



Where would you invest to double your deposit in 12 months?

RYDE

New South Wales

"Ryde experienced capital growth of about 4.6 per cent up until May this year, so it's been relatively quiet. But we're predicting it to jump 8.5 to 13 per cent in the next year.

According to Australian Property Monitors, the average days on market is around 23. That means things are moving quickly.

I think Ryde is popular because it's almost in the centre of Sydney. It's easy to get out to the Blue Mountains, to the CBD or the north and south.

There are many head offices in the Ryde area, including Ericsson and Microsoft. A lot of people are coming in and buying the old post-war houses, knocking them over and building new homes so they can live close to their offices.

The area is near Macquarie Shopping Centre, which has just undergone a major transformation, and a lot of apartments are being built around there. Macquarie University and two hospitals are also nearby."

- Median house price: \$1,050,000
- Median 12-mth growth: 23%
- Median weekly rent: \$620
- Gross rental yield: 3.1%
- Key growth drivers: central location, employment hubs, development potential



ROBERT SKEEN,
director,
Skeen Property Buyers

FOOTSCRAY

Victoria

"If you had a 10 per cent deposit of around \$50,000, your chances of doubling that in a year would be strong if you bought in the inner-western suburbs of Melbourne, particularly in Footscray.

Just six kilometres from the CBD, Footscray has seen massive growth of 14.9 per cent over the 12 months to July, according to propertydata.com.au. Yet the inner west remains more affordable than Melbourne's other inner suburbs, with the median price sitting at \$650,000.

I buy in Footscray regularly and the area is undergoing substantial gentrification, not unlike Brunswick, Richmond and St Kilda in the past.

Footscray has excellent transportation links and a large hospital. In addition, a strong café culture has been developing. A diverse mix of cultures reside in the area, including residents from Ethiopia, Thailand, Vietnam, India and Hong Kong.

There are still parts of the suburb that remain undesirable, so hunt out the leafy streets and premium pockets for character homes."

- Median house price: \$617,000
- Median 12-mth growth: 12%
- Median weekly rent: \$380
- Gross rental yield: 3.2%
- Key growth drivers: gentrification, comparative affordability, CBD access



MIRIAM SANDKUHLER,
director,
Property Mavens

ST KILDA EAST

Victoria

"St Kilda East offers excellent infrastructure proximity. The suburb has tram, train and bus links so it's a quick commute to the city. It has good shopping and offers a great lifestyle.

There is a flow-out effect from more expensive suburbs like St Kilda, St Kilda West and Elwood. St Kilda East is just one suburb inland from these pricier areas. If you want to be within reach of the bay, it's a good option.

For quick returns, investors could choose to look for an older-style property to renovate. Earlier this year, an investor bought an older-style apartment in St Kilda East in the early \$400,000s and spent around \$32,000 on renovations. Recently, the property has been valued at \$492,000.

I regularly get strong interest from tenants wanting to rent in St Kilda East, landlords wanting to invest there and owner-occupiers wanting to live there. I think both the housing and the unit market will continue to grow in that location in Melbourne."

- Median unit price: \$465,000
- Median 12-mth growth: 0%
- Median weekly rent: \$380
- Gross rental yield: 4.2%
- Key growth drivers: proximity to bayside, lifestyle amenities, renovation potential



JANET SPENCER,
director,
Buyer Solutions

MERMAID WATERS

Queensland

"With the goal of doubling my five per cent deposit in 12 months, I would consider the Gold Coast beachside suburbs of Mermaid Waters and Broadbeach Waters - especially if you have a budget below \$300,000.

In my opinion, the area is still somewhat undervalued compared to other suburbs on the coast, yet still has a lot to offer both investors and tenants. There is a great 'lifestyle' associated with these areas with a plethora of cafés, restaurants and shopping choices available.

The light rail is now fully operational so all the difficulties and traffic congestion associated with its construction have passed. The \$345 million upgrade to Jupiters Hotel and Casino is underway, as is the \$670 million revamp of Pacific Fair Shopping Centre. As an added bonus, the suburb is just one kilometre from the beach.

My choice of property in this area would be a two-bedroom unit or townhouse in an older-style low-rise complex with minimal body corporate fees."

- Median unit price: \$300,000
- Median 12-mth growth: 3%
- Median weekly rent: \$320
- Gross rental yield: 5.5%
- Key growth drivers: beach access, transport infrastructure, affordability



NICOLE MARSH,
principal,
Eureka Property

All statistics sourced from: RP Data