

KILBURN

**RENTAL
YIELD FOR
UNITS
6%**



The small suburb of Kilburn is located 8km north of Adelaide's CBD. Kilburn covers an area of 2.9km² and is governed by the City of Port Adelaide Enfield. Compared with Port Adelaide Enfield, Kilburn has a younger population, its average household income is significantly lower, the proportion of family households is lower, and its unemployment is higher.

KEY INDICATORS



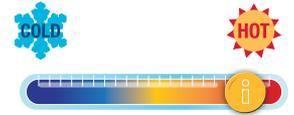
INFRASTRUCTURE INVESTMENT



Upgrades to the Gawler rail line are improving services, which remain fairly average.



VACANCY RATES



Vacancies are rare at the moment.



POPULATION GROWTH



There's new land for development, but population growth won't be strong until SA gets much-needed industrial stimulus.



PROJECTED CAPITAL GROWTH



Compared with the rest of struggling Adelaide, value growth will be stronger in Seaford.



PROJECTED RENTAL GROWTH



Well-selected houses will perform solidly rent-wise, but rental growth as a whole will mirror the slow-moving SA market.



ESTIMATED RENTAL YIELDS



The mix of affordability and proximity to the CBD will maintain pressure on rents.



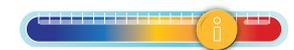
DIVERSITY OF ECONOMY



It's in Adelaide, so obviously the economy is diverse. The problem is that Adelaide itself isn't doing too well.



AFFORDABILITY



Kilburn property prices are a bargain compared to prices in neighbouring Prospect.



SUPPLY & DEMAND



Affordable prices close to the CBD keep demand high. Proximity to the CBD also limits new construction projects.



COUNCIL PLANNING



The council manages a range of property types and issues fairly well.

WHY IT'S HOT

Next door to Prospect and only a hop, step and a jump to the popular North Adelaide precinct, Kilburn offers many of the same benefits. However, a median house price of \$334,800 in March 2013 makes it around \$200k cheaper. Kilburn is also a stop on the Gawler rail line, currently the recipient of a \$366m federally funded upgrade.

-NextHotSpot

Kilburn will perhaps suit a very particular type of investor. It is probably best for buyers who are interested in SA and want to put a high priority on cash flow, but who don't want to risk their money in one of the state's emerging mining regions. Don't get us wrong: rental yields are not that high. Yields are simply higher than in most other low-risk Adelaide suburbs.

-Your Investment Property

STATS & FACTS

- Well serviced by public transport, and a 10- to 15-minute drive to the CBD
- Benefiting from the \$366m Gawler rail line modernisation
- Affordable entry to inner ring of Adelaide, with a median house price of \$334.8k and unit price of \$227k
- Rental yields relatively high for Adelaide, at 4.5% for houses and 6% for units
- Offers similar benefits to neighbouring Prospect but is \$200k cheaper
- Access to Port Adelaide employment, and benefits from industrial growth
- Wide-ranging calibre of property available, from \$200k to \$550k
- Vacant land available for \$150k, and 'knockdowns' around \$200k

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