



May 2026 **NEWSLETTER**

Many buyers are becoming more serious about securing a property before winter arrives.

With motivated purchasers actively exploring the market and quality homes continuing to attract strong interest, May remains an important time for both buyers and sellers alike.

For sellers, it's an opportunity to take advantage of active demand before the cooler months settle in. For buyers and investors, fresh listings continue to create exciting opportunities across the market.

Whether you're preparing for your next move or simply staying informed, our team at Professionals TWT Realty is here to help you navigate the market with confidence.



Buyers are making their
move before Winter. Don't
let them miss your *property*!

REQUEST A FREE APPRAISAL

What's the Latest in
The *Market*?



Property Tax Changes *Explained*

What the 2026 budget means
for investors and buyers.



What's *Changing?*

From 1 July 2027, negative gearing on established properties will be restricted and the 50% CGT discount replaced with an inflation-indexed model.



Already Own an Investment *Property?*

If you owned or were under contract before 7:30pm AEST on 12 May 2026, you are grandfathered. Your existing tax treatment continues.



What About *New Builds?*

Eligible new builds retain negative gearing and CGT concessions under the proposed reforms.



Good News for *First Home Buyers?*

The reforms aim to ease competition for first home buyers. Treasury modelling suggests 75,000 more Australians could enter home ownership over the next decade.

Get Advice for *Your Area*

Your local Professionals
agent can help.

LET'S TALK

Your May *Tip*

With the cooler months approaching, now is a great time to *prepare your home* for winter.

A few simple updates can help improve comfort, reduce maintenance issues, and even enhance your property's appeal if you're considering selling in the months ahead.



Here are a few easy ways to get started:

- *Clear* gutters and downpipes before heavy rain arrives
- *Check* outdoor lighting and pathways as days become shorter
- *Seal* drafts around doors and windows to improve energy efficiency
- *Refresh* gardens and outdoor areas to keep them tidy through autumn
- *Service* heaters or air-conditioning systems before winter sets in

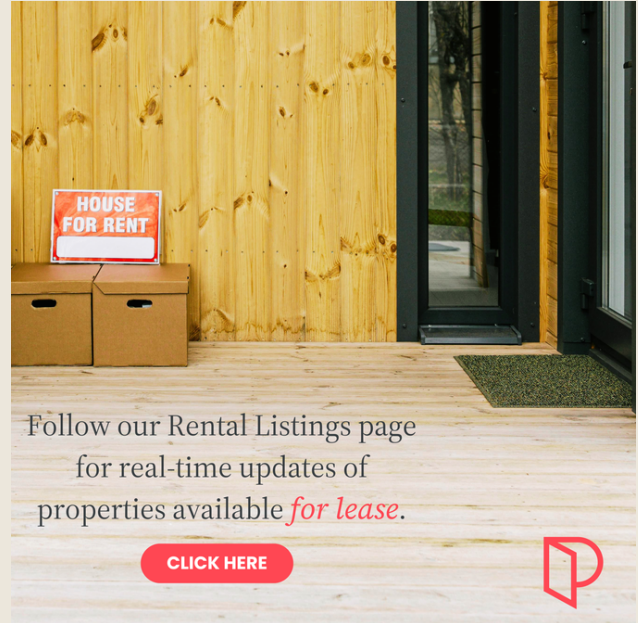


Thinking of Making a *Move*?



Follow our Sales Listings page for real-time updates of available properties *for sale*.

[CLICK HERE](#)



Follow our Rental Listings page for real-time updates of properties available *for lease*.

[CLICK HERE](#)



Discover Your Home's *Value* in Today's Market.

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