

8 REASONS TO BUY NEW

When it comes to purchase choices, new is usually better. Whether it's a new car, home appliance or the latest hot new accessory buying a new product is likely to last longer, be of higher quality and more reliable than something older. However, is this still the case for property? Should you go for something brand new, or something older? To help you decide here are our top 8 reasons why you should buy new.

- 1 It's New**
Who doesn't love new? You are the first people to occupy and enjoy the home and if you are an investor tenants will always gravitate to a new property over a second hand property.
- 2 Lower Maintenance Costs**
New properties are constructed to the current codes and will be more energy efficient and sustainable compared to older properties, potentially saving you money. All the appliances will be modern, so you will have years of trouble free enjoyment and the comfort of knowing you have manufacturers warranties and guarantees.
- 3 Government Incentives**
When buying a new property, you may also be eligible for some of the Government incentives such as the first home owner's grant and stamp duty concessions. The incentives differ per state, but a new property could end up saving you thousands of dollars on your purchase. To find out if you are eligible contact one of our agents today they will assist you.
- 4 More Choice**
Buying a new property whether constructed, under construction or off the plan you will generally have a range of floor plans and finishes to choose from.
- 5 Time**
When buying off the plan, you will enjoy a longer settlement time giving you extra time to save a larger deposit. By the time settlement arrives, your property may have grown in value.
- 6 Depreciation**
If you are an investor, buying a newly constructed property offers depreciation, allowing you to manage your tax position, your accountant will advise you on the application. You are able to claim on both the building depreciation as well as the internal fittings and fixtures.
- 7 Strong Rental Income**
Investing in a new property offers the opportunity to secure a higher rent, as tenants are happy to pay a premium for something new. They are also more likely to stay for extended periods, maximising the return on your investment property and minimising vacancies.
- 8 Statutory Protections**
Residential construction in Queensland requires builders to take out home warranty insurance which protects you in the event of a major building defect. What does this mean to you? Peace of mind.

