a year ago, according to the Australian Bureau of Statistics.

Author: Chris Zappone, *Sydney Morning Herald*, Jun 08

[Read the full article here...](#)

Thoughts for June..

Last month we didn't have much room for our usual thought's, so this month we made sure to include them..



- Be kinder than necessary because everyone you meet is fighting some kind of battle
- A sharp tongue can cut my own throat
- If I want my dreams to come true, I mustn't oversleep
- Of all the things I wear, my expression is the most important.
- The best vitamin for making friends..... B1
- The happiness of my life depends on the quality of my thoughts.
 - The heaviest thing I can carry is a grudge.

[Read More of Our Thoughts...](#)

Property Boom Emerges on the Horizon

Gold Coast property buyers thinking it would be prudent to lay off buying a home while interest rates are uncertain, should think again.

According to one of Queensland's most respected property analysis the Coast is on the verge of another boom in real estate prices, and now may be the best time to buy.

In the most recent edition of his authoritative Prodap

- Residential land stocks now at record lows
- Queensland migration set to pass 100,000 a year within a decade
- Annual median house price growth for the Gold Coast between 5 percent and 25 percent since 2000
- All points to property boom on the horizon

of buyers.

[Contact us](#) now for more information, or simply [visit our website](#) for more details.

Report, analyst Bill Morris said the Coast appeared to be on the tail of the real estate cycle and was due to enter into a boom.

Mr Morris was backed up in his prediction by respected property research group Australian Property Monitors. According to APM the median annual price growth of Gold Coast housing is once again on the rise.

Source: Stockland Life, Gold Coast Edition, May 08

[Read full report here...](#)

Coast House Prices Tipped to Race Ahead

Australia's house prices are tipped to rise by 40 per cent in five years, but the Gold Coast will do it in one.

The 40 per cent surge during the next five years has been mooted by economic forecaster BIS Shrapnel, but Gold Coast property experts predict we will see a 40 per cent increase in 2010 alone, when the next property boom is tipped to hit.

"We'll get all ours (increase) in one year," said property analyst Bill Morris, author of the Midwood Report.

Nationally, housing affordability, already at record lows, will sink even lower as demand outstrips supply, said BIS Shrapnel director and chief economist Frank Gelber.

Source: Jenny Rogers, Weekend Bulletin, 29-30 Mar 2008

[Read Full Article...](#)

Serious Questions?

These were posted on an Australian Tourism Website and the answers are the actual responses by the website officials, who obviously have a sense of humor.

Q: Does it ever get windy in Australia ? I have never seen it rain on TV, how do the plants grow? (UK).

A: We import all plants fully grown and then just sit around watching them die.

Q: Will I be able to see kangaroos in the street? (USA)

A: Depends how much you've been drinking.

Q: I want to walk from Perth to Sydney - can I follow the railroad tracks? (Sweden)

A: Sure, it's only three thousand miles, take lots of water.

[Read More on our website...](#)

Property Puzzle...

Written by: Jenese Malone – Founder of PR Australian Properties.

So it seems that all the news is once again back to doom and gloom. What are we reading about now, global credit crunch, mortgage money much more difficult to arrange, stock market down, plummeting house affordability for first home owners, Petrol prices up, food prices up, interest rates up and so on and so on.



I have read all this before. In fact it is common place after there has been heady increases in property. The sub prime situation is a new one but lenders have tightened their belts before and will again.

[Read full article here...](#)



FAQ's: Search our database for frequently asked questions

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