

"STEVE & TAMARA SAY"

Welcome to the 20th Edition of our market update and we are now well into full swing with 2015 flying by. The first quarter of 2015 has come and gone with much speculation about the state of the Perth property market.

There has been a slight adjustment in the overall market conditions in comparison to 2013 and 2014 which is to be expected with the changes happening in our State economy. Locally, the market has returned with good stability for the early part of 2015 and unlike other parts of greater Perth, our area has still had plenty of buyers and sellers exchanging property with plenty more property sales expected in the lead up to the end of the financial year. With all the changes currently underway and many more proposed plans to be implemented in our area, it really is an exciting time to be living and working alongside the Beaufort Street Corridor.

There has been some sensational media around the development of the Inglewood Town Centre and our CBD seems to be extending to our Inner North very rapidly.

We expect the changes that are taking place to further assist in attracting new people to our area and we really look forward to seeing these changes having a positive impact on our everyday lives.

The Inglewood night markets were an outstanding success and we look forward to its commencement again in August after the winter break. It was so pleasing to see the community out and about supporting the efforts of the Inglewood on Beaufort Network in conjunction with the City of Stirling in establishing a first for Perth with a Monday night market full of culture and character. Our area and surrounds is sure to benefit from these changes by renewing interest from people across wider Perth wanting to understand what it is that is so special about where we live, work and play.

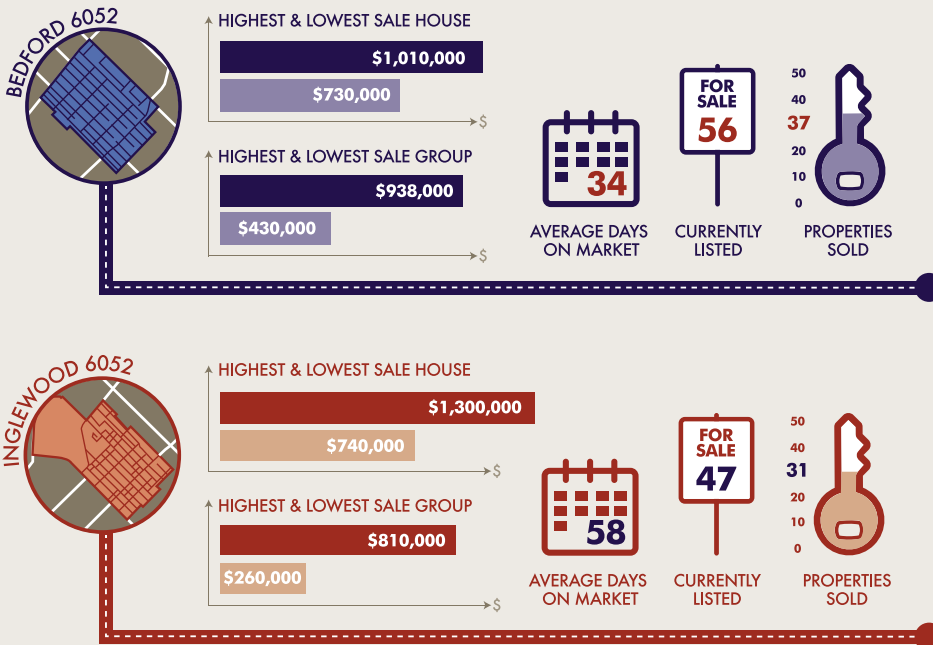
Should you be considering a move or are simply wanting a confidential chat about property in general to see whether or not it is the right time for you to be moving. Please contact us on 9275 2945 or Steve Radi on 0411 755 788.

Steve & Tamara Radi

Market Snapshot

January 2015 – May 2015

Here's our round up of statistics of house buying in the areas of Bedford and Inglewood...



Correct as of printing 19/05/15

SEE WHAT'S SELLING & LEASING in your area over the page

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Steve & Tamara Radi

Directors/Property Consultants

M: 0411 755 788 E: steve@radiestates.com

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- WANTED! • Registered Buyers Waiting
- Street Front Character homes • Development sites
- Full block Character homes!

Talk to Steve or Tamara today
9275 2945 or 0411 755 788



SOLD!

1/83 Birkett St, Bedford



SOLD!

113 Salisbury St, Bedford



SOLD!

90 Sexton Rd, Inglewood



LEASED!

187 The Strand, Bedford



LEASED!

70a Dundas Rd, Inglewood



LEASED!

4 Isola Close, Inglewood



Beaufort Street Corridor Activity Summary

To All Local Residents, we feel it is important that we bring to your attention the recent Draft Beaufort Street Detailed Area Plan (DAP). Please take your time to go to the City of Stirling Website and read the full Area Plan. Either via the City of Stirling website or the first link on Radi Estates Home Page. The area runs along both sides of Beaufort Street from Walcott Street and North to Salisbury Street.

Some interesting summarised points from the planned changes are noted below.

Height: The Inglewood Town Centre Precinct was identified as the corridor's main centre and is proposed to be able to be developed up to 5 storeys. The Second Avenue, Central Avenue and North Inglewood centres are smaller local centres and as such are proposed to be less intense at 4 storeys. Mount Lawley in the City of Stirling is part of the longer Mount Lawley Town Centre in the City of Vincent, and is to be kept to 3 storeys to recognise the existing scale and historic character of the area.

Ground floor retail-commercial use: Consistent ground floor retail and commercial uses lining the street-front is a fundamental component of Beaufort Street's revitalisation, to provide appropriate services for the local neighbourhoods and new

spaces for business; to improve the vibrancy of Beaufort Street and support pedestrian amenity, comfort and safety; and to support adjacent public transport.

Footpath and Greening: Within the mixed use precincts, the detailed treatment of the footpath environs will be critical to creating an inviting and attractive pedestrian environment. Virtually all development fronting Beaufort St will be required to have an active frontage of retail or commercial uses addressing the street, and to incorporate a veranda for the full extent of the building.

Heritage and Character Buildings: Buildings with Character Facades and Character Non-Residential Buildings are required to be conserved. Buildings with Character Facades may be developed in accordance with the DAP so long as the Character frontage is maintained and where necessary, refurbished in keeping with its original style. Character Non-Residential Buildings must be conserved, and where development occurs it must be in accordance with the Code.

We have a winner!

Vivian, 7 has won a \$70 toy package with this masterpiece:



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Living and selling in our community

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