

## THE MOST POPULAR AREAS TO RENT IN 2018.

As regions around Australia change, the most in-demand rental suburbs change as well. Driven by factors such as employment growth, large construction and resources projects, and changing demographics, the most popular rental suburbs are usually located close to employment and transport hubs.

In the last year, the most popular rental suburbs were mostly located within a 10km radius of their respective CBDs. The most in-demand rental suburbs in each state within 20km of their respective capital cities are as follows:

- NSW: North Narrabeen
- Queensland: Fortitude Valley
- South Australia: Unley (popular suburb renters and buyers)
- Victoria: Fitzroy
- Tasmania: Glenorchy
- ACT: Ngunnawal
- Western Australia: Shenton Park (popular suburb for renters and buyers)
- Northern Territory: Moil.

Many of the most popular suburbs around Australia have similar characteristics. They're usually close to lifestyle amenities such as cafes and restaurants, have a range of public transport options, and have a low number of properties compared to demand.

In cities like Sydney and Melbourne, proximity to the beach is something many renters value highly. Suburbs like St Kilda in Victoria and North Narrabeen in NSW are popular amongst renters due to the mix of lifestyle amenity offered by their entertainment precincts and beachside locations.

The popularity of some suburbs can also be influenced by the range of housing options available in the area. When a suburb like Carlton, that has experienced an influx of apartment development in recent years, ends up having a smaller proportion of houses compared to apartments, demand for houses in the area naturally increases.



The drivers of popularity in suburbs around Australia goes beyond lifestyle amenity in some regions. In Canberra, for example, many families move to the city for employment. This makes suburbs that have an abundance of family-friendly homes and quality schools very popular.

The other big factors that influence the popularity of a suburb are transport and connectivity. People don't want to live in areas that are difficult to commute from or don't connect well with their rest of their city or town. This is why so many renters look for suburbs that have a range of public transport options (buses, ferries, trains and trams) and easy access to the main arterial roads and highways in their area.

How do these suburbs stack up against where you live? While some suburbs around Australia can be competitive and popular, it doesn't mean they're off limits. If you're proactive and patient in your rental search, you'll find the perfect property to fit your needs, regardless of where it's located.

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# GETTING TO KNOW YOUR NEIGHBOURHOOD.

One of the biggest parts of settling into your new home after a move is getting to know your neighbourhood. As you get to know your area, by finding your favourite cafe or knowing the best place to order a pizza, you can quickly feel more at home. Here are our top tips for getting to know your neighbourhood.

## Go for a walk

Just like when you're travelling, walking around a new place is a perfect way to get to know your surroundings. To get to know your new neighbourhood, spend a relaxing weekend morning walking around your area. You could start with a coffee at a bustling cafe or walk to your local supermarket.



## Talk to the locals

When you're out grabbing your morning coffee or newspaper, talk to the staff to see if they can share any of the hidden gems in the area with you. Think things like great restaurants, a new workout class or a local Parkrun.

## Join after-school activities

If you have children at school, join some after-school activities and sports. This will help your kids get to know new people, and you'll get to know their parents and become more familiar with the area. To find after-school activities, talk to your child's school, read your local newspaper, and keep an eye out for any local sporting clubs as you're out and about.

## Get to know your neighbours

Make sure you say hello to your neighbours when you see them around. This doesn't mean you have to be fast friends but knowing a few familiar faces can help you in many ways. When you're familiar with your neighbours, you can help each other with things like collecting the mail when you're away, checking in if you hear a smoke alarm or security alarm, and lending a helping hand with activities like lifting heavy items.

## Join local groups

Joining local groups isn't just for school-aged kids. One of the best ways to get to know your area and the people living there is to join local groups. To find local groups search Facebook, read your local newspaper, check the notice board at your local supermarket and go to a weekly community event such as Parkrun. If you don't know many people in the area, volunteering your help at the next event can be a great way to help out while getting to know some new people.

It can take some time to get to know your neighbourhood. Getting out there and chatting to people, finding your favourite coffee and getting involved in local community groups will help you to settle in and get to know the area.



# ROAST PUMPKIN AND COUSCOUS SALAD



With the warmer months here, easy salads are the perfect meal to prepare ahead of time for dinner or lunch. This roast pumpkin and couscous salad from Taste.com.au has a perfect balance of sweet and savoury flavour, plus you can add your favourite meat or vegetarian protein to bulk up the salad.

Prep: 0:20 Cook: 0:30 | Serves: 4

## Ingredients:

- 800g Kent pumpkin, seeded, peeled, cut into 2cm pieces
- 1 tsp Moroccan seasoning
- 1 cup (200g) pearl couscous
- 1 cup (150g) frozen broad beans
- 1/4 cup (35g) dried cranberries
- 1/4 cup (20g) flaked almonds, toasted
- 1/2 cup coriander leaves
- 1/2 cup mint leaves
- 1 lemon, zested, juiced
- 2 tbs olive oil
- 100g fetta, crumbled

**Note:** If you're low on time, you could find pre-diced pumpkin in the fruit and vegetable section at the supermarket. To add some protein to this salad, include some grilled chicken or tofu. For a vegan version, substitute the fetta with vegan cheese.

## Method:

**Step 1:** Preheat oven to 200°C. Line a baking tray with baking paper. Place pumpkin on the tray. Spray with olive oil spray. Sprinkle with Moroccan seasoning. Toss to combine. Bake, turning occasionally, for 30 mins or until tender.

**Step 2:** Meanwhile, cook the couscous in a large saucepan of boiling water for 8 mins or until tender. Drain well.

**Step 3:** Cook broad beans in a saucepan of boiling water for 2 mins or until tender. Drain. Peel. Place in a large serving bowl.

**Step 4:** Add pumpkin, couscous, cranberries, almond, coriander and mint to the broad beans in the bowl. Drizzle with lemon juice and oil. Season. Toss to combine. Sprinkle with fetta and lemon zest.

Recipe source: <https://www.taste.com.au/recipes/roast-pumpkin-couscous-salad/ler5mrp1>