

# KILBURN

**RENTAL  
YIELD FOR  
UNITS  
6%**



The small suburb of Kilburn is located 8km north of Adelaide's CBD. Kilburn covers an area of 2.9km<sup>2</sup> 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



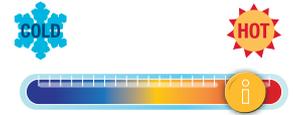
### INFRASTRUCTURE INVESTMENT



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.



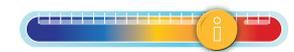
### DIVERSITY OF ECONOMY



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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