

WHAT'S YOUR NEW YEARS RESOLUTION?

The first recorded use of the phrase 'new year resolution' appeared in a Boston newspaper in 1813 and the world has been making - and breaking - these self-improving pledges ever since.

Among the most popular resolutions are to eat healthier, do more exercise, read more and learn a new language. Unfortunately, despite our good intentions, most of us have lost all resolve by 10 January. But your home can help, whether it's a property with a pool or gym to keep you active or a well-equipped kitchen to encourage more healthy home cooking.

If in the New Year you want to resolve to save for a deposit, buy a new home or purchase an investment property, here are some tips to consider helping in achieving your 2025 property goals.

Tips for buyers:

1. Evaluate your financial situation and set a realistic budget
2. Ensure you have a deposit which is at least 20% of the property's value to avoid private mortgage insurance (PMI)
3. Get your ducks in a row before you make an offer:
 - i. - Lending pre-approval
 - ii. - Conveyancer
 - iii. - Building and pest inspector
4. Factor in that interest rates may rise

Tips for sellers:

1. If you're simultaneously selling and buying, start thinking now about the future of your current mortgage
2. Remember that even though you may sell your home with positive equity, your new home will almost certainly demand a high price too

Tips for investors:

1. You may want to consider buying sooner rather than later
2. Know your budget and understand your cash flow
3. Consider whether the property will be positively or negatively geared
4. Consider the tax implications
5. Factor in ongoing costs such as maintenance, insurance, and body corp fees

If you need any assistance with your New Years' resolution relating to property, please don't hesitate to contact us.

TESTIMONIALS

GREAT PERSONALITY / SERVICE

Roger & Monica provided great customer service and assisted with anything I required. Roger helped me buy the beaut home we are in now.

If I decide to sell at some stage down the track, I would do so via Roger & would recommend them to anyone buying or selling.

Verified by RateMyAgent

Review by M Rosevear (Buyer) -

Mapleton - 4 Dec 2024



ROGER
LOUGHNAN

REAL
ESTATE

OPEN 7 DAYS
5478 5288

**Shop 2/1 Post Office Rd,
MAPLETON**

*'people
who care'*

www.rogerloughnanrealestate.com.au

