

LONG-TERM CAPITAL GROWTH
9%

SEAFORD



The coastal suburb of Seaford is 35km south of Adelaide and comes under the jurisdiction of the City of Onkaparinga. The population of Seaford is about 4,300 and 20% of residents are aged 65 years and over. The majority of residents were born in Australia.

KEY INDICATORS

INFRASTRUCTURE INVESTMENT COLD HOT

Road and railway links are being upgraded and other services are improving.

VACANCY RATES COLD HOT

Vacancy rates are sitting at 1.4% and are set to drop in the medium to long term.

POPULATION GROWTH

The influx of new residents will be subdued until economic activity picks up in SA.

PROJECTED CAPITAL GROWTH

Price growth in Seaford will be strong by SA standards, thanks to solid demand.

PROJECTED RENTAL GROWTH

With population growth likely to remain subdued, the likelihood of rapid rent increases is weaker.

ESTIMATED RENTAL YIELDS

Keeping pace with capital growth in the future, yields are likely to be fairly close to the national average.

DIVERSITY OF ECONOMY

Seaford's proximity to Adelaide exposes itself to the CBD's diverse economy.

AFFORDABILITY

This is one of Adelaide's best areas for prices around the \$350k mark.

SUPPLY & DEMAND

Recent transport enhancements have strengthened demand.

COUNCIL PLANNING

Seaford has one of the best councils in Greater Adelaide.

WHY IT'S HOT

This is an affordable lifestyle district with recently enhanced transport links, which have made central Adelaide more accessible. Much-discussed issues associated with the 'one-way freeway' have been resolved, and the federally funded Noarlunga to Seaford Rail Extension was completed in December 2012. Rental yields are solid at around 5%, vacancies are dropping, and the area is better poised for growth than most around Adelaide.

-NextHotSpot

Expanding infrastructure and a growing population, along with attractive beachside settings – that's proof enough for us that property in the Seaford region has a bright future ahead. The added benefit of limits to further development into neighbouring suburbs strengthens the area's investment prospects.

-Your Investment Property

STATS & FACTS

- Attractive beachside region of the growing city of Onkaparinga
- Over 20,000 residents expected to relocate over the next 20 years
- \$460m expansion of Southern Expressway to complete in 2014
- Over \$300m extension and upgrades to local rail links
- Family-based region; 45% of households are mortgagees (Adelaide 28%)
- Long-term capital growth rate of around 9%, with 5% rental yields
- Low historical vacancy rate of about 2% recently dropped to 1.4%
- Laws protecting viticulture will prevent urban sprawl into neighbouring McLaren Vale

TO GET THE FULL REPORT GO TO:
nexthotspot.com.au/YIP