



VALUE: RP Data analyst Cameron Kusher says city units produce some of the best statistics.

# Rental yields picking up

OUTER Brisbane and some inner suburbs are becoming the gateway to hot investment spots as housing prices drop and rental yields grow. RP Data analyst Cameron Kusher said property statistics, from November 2010 to November 2011, revealed an increase in rental prices which, coupled with discounted properties, meant rental yields were rising. "We do expect the growth

will continue. They say people look for a rental yield of 5.5 per cent or greater. We can see 6.9 per cent for Brisbane City," Mr Kusher said. Founder of the Brisbane Investors Club and owner of dozens of investment properties throughout southeast Queensland, Kevin Young, said the boost in gross rental yields across the region meant investment opportunities would become

riper for picking. He said a handful of outer Brisbane suburbs were becoming investor hot spots, such as Kallangur, Caboolture, Petrie, Cleveland, Inala and some Ipswich suburbs, thanks to their proximity to trains and work centres. "Units and townhouses are also proving to be smart investments, especially one bedroom units. They are always in demand."

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## Windsor 1A Epacras Street Quality Built New Modern Home with Lawn and Garden in the City

Working hard and need to live in the city yet tired of apartment lifestyle?

A rare opportunity to buy this spacious 5 bedroom new modern home with lawn and garden in the city... It could be your home, your office or even your holiday retreat.

- Wake up in the morning with birds singing in the gum trees...
- Spend your weekends doing gardening with bees, birds and butterflies around...
- Barbecue with friends in the patio and the garden...
- Do jogging indoor on the hallway track...
- Take a spa bath with jets and your favourite scents...
- Lie back on your lawn, spot the owls and observe the starry night sky...
- You can do all this... right in your own home... right in the city...

- 3 km to CBD
- Great inner city north
- Quality built by a Master Builder
- High ceilings
- Well designed kitchen with granite bench tops and European appliances.
- Stunning dining room with down lights and crystal chandelier
- Two separate living areas and a patio
- Band-new master bedroom with walk-in robe, ensuite and spa
- Smart home hub system for phone, video and data - ready for home office
- Biometric fingerprint key lock
- Night vision security cameras
- Electric gate door with colour video intercom
- High fence for privacy
- You can build a swimming pool in part of the lawn area if you need

**Hurry! Available only one ... only at \$950,000**  
 Contact: Karuna Dimelow - karuna@coronis.com.au  
 Inspect: By Appointment  
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## Brisbane CBD \$650,000



**Prestigious riverfront home**  
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Take time to consider this tempting CBD lifestyle! Immediate sale required.

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## Kangaroo Point \$329,000



**Prestigious riverfront home**  
 Bored with the usual designs? Try this 2-storey apartment for size, with the big main bed on the upper floor and a study/2nd bed or extra living space on the lower level. A magic location just 450m from Holman Street ferry.

Was rented at \$400 per week, now vacant it must be sold!

'Rivercity Gardens' 28/37 Wharf St  
 Open Sat 11.30am-12.00pm  
 Rob Honeycombe  
 0423 332 022  
[www.beesnees.com.au](http://www.beesnees.com.au)



## Yeronga \$695,000



**Charm of yesteryear meets modern comforts**  
 This surprisingly spacious Queenslander was largely rebuilt in 2005 with an architect's guiding hand, and offers absolute quality throughout. On a 381m<sup>2</sup> lot there's no lawn so it's ideal for those who value their leisure time.

This modernised home feels open, breezy and spacious. Now vacant a pre-Christmas sale is required!

17 Wilton Terrace  
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 Rob Honeycombe  
 0423 332 022  
[www.beesnees.com.au](http://www.beesnees.com.au)

