



Island Life Newsletter

Congratulations to all our buyers and sellers

It's been a busy time for Island Life with us achieving some record breaking sales figures.



We would like to take this opportunity to welcome our new islanders and congratulate our happy sellers.

Karen has been delighted and very grateful for the feedback she has received, if you haven't had a chance to leave her review yet, please do so as soon as you can. Reviews are an integral part of our business and go a long way to ensuring Karen attracts new clients based on her service provision and customer care.

If you haven't completed a review here is the link below

[Karen's review form](#)

Some fantastic properties have sold and Karen has some great new listings coming up, so if you're still looking to buy on the island keep up to date by checking out all the latest listings at www.islandlife.net.au

We hope our service has helped you have a smooth process, moving home can be very stressful and we also for many coming to the island is a unique experience but one we are sure you will settle into and reap the benefits of living on the island and enjoying all it has to offer.



ISLAND LIFE

PROPERTY SALES & RENTALS





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It's been a fantastic past few months on the Islands with record sales and an unprecedented interest from enquiries, viewings and media interest.

Land sales have been exceptional with prices now increasing for blocks on the island.

This really is the time to secure an affordable property in South East Queensland with Russell Island located within easy reach of Brisbane and the Gold Coast

- Great location 40 kms from Brisbane CBD
- House prices are incredibly affordable for South East Queensland
- Island Lifestyle with stunning waterways, scenery and marine parks
- Relaxed lifestyle yet only 20 mins on the water taxi to the mainland

With ongoing infrastructure projects and NBN now networked onto the island people are finding it easy to live on the island and work from home

Ensuring our buyers are provided with in-depth island information

All the Island Life team live, work and enjoy the lifestyle on Russell Island.

We love to share tips and local knowledge with some very useful insights into island living, from shopping deliveries, local clubs, community groups, boating info, fishing areas and what's on and about on the islands.



Living the dream

Russell Island really does offer people the chance to have a very affordable and relaxed, enjoyable lifestyle.

Why move here

- Low crime with rural community feel
- Great facilities, Cafes, RSL and Bowls clubs, tennis courts, swimming pool, fishing and boating, marine parks with dolphins and turtles on your doorstep.

Island Life is a fantastic lifestyle to enjoy and get away from the rat race and relax in an idyllic setting

The Bay Islands are filled with lovely views, friendly people, great local businesses and community events. If you haven't yet come to visit this lovely part of Queensland, why don't you come on over and take a look!

Is the Island real estate boom about to kick off again? If it is Island Life are in the perfect position to meet the market. It is evident that property located 40kms from Brisbane CBD and the Gold Coast will be affected by the housing shortage, and indeed the inflated mainland market prices.

Now the Island offers a buyers' market, however there is steady growth occurring, rental demand is high & new builds are at the highest level for years.

Now is the ideal time to invest in Island property.





IT is by the water, you can easily commute to Brisbane and the Gold Coast, and with family homes selling for around 200 grand it is one of the cheapest places in Brisbane.

The location is ideal for a lifestyle choice or for commuting to the mainland for work
The Island population is growing and there is increased demand for rental properties

Investment yields are strong and are clients have consistently been achieving 7-8 % returns on their investments

In some cases, the weekly repayment to buy a home is cheaper than weekly rents.



Things are changing on Russell Island with house sales increasing, and a population that is booming.



House sales are increasing, New homes are being added all the time, with homes currently under construction across the island.

According to CoreLogic data from March, the median sales price is \$190,000

Currently the median rent is \$260 a week for a home, and with a \$190,000 home having estimated repayments of about \$710 a month, buying can be the cheapest option.

Buying Investment properties on the Island

One of the key areas in South East Queensland Principal Simon Gordon gives an example "I have had a lot of success in aligning clients with suitable investment properties.

The whole structure has to be full circle with guidance through all levels. Island Life base this on the following factors

- Selection of property to suit the clients' requirements. Budget, affordability, ongoing or current and future maintenance costs, rental yield predictions
- Purchase procedure Providing the clients with advice, guidance in depth island knowledge and information in relation to services, trades, and professional services ie: solicitors / conveyancers who have experience of island transactions



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- Ongoing service provision Smooth transition from purchase to ongoing investment. Island Life prepare documentation and portfolio of property for market. This enables all preparations are in place for when the property meets the rental market. We also ensure smooth transition if the property is already tenanted.

Good property management is crucial for the success of your investment

As the population grows so will the infrastructure and therefore the prices will follow



Island Life do not sell property on the Island on the assumption of property prices increasing due to a bridge. The emphasis is on sea change, lifestyle, and affordability.



Even though it lacked a bridge to the mainland, islanders do get cheap car rego for cars that are used exclusively on the island, and now with the ferry system connected to the GoCard network travel was more affordable.

With cafes, restaurants, clubs, services and even a supermarket on the island, the occasional frustration can be well worth it for the affordable living and laid-back lifestyle.

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The Island offers the opportunity to purchase a property near Brisbane and the Gold Coast at a price that offers incredible value for money

Home buyers and investors check out our latest listings and feel free to ask us for advice



All the Island Life team live on Russell Island and have invested in the Island so talk to us we know the Islands better than any other agents

Call "The island agent" Karen 0409 215 190

www.islandlife.net.au

