



2019 GOLD PROPERTY LOCATIONS NSW



PROPERTY FINANCE INVEST

WELCOME TO INVESTING IN PROPERTY IN 2019

Property Finance Invest are experts identifying which areas will be Gold Locations in 2019.

Included in this download is the Property Finance Invest methodology. We will outline how we identify Gold Locations. What makes one area stand out amongst all others? We focus on our key growth indicators and our tried and true processes which have resulted in sound investment opportunities for so many of our clients.

If you are considering investing in property in Australia you need to educate yourself so you make sound decisions. Property Finance Invest can help you every step of the way and provide expert advice to keep your investments on track, so you can have peace of mind.

Property Finance Invest investment services empower you to achieve and exceed your financial goals.



CONTENTS

02	WELCOME
03	CONTENTS
04	OUR TEAM
05	OUR METHODOLOGY
07	NSW GOLD PROPERTIES IN 2019
09	OUR APPROACH
10	TESTIMONIALS

“We have seen the demand for investment house and land packages skyrocket over the past few years. ”



OUR TEAM

Property Consultant

TIMOTHY KONZ

Timothy Konz is a director and owner of Property Finance Invest, a boutique investment property service, selling predominantly house and land packages Australia wide to the investor market.

Tim is a qualified Financial Planner, Finance Broker and Licensed Real Estate Agent/ Auctioneer.



Conveyancing

ISHAKS

Established since 2003, Ishaks are the trusted team in property conveyancing, specialising in off the plan and house and land acquisitions. With over 13 years' experience, the team at Ishaks has been a reputable and well recognised brand in the industry.

www.ishaks.com.au



Accounting

JOHN ROUBIS

Roubis & Associates is a CPA Public Practice located in the Kogarah CBD. Roubis & Associates cater to a wide range of clients who are investing in property and industries such as building and construction, retail, medical, transport and business professionals to name a few.

www.roubisandassociates.com.au



OUR METHODOLOGY

HOW WE FIND THE GOLD!

There are a number of key growth indicators we use to help identify the next Gold Property. It is strength in multiple Growth Indicators that make a location stand out amongst all others and turn it into Gold.

Growth Indicator: Transport Infrastructure

The number one issue in all of our biggest cities is transport infrastructure. As our population grows so does the strain on our roads and networks. As urban sprawl comes into play it's important to develop the infrastructure so that workers can commute to work in a reasonable time frame.

A new bridge, motorway or rail connection can revolutionise a location. A suburb that was once a 1.5hr drive from the CBD can be reduced to a 30 minute commute with the addition of a new motorway. Such an addition gives a location a far greater appeal for home buyers.

Growth Indicator: Gentrification

We are talking about suburbs which once were considered rundown, or rough areas where many people would never consider living.

Over time they are changing. Suburbs are getting re-discovered. They are becoming gentrified. Hip. New cafes and bars are opening in warehouse estates. Boutique shops popping up in industrial areas. Such new development in an area can indicate a change. What was once considered run-down is now greatly sought-after.

Growth Indicator: Government Policy

Government intervention has a huge influence on real estate:

- Through a planned process of urban renewal targeted on specific areas
- Through regional plans designed to cope with growth across an entire city
- Through proactive action by energetic local councils.

Most of our major cities have regional plans which purport to control expected population growth for the next 10, 20 or more years.

Growth Indicator: Lifestyle and Recreation facilities

Australians are all about Lifestyle. Work / Life balance is of huge importance to our growing population. More and more people are moving out of our major cities to get a better balance. While the commute is made quicker with the addition of new motorways, easy access to Lifestyle and Recreation areas make a location a Gold Location. Close proximity to waterways, golf courses and shopping precincts hold the strongest appeal.

Growth Indicator: Boom Boom

With major construction of infrastructure such as a new motorway, power station or hospital comes increased demand for housing.

Sometimes infrastructure spending can create new industries in a particular location and broaden the economies of regional cities, making them stronger places to invest.



Growth Indicator: Proven Performers

While buying property in an area that has recently experienced extensive infrastructure development can be risky. Buying a property in a location that is a Proven Performer is another safer option.

Our definition of a Proven Performer is any location which maintains value through all stages of the cycle. They're as likely to be a regional centre or an outer city suburb as a "prime" inner-city enclave.

Growth Indicator: Education-Medical Infrastructure

Many of the leading growth areas of our major cities have a standout feature that move them into Gold category: they have hospital and university facilities at the centre of the precinct.

Growth Indicator: Ripples

Gentrification and up-cycle of locations more often than not start in the inner-city suburbs and radiate out from there. Seldom do we see a strong real estate growth that covers the whole city at a time. It starts in the centre and ripples outwards over 3-4yrs.

Growth Indicator: The Calling of the Ocean

We might be biased but our beautiful country has the best beaches in the world. Australians are more drawn to the ocean than any other people on the planet. For good reason. 84% of the Australian population lives within 50km of the ocean. In a typical year, tens of thousands of Australians move to a location on the coast outside a capital city. Being in close proximity to the ocean or other waterways moves a location into Gold Location territory.

Growth Indicator: Job Prospects

Among many reasons why affordable areas often record strong capital growth rates is their proximity to employment opportunities.

Factories, industrial estates, logistics centres, regional shopping centres, seaports, airports, office parks, hospitals, universities, theme parks and many other centres of major employment reside in the suburbs, often a long way from a city's CBD.

Proximity to work is a major influence on the choices of home - buyers and tenants. A recent study by Westpac found that this was the single biggest locational factor in the choice of properties by home-buyers. A location with close proximity to employment opportunities helps make it a Gold Location.

Conclusion

The key to finding the next Gold Property Location with the best chance of value growth, the ones that will stand out against others in the market, is to look for places with multiple Growth Indicators working for them.

The more of these Growth Indicators you can identify in a given location, the better its chance of becoming an enduring Gold Location.

Property Finance Invest use a proven strategy to identify Gold Property Locations with strong growth potential.



HOT PROPERTY NSW

INTRO TO THE GOLD PROPERTY LOCATIONS

Property Finance Invest have access to a number of Gold Locations with strong investment potential. Here is a snap shot of a few located in NSW.

Gold Location 1: Elara Estate

Elara is an exciting new Stockland community in Sydney's North-West where future family-friendly lifestyle awaits.

This much-anticipated community in Marsden Park is located in a picturesque setting with views to the famous Blue Mountains and hectares of open space to enjoy.

[FIND OUT MORE](#)

Gold Location 2: Jordan Springs

Jordan Springs is conveniently located on the western side of the 900ha Wianamatta Regional Park, 7km from Penrith City Centre with easy access to the M4 and Great Western Highway in Western Sydney and designed by award-winning developer Lend Lease.

[FIND OUT MORE](#)

Gold Location 3: Oran Park

Oran Park is Sydney's fastest growing town. The town centre of Oran Park will become the geographical centre of the Camden local government area and it's growing population. It will become the cornerstone of all things; educational, business, service and entertainment in the south-west of Sydney.

[FIND OUT MORE](#)



FOCUS ESTATE NSW

Gregory Hills, south of Sydney, is arguably the best located Estate in the region.

Gregory Hills sits above the wider Camden area and its surrounding suburbs. Views to the Blue Mountains are available from many locations in Gregory Hills, and this provides an open and airy feel for the community. Cooling summer breezes and beautiful sunsets to the west are a real feature of living at Gregory Hills.

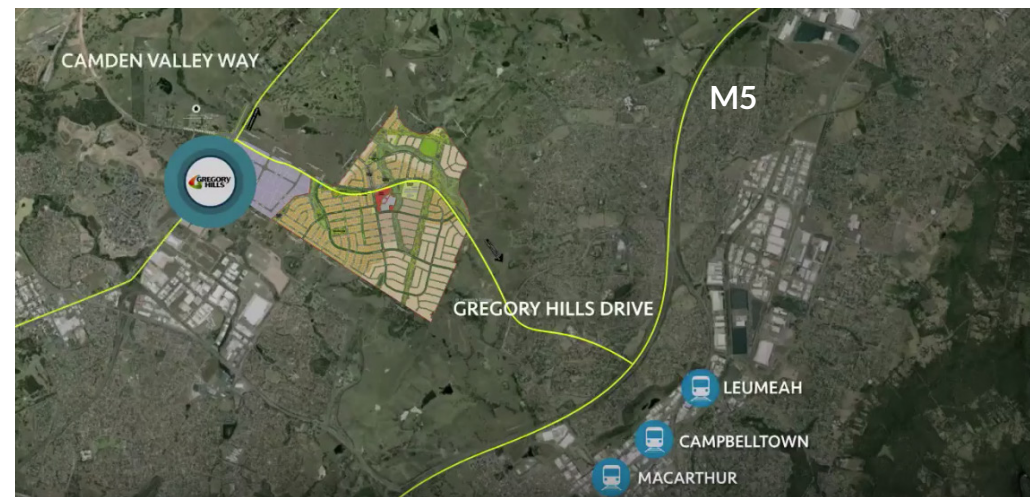
The desirable development is ideally located to benefit from the growth being experienced in Sydney's South West Growth Centre. The NSW Government has identified the area as being able to accommodate over 110,000 new homes over the next 30 – 40 years, and development on eight major projects is now well underway. Each year, more than 2,500 new homes are being built in projects within five minutes drive of Central Hills Business Park.

The development will have its own town centre that will feature a full line supermarket, about 40 shops, a restaurant precinct and a potential medical centre. For all current shopping needs there is the Narellan and Oran Park Town Centre's only minutes away.

[FIND OUT MORE](#)



INTRODUCING GREGORY HILLS



OUR APPROACH

At Property Finance Invest our approach is all about you, reaching your financial goals.

We take the time to listen to what you need, what's important to you, your financial goals and your priorities!

We provide expert advice

Property Finance Invest stringently assess all opportunities, complexities and drawbacks to ensure the advice and service provided is of the highest standard. We assist you in making the best choices for your financial situation.

[CONTACT US](#)

Our process is seamless from start to finish

We Stay Transparent

We present and discuss the recommended strategies for your consideration. Once you have approved, we action your strategies and discuss our mutual ongoing responsibilities.

You Achieve Your Financial Goals

We love nothing more than helping you achieve your financial goals. What matters to us is that our clients achieve their financial goals and are free from financial worry. We give you the confidence in your financial situation.

[LEARN MORE](#)



REAL PEOPLE REAL SUCCESS

Here are some testimonials from clients that have been able to increase their financial success with the help of Property Finance Invest.

A very big thanks to Tim from Property Finance Invest who assisted us with the purchase of our brand new investment property at Peregrin Springs on the Sunshine Coast. Ideally located, close to the recreation club, swimming pool, gym and tennis courts, walking distance to the schools and shops and 5 minutes to the beach. We are so happy with the finished product and appreciate the time Tim spent in meeting us in Queensland and showing us different areas. We took Tim's advise to up spec the property with high ceilings and bigger ceramic tiles and have already got a tenant on a 12 month lease. Tim also assisted with arranging our finance through the bank at a great rate – we would highly recommend Tim and Property Finance Invest, thanks Tim!

**Gary & Amanda,
Currans Hill NSW**



We met Tim through a chance encounter at the local shopping mall where Tim is frequently located to find new clients. From the outset Tim was courteous, professional and very easy to get along with. His initial extensive knowledge and enthusiasm were what made us feel comfortable enough for further meetings. It was clear Tim was committed to providing professional levels of service above and beyond your traditional isolated segments of the property industry. This is our third investment property and we can confidently say that the entire process has been smoother than any previous experiences by a long margin thanks to Tim. Tim has provided us with only positive experiences, a tremendous level of comfort, and excellence in service while tackling a normally daunting process fraught with issues, delays or complications. I have no hesitations in recommending Tim to others, and will continue to use his services as we build out our property portfolio.

Paul and Michele, Camden NSW



CONCLUSION

There are many ways to identifying which location may yield the best returns on your investment. By familiarising yourself with our Key Growth Indicators and comparing a number of different locations you are giving yourself the best chance to identify the next Gold Location.

When it comes to investing your money, it pays to educate yourself so you make sound decisions. Property Finance Invest can help you every step of the way and provide expert advice to keep your investments on track, so you can have peace of mind.

At Property Finance Invest we take our clients on a journey with their investments, we stay transparent and inform them how to make better choices.

Our aim is to empower you to achieve and exceed your financial goals.



Claim your free 30-minute consultation

When it comes to investing your money, it pays to educate yourself so you can make sound decisions.

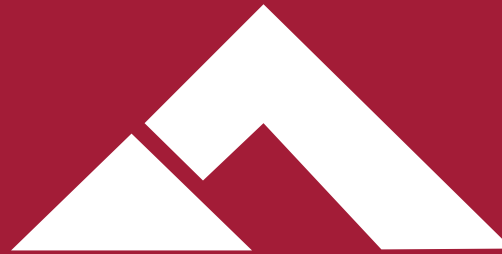
Property Finance Invest can help you every step of the way and provide expert advice to keep your investments on track, so you can have peace of mind.

If you're serious about investing in property and want to learn from our proven methods for identifying the right property in a Gold Location, get in touch today.

For a limited time we're offering you a free 30-minute consultation where we'll discuss your investment goals and opportunities.

To book your FREE consultation call Timothy today 0418 954 385





PROPERTY FINANCE INVEST

Timothy Konz

Financial Planner & Property Consultant

M 0418 954 385

E timothy@propertyfinanceinvest.com.au

W www.propertyfinanceinvest.com.au

Invest in Your Future