

**2022**

*Elders Naracoorte*

# Real Estate Wrap Up

*sold*

## **A SHOW STOPPING PROPERTY & RESULT**

*3 Pinkerton Road, Naracoorte*

PICTURE PERFECT! With majestic views from all angles of this high quality stone home perched in an elevated position, this is first-class living at its best. On a 1 hectare allotment featuring a beautiful 2014 built home with 4 bedrooms, 2 bathrooms, 2 living areas and all the extras you'd expect from one of Naracoorte's finest residential properties.

Case study; this well maintained, executive property was presented for sale with our top tier marketing package. This resulted in multiple buyer enquiries and inspections the day it was listed on 11/11/2022. An offer was accepted by 13/11/2022 and the property was unconditional by 24/11/2022.

For fantastic results like these please contact our residential selling agents **Sally Logan 0403 257 833** or **Lee Curnow 0427 620 864** for a confidential discussion about strategies and advice to help achieve your desired outcome.



1st July 2022 -  
Current Statistics



7 NEW RESIDENTIAL  
VIC LEASES &  
4 SETTLED SALES

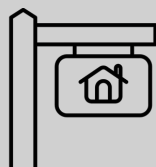


9

AVERAGE DAYS ON  
SALES MARKET



21%  
INCREASE IN  
RESIDENTIAL SALES  
APPRAISALS



38%  
INCREASE IN NEW  
RENTAL LEASES



\$270  
OUR RESIDENTIAL RENT  
ROLL WEEKLY AVERAGE

**Elders**  
Real Estate

Hello, and welcome to the second edition of our 2022 newsletter. We are dedicated to providing our clients and community a twice yearly market update, summary of our highlights and promotions. Please note, all our statistics unless stated otherwise are from realestate.com.au or our office statistics from 1/07/2022 to current to give you an accurate representation of the market.

As 2022 comes to an end we reflect on the year that has been. For our office, that has consisted of continued growth and reaching new heights. The last financial year was our biggest achievement yet, not only in revenue and statistics but in community and sponsorship. Our team also experienced career highs, self set target success, personal goals, won sporting premierships, purchased houses, nursed a litter of puppies, won awards, travelled for work and even donated blood. Day to day we run a real estate business, but the people within are core assets of our local community, who are always giving back which is by far our proudest achievement.



In July 2022 we opened our office doors at 55 Elizabeth Street, Edenhope. Since then, the local community have shown great support and excitement about our presence. We can now proudly announce we have been awarded the tender to lease 55 Elizabeth Street until 30/06/2023. We hope that within the next 7 months we can continue to grow our footprint in the Edenhope area and surrounds which will put us in a position to consider increasing our office opening hours. Our window decals are in the process of being updated, make sure you look out for some exciting changes that will freshen up the current display.

Please help spread the word that we have a staffed office every Wednesday and a team of licensed sales agents and property managers that are here to help. Feel free to call in any time we are open, just to say hello or stay for a chat and a coffee.



Elders Naracoorte were once again involved in Naracoorte High School's Careers Expo "Pathways to a Pay-Packet". Adam Hancock (Agronomy), Aimee Hoyle (Real Estate) and Tom Dennis (Livestock) attended the evening and had some great conversations with students about their aspirations for the future. During the night Elders ran a lolly guessing competition where we wanted to know if students intended to stay around the Naracoorte region and work after completing school or were leaving the area. Out of 41 guesses, 14 said they intend to stay around Naracoorte to work after school, 17 planned on leaving and 10 were undecided. Hopefully we can foster the students wanting to stay in our local community and see that number increase over the years to come, as our region has many different job prospects to offer.



Every year Elders Naracoorte allocate a healthy budget to sponsorships. We are proud sponsors of over 20 different local sporting clubs and events, plus national charities and organisations. We donate tens of thousands of dollars to our local community every single year. One of our most recent sponsorships is the Naracoorte RSL Bowls Club Ladies Day. Our property managers Sara Fletcher and Demmi Pretlove presented vouchers to the winning teams, Naracoorte Bowls Club and runners up, Mount Gambier RSL & District Bowling Club. We are pleased to have the opportunity and look forward to continuing our sponsorship and involvement for years to come.



With the cost of living and particularly electricity rising, below are 6 energy saving tips you may find helpful. Don't be afraid to contact your electricity retailer and ask if you can get a better deal than what is currently being offered, alternatively shop around. There may be a better retailer out there for you!

## 6 Energy Saving Tips



### UNPLUG

inactive devices if you are not using them



### WASH

full loads of laundry



### RECYCLE

old devices before buying new ones



### SWITCH

off the lights after using them



### CLEAN

the fan and air conditioner filter regularly



### OPEN

the windows at night if possible

INTRODUCING

## Eighty Eight O'Connell North Adelaide



As one of our valued clients working in regional Australia, we have joined with the team from Eighty Eight O'Connell to offer you the possibilities of a city pad. Enjoy summer in the city with the lights of Adelaide Oval warming up for a cracking summer of cricket, and many of the festivals, restaurants and bars Adelaide has on offer.

19.2%\*

GROWTH

12.8%\*

RENTAL MARKET SURGE

0.3%\*

VACANCY RATE

In the past 12 months to September, South Australian property prices have risen more than any other state, with Adelaide recording 19.2% growth\*. In that period, the rental market surged 12.8%\* as Adelaide experienced the lowest vacancy rate of any other Australian capital city of 0.3%\*.



Whether it be for a long-term investment, future retirement option or a city escape to enjoy the best events of Adelaide Oval and our Festival Centre, Eighty Eight O'Connell is an impressive development worth consideration.

Two bedroom, two bathroom apartments start at \$1,188,500 with an estimated rental return of \$810 - \$850\* per week.

Exclusively to Elders clients, throughout the months of December and January the Eighty Eight O'Connell display suite will open by private appointment if you would like to learn more.



[88oconnell.com](https://88oconnell.com)

DISPLAY SUITE

53 O'Connell Street, North Adelaide

CONTACT

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ENQUIRE





Stay up to date with local community events by visiting

**Naracoorte Lucindale Council:**

<https://www.naracoortelucindale.sa.gov.au/community/major-events>

**West Wimmera Shire:**

<https://www.westwimmera.vic.gov.au/Events/Events-Calendar>

**Tatiara District Council:**

<https://www.visittatiara.com.au/visit/event-calendar>

**Wattle Range Council:**

<https://www.wattlerange.sa.gov.au/tourism/all-events/event-calendar>

**FUN FACT:** Do you know the population of each local council district? We found the answers very interesting! All answers were found on Google using the 2021 estimated resident population answer.

**Naracoorte Lucindale Council = 8,896**

**West Wimmera Shire = 3,862**

**Tatiara District = 7,072**

**Wattle Range Council = 12,127**



**FUN FACT:** Since 1st July 2022 to 30th November 2022 we have welcomed 52 new renters and 36 new home owners to the Naracoorte area and West Wimmera. It has never been a better time to sell or invest! Contact our team on 8762 7900 for a confidential conversation about your real estate options.

We hope you have enjoyed this end of year newsletter edition. As always, feedback is welcome. Please let us know if there is particular content you would like displayed or areas we can improve on.

## Google Review ★★★★★

Your time is greatly appreciated should you leave a Google review on our business page by searching Elders Real Estate Naracoorte.

We hope you all have a safe festive break enjoying quality time with loved ones and look forward to connecting with you in 2023!

**From our Elders family to yours, we wish you  
a very Merry Christmas and a Happy New Year!**



**Thank you to all our clients for your support in  
2022, we look forward to working with you again  
in the new year and beyond. Our office will be  
closed from 1pm, Friday 23rd December 2022  
and re-opening 9am, Tuesday 3rd January 2023.**