

HOME & PROPERTY GUIDE



SUMMER 2023



Affordable Sea Change

RISING RENT... Eddie Machinski purchased a property in Wallaroo recently after rising rental prices across South Australia led him to the region in search of affordable housing. The proportion of income required to meet median rent increased to 23.6 per cent across Australia in the September quarter.

INSIDE

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An affordable opportunity

I HAVE been told, and have witnessed firsthand, Bute’s wonderful community spirit, Blights property consultant Jade Greenslade says.

“Why not take advantage of this opportunity to purchase a home there?” Jade suggests.

“This neat and tidy, 792 square metre property, has a three-bedroom, two-bathrooms and would be a great place to own.

“Currently tenanted under periodic lease conditions with great tenants, this is also a great opportunity to purchase an investment property within this close-knit community.”

Inspections are by appointment only; to find out more, contact Jade on 0439 578 670 or email jade@blights.com.au.



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BUTE
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Agent Blights Real Estate Yorke Peninsula RLA110
Phone Jade Greenslade 0439 578 670



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RLA110



NEW

WALLAROO

1 MARDEN STREET WALLAROO \$129,000
QUIET CENTRAL LOCATION

- Great opportunity to secure building lot in quiet laneway
- Close to Wallaroo CBD
- Regular shape allotment 673sqm with 23.7m frontage
- Just minutes to park, playground, Town Hall
- Close to Wallaroo main shopping precinct

Neville Hibbard 0427 187 450



NEW

WALLAROO

1 FRANCE STREET WALLAROO \$339,000
MORE SECURE THAN MOST!

- Surprisingly spacious 2 bedroom home
- 460sqm block with 6mx9m shed with 3.9m clearance
- Location of this home is a bonus
- Quiet street just outside the heart of Wallaroo
- Too many things to list – call me to find out!

Jade Greenslade 0439 578 670



NEW

MOONTA BAY

21 ANDREW STREET MOONTA BAY \$489,000
A TIDY PROPERTY

- 3 bedrooms, 2 bathrooms, transportable style home
- Great first home, investment or holiday home
- Low maintenance gardens and a shed
- Short drive to beach, water park & café at the bay
- Call, text or email jade@blights.com.au

Jade Greenslade 0439 578 670



UNDER CONTRACT

WALLAROO

15 DALY STREET WALLAROO CONTACT AGENT
GREAT INVESTMENT

- Ultra modern 3 bedroom, 2 bathroom home
- Open plan living/dining off the modern kitchen
- Outdoor undercover alfresco area
- Remote control garage umr with direct access to home
- Currently a government rental until February

Neville Hibbard 0427 187 450

2 Summer Home and Property Guide | Tuesday, December 19, 2023



AFFORDABILITY... Wallaroo's Eddie Machinski says he is looking forward to exploring the region and getting involved in the recreational offerings available after moving to the region in November.

Rising rental prices push people to the region

Will Hunter
REPORT BY

HOUSING affordability has continued to worsen due to rising interest rates and soaring housing and rental prices, according to the latest Real Estate Institute of Australia Housing Affordability report.

The report shows rental affordability declined across the country in the September quarter, with the proportion of income required to meet median rent increasing by 0.5 percentage points to 23.6 per cent.

South Australia ranked as the third most expensive state to rent, behind

New South Wales and Tasmania.

Eddie Machinski, a retired telecommunications specialist, recently purchased a property in Wallaroo after the price of renting his unit in Tanunda increased by 25 per cent.

He said he could no longer afford the rising costs which forced him to consider more affordable solutions in other regions.

"I spoke to Mum, who still lives in Tanunda, and I told her I couldn't afford to stay there renting anymore and would have to look at moving somewhere more affordable," Mr Machinski said.

"When it came to move, I thought of the Copper Coast or the Riverland as they are both more affordable, but the deciding factor for me was actually the weather as it is a bit milder here.

"Over 1971 and 1972, I spent some time here with the Postmaster-General's Department building the first automatic telephone exchange, so I was already familiar with the region.

"There were a few houses which drew my attention, but I settled on one in Wallaroo as it is right next to the ocean, and you get a nice sea breeze, which I enjoy."

Mr Machinski said he had spent a

week in the Copper Coast last August after having undergone radiotherapy, which helped him to make the transition to the region.

"The Apex Foundation and Cancer Council SA offer a free, week-long stay at Wallaroo Holiday Park for people impacted by a cancer diagnosis," Mr Machinski said.

"I was fortunate to spend a week here last August, which I spent having a look around the Copper Coast and making arrangements with various real estate agents to look at properties within my budget.

"It is a fantastic initiative and, if it weren't for them, I wouldn't be living

in Wallaroo right now, so my thanks go to all involved for offering such a service."

Mr Machinski said he was looking forward to exploring the Copper Coast and seeing what the region has to offer.

"I used to fish a lot, so I might take that back up again," Mr Machinski said.

"I also have a nephew who lives in Moonta, and he belongs to one of the local rifle clubs, so I might have to enquire about that.

"I'm also really keen on walking so I'm excited to try some of the walking trails out."

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Leanic offering high-quality constructions to YP

Advertising Promotion

CIVIL construction company Leanic is now based on Yorke Peninsula.

For everything from earthmoving and concrete works, to bore installations and road construction, Leanic Civil Mining and Construction can help you.

"We have an experienced team and a focus on providing high-quality services, as well as a commitment to excellence in customer service," general manager Gary Caden said.

"Our senior management team collectively has more than 30 years of experience in the civil mining and construction industry.

"This includes project managing many contracts from the tendering stage and their successful delivery to clients in everything from the mining industry to local government."

The team at Leanic model their working environment on the core values of safety and welfare, diversity and integration, reliability, dependability, respect, honesty, a sense of community and pride.

"We invest in our people by creating opportunities which shape their futures, by providing a healthy, family-focused environment which motivates and supports them to succeed," Gary said.

"We aim to integrate people from a range of cultures, and we are committed to diversity and inclusiveness as a foundation for sustainability into the future.

"Our vision and expectations are to provide employment for local people to support the community and families within the townships we work in."

To find out more about how Leanic can help you, call Gary on 0417 709 391 or Mick Meehan on 0436 446 066.



CONSTRUCTION NEEDS... The Leanic team, construction supervisor Perry Oliver, operator Ricky Wright, grader operator Ray Lampre, construction manager Mick Meehan and trade assistant operator Moe Meehan are bringing their services to Yorke Peninsula.



0417 709 391

CIVIL CONSTRUCTION

- All facets of earthmoving
- Bridge civil construction
- Tailings dams construction and maintenance
- Foundation preparation
- Campsite and laydown yard preparation
- Deconstruction services

CONCRETE WORKS

- Pits
- Kerbs and gutters
- Pavements, driveways
- Various structures
- Head walls
- Foundations
- Cellars

SIGNALLING INSTALLATION

- Traffic signal/ light pole footings

PIPELINES

- Bore installation, repairs and maintenance
- Stormwater
- Sewage and waste water management
- Water mains
- Pits

ROAD CONSTRUCTION

- Highway construction
- Road construction
- Pavements
- Building subdivisions

EQUIPMENT & TRANSPORT

- Logistics



GENERAL MANAGER
Gary Caden
0417 709 391
gary@leanic.com.au

CIVIL CONSTRUCTION MANAGER
Micheal Meehan
0436 446 066
mick@leanic.com.au

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www.countrygetaways.com.au

Work/life flow for success in 2024

Advertising promotion

THE property industry has been non-stop for the past three years.

First the arrival of Covid in 2020, then the constant increase of interest rates by the RBA and finally minimal properties on the market has kept those involved in the industry busy.

"We have been constantly told it will regulate and slow down, but we haven't experienced that yet," Miriam Errington Conveyancing owner Miriam Errington said.

"Working at such a high level for so long does take its toll.

"As a business owner, work life balance is something we are always striving for and beat ourselves up for not achieving.

"The more recent buzz-term is a work life flow as the reality is, when something goes wrong, it's your name on all the accounts and licences, so you are the one who needs to step in and fix it, regardless of whether you have clocked off for the day or not.

"The flow between your work and life isn't something you find – it is something you have to create."

That's why the summer break is so important to Miriam and staff member Jennifer Hortin.

"We'll be carving out some time to switch off and recharge so we are ready for the new year, which will be an exciting one for the business," Miriam said.

"Throughout my career I have identified the importance of communication between the conveyancer, client and real estate agent to achieve a successful settlement.

"If there is a dip in communication, things start to go pear shaped.

"I am currently working with our industry partners to integrate a whole new software system into my business.

"This will come with added perks for my clients and associates, including an app they can use to follow the progress of their settlement.

"I'm looking forward to being able to provide the most up to date conveyancing technology to my clients to make their settlement experience a great one – so watch this space!

"We wish all of our clients and associates a very Merry Christmas and hope you get a chance to take some time out and enjoy a bit of a break."

To make an appointment with Miriam at her Minlaton office, email miriam@meconvey.com.au or call (08) 7084 1550.

For more information, go to meconvey.com.au.



WORKING LIFE... Miriam Errington Conveyancing owner Miriam Errington is looking forward to implementing new systems in 2024.



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5 Marine Parade, Port Vincent

2 1 3



Location, Location, Location

Open Sun 7th & Sat 13th Jan 11 - 11.45am

Original stone and brick bungalow set on 693 sqm with a sea glimpse.

Offering two bedrooms, sunroom, lounge / dining. Drive through garage to carport.

Be prepared to do some renovations or redevelop. Current owners have enjoyed this property for over 40 years.

Secure a much sought after location, being only 100m to Main Bay and Back Beach.

AUCTION Onsite Sat 20th January at 11am

Len Easter 0418 373 620
Elders Real Estate Yorke Peninsula
RLA1592 * Approx

5 Luxmore Street, Port Vincent

3 1 3



Renovate & Reap Rewards

Open Sun 7th Jan 12 - 12.45pm &
Sat 13th Jan 10.30 - 11am

Solid brick home/weekender in need of upgrade. Basic improvements but plenty of space to work with. Offering three bedrooms, central hallway, kitchen / meals leading to lounge. Seperate bathroom. Laundry and toilet.

Drive through double carport leading to garage with pit and lean-to workshop and entertaining area. One street back from beach.

Come and get your hands dirty and reap the rewards later.

AUCTION Online Mon 22nd January at 6pm
Opening Bid \$265,000

Len Easter 0418 373 620
Elders Real Estate Yorke Peninsula
RLA1592 * Approx

35 Beach Road, Coobowie

3 2 4



When Location Counts

Open Sat 6th & Sun 14th Jan 11.30 - 12.15pm

Situated opposite beachfront, commanding corner block and direct access to seaside walkway.

Plenty of room for family and friends. Fully self contained first floor and ground floor.

Great in/outdoor entertaining facilities. Seaside balcony, BBQ / pizza hut in rear landscaped yard. Drive through carport and double garage. Excellent side street access for the boat and van.

Offered furnished.

AUCTION Online Mon 22nd January at 8pm

Len Easter 0418 373 620
Elders Real Estate Yorke Peninsula
RLA1592 * Approx

2a Main Street, Port Vincent



Prominent Corner - Mixed Use Investment

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Information Memorandum available in Jan 2024. Register your interest now.

AUCTION Online Mon 19th Feb at 7pm
(unless sold prior)

Len Easter 0418 373 620
Elders Real Estate Yorke Peninsula
RLA1592 * Approx

Tenants protected in rental laws overhaul

TENANTS have stronger protections after recent state government reforms.

Amendments to the Residential Tenancies Act were passed through parliament last month to provide greater rights for renters across the state.

The bill included the extension of the notice period to end a tenancy from 28 days to 60 days, along with stronger protection for tenants' information, allowances for pets in rental homes and an end to no-cause evictions.

Minister for Consumer and Business Affairs Andrea Michaels said the reforms strike the right balance of increasing security for tenants while ensuring the rights of landlords are protected.

"We have made the biggest reforms to South Australia's residential tenancy laws in a generation," Ms Michaels said.

"With a vacancy rate of less than one per cent in SA, South Australian tenants are facing unprecedented levels of housing insecurity.

"Most landlords and tenants do the right thing; however, it is heartbreaking that there are South Australians who have had their leases ended for no reason, have been forced to remain in an unsafe home or have had to surrender a beloved pet because they fear becoming homeless."

South Australian Council of Social Service director of policy and advocacy Dr Rebecca Tooher said the passage of the bill represented a significant step for improving renters' rights.

"Some of the issues affecting renters have been around for a long time, so it is good parliament moved quickly to give renters greater certainty before the Christmas break," Dr Tooher said.

"It gives renters greater security of tenure so they can live more stable lives, and it will allow them to ask for repairs and negotiate with landlords without a fear of losing their home at their next lease renewal."

Marion Bay Rise

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Len Easter
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Matt Easter
0409 011 212



Coastal YP properties selling for record prices

Advertising Promotion

ELDERS Real Estate Yorke Peninsula has facilitated four record property sales along the east coast of the region in the past five weeks.

The properties — 18 Chapman Road, Rogues Point, 29 and 31 Sultana Point Road, Sultana Point, and 73 Marine Parade, Port Vincent — were all sold at auction.

Selling agents Len and Matt Easterher said, as well as setting new postcode records, the results represented fantastic returns for the vendors.

"The properties generated strong interest and we handled many enquiries from local, metropolitan and interstate-based parties," Len said.

"The Rogues and Sultana Point properties were auctioned online via the Openn negotiation platform, while 73 Marine Parade was auctioned on site, and passed in, before selling two days later," Len said.

"In the past 12 months, Elders

Real Estate Yorke Peninsula has conducted 19 property auctions (17 of these online), and produced an 85 per cent success rate of homes sold under the hammer.

"The seafront properties are generally from long-term owners and rarely come on the market as they are often passed to the family.

"In these scenarios, the vendors of Sultana Point had interest in the property for 40 years, and the Port Vincent property was a similar story with more than 20 years of involvement."



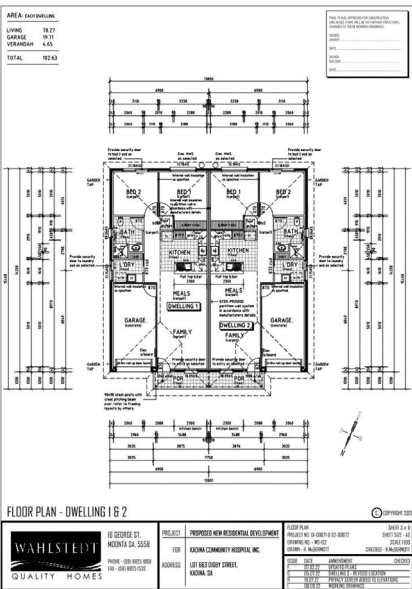
SUCCESSFUL... Elders Real Estate Yorke Peninsula has sold four coastal properties — including one each at Rogues Point and Port Vincent, and two at Sultana Point — for record prices in the past five weeks.



Kadina Hospital Inc. is seeking expressions of interest for units being built at 20 Digby Street, Kadina



Dwellings 1 and 2 are both 2-bedroom homes, with kitchen, meals and family room, bathroom, laundry and secure garage under main roof.



From the Country to the Coast

All photos and floor plans are for illustration purposes only and may be subject to change. To register your interest please contact Brenton Brind (08) 8821 3666, 0408 955 182 brenton.brind@wardleco.com.au, RLA228106

These units are governed by the Retirement Villages Act and are close to the Kadina CBD, sporting facilities, hotels, churches and library.

Building work has commenced with expected completion in June or July 2024

Let Country Getaways help your lifestyle

Advertising promotion

ARE you looking to transform your property into an investment but still keep your relaxed lifestyle?

Listing your property with Country Getaways Holiday Rentals will allow you to do just that.

Country Getaways is a high-profile and highly respected local business, operating in the region for more than 25 years.

"You can double the income compared with having a permanent tenant if you use (your property) as a holiday rental," owner Helly Easter-Smith said.

"Not only that, but you retain the ability to use it yourself when you want to, and have access to a tailored owner portal for controlling the dates available for holiday rental."

Country Getaways offers accommodation options from Port Broughton all the way down to Foul Bay, and can find anyone a property for small family getaways to groups of more than 10.

Not only is it the place to look when booking a stay, it's an ideal opportunity for homeowners to make their investment work for them and be in control of their property's availability for personal use and hire.

"We offer local knowledge and contacts, approved suppliers, monthly financial statements for owners and a

dedicated local team to look after the property as if it was ours," Helly said.

Country Getaways manages more than 200 holiday homes across Yorke Peninsula and Adelaide, and is a strong believer and supporter of all things local.

"We partner with local suppliers across Yorke Peninsula to provide optional add-ons to stays with linen hire available in some regions — all guests need to bring is themselves and their belongings," Helly said.

"All our accommodation is professionally cleaned and all cleaners have had Covid training.

"By booking local and booking direct through Country Getaways Holiday Rentals, you know money is staying within the local community and not supporting the overseas giants.

"Our comprehensive website allows guests to search and book their stays 24 hours a day with instant confirmation.

"You save online booking fees by booking directly with an SA business and the money you spend stays locally in the region."

Country Getaways offers no-obligation inspections for people considering using their home as a holiday rental.

To find out more about how Country Getaways Holiday Rentals can get your property to work for you, call 8832 2623 or email bookings@countrygetaways.com.au to request an owner's information kit.



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