

Real Estate



■ Adam Ingram, from David Deane Real Estate: formula for big headaches.
NK70756

Quality key to success

By GLENN ROBERTS

THE old real estate investment maxim "buy the worst house in the best street" holds true for some Pine Rivers agents, but there is some dissent in the ranks.

Strathpine agency principal David Deane said: "It's probably the worst advice.

"It's a formula for the worst tenants and the biggest headaches."

But Albany Creek First National Real Estate principal

Des McKeever was not so keen to dismiss the old adage.

"It's a hard one," Mr McKeever said.

He said it was good advice if such a property could be found and the buyer was prepared to renovate.

However, investment success depended on the street and the suburb, Mr McKeever said.

But adopting the reverse strategy was a definite no no.

"You wouldn't be the best house in the worst street," he said.

L.J.Hooker Strathpine principal Trish Cannon also thought the strategy was wise, up to a point.

"You may get the worst, tumble-down house that no one wants," Ms Cannon said.

She agreed the quality of an area was critical.

It was easy, she said, to over-capitalise when improving a property in a less-attractive area.

Mr Deane thought it was better to go for the average in an area, rather than the worst.

"People are expecting more in

houses these days," Mr Deane said.

Fresh paint and security screens were appealing, while houses still sporting shag carpets probably needed an upgrade.

There was also peril in buying top-of-the-range properties.

"The one thing you wouldn't want to own is the absolute best," he said.

Mr Deane likened them to cars with many costly factory options that did not have much value at trade-in time.



- Most agents say old house-buying adage is true.
- Look for worst house in best street.
- However some agents say quality of area critical.
- While others say go for average area rather than worst.
- Best house in worst street not necessarily best buy.