

**Ray White.**

eNewsletter

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Hi (Recipient First Name)

In this weeks' E News the talk is about more interest rate cuts. Without a doubt the economy is in need of some extra stimulus and with the 1% drop we have no doubt this will have the desired effect. The reduction of interest rates to around 4-5% will change the dynamics of the market as we will start to see properties rent and become positively and neutrally geared. You may recall I spoke about this some time ago and we believe it all makes sense. We will see more investors come into the market because buyers may delay in buying for 6 or 12 months due to their lack of deposit and/or ability to buy now and will rent instead. This will mean that rentals should always be strong, especially in the lower end of the market around and under \$300pw.

When you can buy an apartment for \$235,000 and rent it for \$270pw it basically pays for itself. Add depreciation and tax negative gearing and it really is a no brainer!

We even have a 1 bedroom apartment near the beach in Cannonvale for well under \$200,000 which rents for \$210pw so there is no excuse for not buying!!

Regards

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INTERESTING ARTICLES

***Open Homes Guide***

PROPERTY OF THE WEEK



**3 Stewart Drive, Cannonvale**



**It's time to move on**

It is time to get serious as the sellers are heading to Hervey Bay in March. Disregard all previous price indications as the owners will be listening to your feedback.

The home offers just about the best ocean views in Cannonvale and on certain days you can hear the water crashing on the beach.

Call for more details today.

**AUCTION Coral Sea Resort, 23 February 2009, 6pm**



**3/6 Orana Street, Airlie Beach**



**Stylish, Chic and Luxurious**

This spacious and stylish apartment is situated in Airlie's dress circle in a boutique block of just ten units. The original owners must sell this fully furnished stunner and are more than realistic about selling to relieve their financial pressure. A fabulous location, a luxurious sea view apartment and an extremely motivated owner makes this property a very attractive option in any market.

**AUCTION Coral Sea Resort, 23 February 2009, 6pm**



**10 Nara Avenue, Airlie Beach**



**FORCED SALE - MUST SELL**

This is a forced sale and we are under strict instructions to sell this home on or before auction day to the highest offer.

Our genuine sellers have a deadline of March to sell their property, as their newly constructed home will be finished shortly thereafter. This house is offered fully furnished, with surround sound system, open plan living areas, granite kitchen benches, fully air conditioning and spectacular ocean views.

Call for more details and an inspection today!

**AUCTION Coral Sea Resort, 23 February 2009, 6pm**



**Unit 6, 9 Salmon Street, Cannonvale**



**Owner's health forces sale!**

This superbly located investment unit has to be sold due to the owner's circumstances. Make no mistake, it must be gone by Auction day February 23<sup>rd</sup>, 2009. Offers prior will be considered, otherwise the highest offer on the day WILL buy it. Currently on a periodic lease at \$210p.w. there is the chance this unit could be positively geared.

The location doesn't get much better, just around the corner from Cannonvale Beach with a temporary sea view from the rear courtyard. Of course this prime Beach location also puts you within a few minutes walk of shops, buses and the boardwalk into Airlie.

This will be without a doubt the cheapest unit on the market today, so don't miss the auction! It simply HAS to be sold.

**AUCTION Coral Sea Resort, 23 February 2009, 6pm**



**Lot 3 'Satinwood' Raintree Place, Airlie Beach**

**Under Instruction from Bank to sell**

If you are looking for a bargain buy then look no further. We have strict instructions to sell this elevated lot so call for more details today.

**AUCTION Coral Sea Resort, 23 February 2009, 6pm**



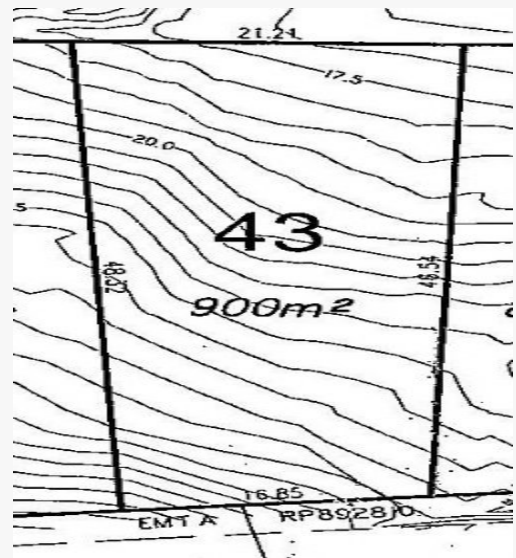
### Lot 3 Botanica, Cannonvale

#### Vendor will be the Market!

The vendor will be meeting the market on auction day. They have plans to use capital elsewhere overseas and this property will be sold on the day.

Call for more details and to find out how you could secure your dream land today.

**AUCTION Coral Sea Resort, 23 February 2009, 6pm**



### 22 Abell Road, Cannonvale

#### Large Sea View Block With Potential

Take advantage of the \$21,000 New Home FHOg and secure yourself this beautiful block for your dream home.

900m<sup>2</sup> of land with a sea view in the heart of the new Cannonvale, opposite Centro, near the Christian College, around the corner from the Reef Gateway and with plenty of walking paths around lakes in the vicinity.

There may be potential for a duplex (subject to Council approval) with a block this large in this location.

**\$209,000**

# SOLD PROPERTIES



**122 Shute Harbour Road, Cannonvale**



**Affordable Family Home**

This modern three bedroom home located in central Cannonvale has been built with comfortable family living in mind. Large flat backyard big enough for the game of cricket after the BBQ, and spacious timber deck make it the perfect place to play or entertain. High ceilings and open plan living with polished timber floors flow to the modern kitchen with breakfast bar area. Every room in the house is air conditioned with quality Daiken units.

**SOLD BY STEVE MARKS - \$400,000**



**Lot 48 Scenic Ridge, Cannonvale**

**SOLD BY STEVE MARKS - \$170,000**

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**UNDER CONTRACT**

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**4/5 Pleasant Drive, Cannonvale** - [click here](#) for more information

**5/5 Pleasant Drive, Cannonvale** - [click here](#) for more information

**62 Laurina Drive, Strathdickie** - [click here](#) for more information

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