



Compact alternative

Downsizing can be a boon for empty-nesters, writes **Sheradyn Holderhead**.

OVER-55-YEAR-OLDS are not always keen to move into a retirement village but new research shows the family home is usually too big for retirees. This is when downsizing can come into play.

Often a single-storey unit or courtyard house can still provide seniors with independence while allowing them to free up cash for their retirement and cut down on home maintenance.

A report by the Australian Housing and Urban Research Institute released this month shows more than eight in 10 older peoples live in homes that appear to be grossly under-occupied and underutilised.

On this basis, it is suggested that older people should be encouraged to downsize to more appropriate-sized accommodation. But the study also found older people prefer to live in housing in the general community, rather than segregated and age-specific housing developments.

Council on the Ageing Seniors Voice chief executive Ian Yates says

many seniors consider downsizing a preferred option.

"Maybe the house is too big or they want to downsize the garden, or maybe they want a more modern, compact home that doesn't require as much maintenance," he says.

"Ideally, what they want to do is remain in their neighbourhood or suburb because that's where everything is that they know."

The vendor of the unit at 1/390 Seaview Rd, Henley Beach, bought the property because they were downsizing. Agent Sarah Williams says she expects the new owners also will be downsizers because the size and ease of maintenance of the property is perfectly suited to that demographic.

"It suits people who don't want to leave the area, don't want to be in an apartment or flat, but are needing to sell their family home," she says.

"It is a strata title unit. That can be a good thing because if things go wrong with the roof or plumbing, then it's shared.

"So if you're only on one income

or a pension, there's a bit of safety."

This unit will be ideal for people who do not want to give up their space, because there are three bedrooms and two bathrooms.

There is room for outdoor entertaining at the rear but the yard size is kept to a minimum for easy maintenance.

The home has been modified to suit issues that arise with ageing.

HENLEY BEACH

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Address: 1/390 Seaview Rd
Agent: Brock Harcourts Mile End, ph 8352 8111, Sarah Williams 0412 991 493
Rates: \$1034
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Price: \$485,000-\$530,000

