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### Doctor's tonic is buying property

National Features | May 06, 2012 7:00PM

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Investor Dr Ingrid Tall. Picture: Bruce Long Source: National Features

**DR INGRID Tall, a former Queensland president of the Australian Medical Association, says she would buy property over shares any day.**

She recently made her biggest purchase - the Aquarius Health Spa and Cosmetic Image Clinic in Brisbane's CBD.

>> What is your favourite type of investment and why?

Property, property, property. Buy it, sit on it and in 10 years' time you are always sitting pretty. It grows when you sleep.

>> What is the best investment advice you have received?

Buy your own home as soon as you can. Compulsory saving is a great motivator.

>> What was your first investment and how did it go?

One day while I was out driving I came across the auction of a two-bedroom cottage at Paddington in Brisbane that I had never seen before. I just walked in and bought it. I sold the cottage for a small profit but now my thinking is "never sell property if you can help it, it will pay you a pension when you are old". Use the equity in it to buy the next one. Borrow as much as you can to buy property, as long as you sleep well at night. The more you owe, the richer you are if you buy appreciating assets.

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>> How do you approach investment risk?

Risk is a major component of success, along with dogged persistence and determination.

>> What has been your best-performing investment?

My home. It is the cash cow to borrow against to drive other investments.

>> And the worst?

Buying into Australia's oldest jam factory because I loved the jam. There is a downside, too, to being a risk taker.

>> How do you feel about investing overseas?

I have some international shares but even mentioning shares is depressing.

>> How would you invest \$25,000 if you were given it tomorrow?

I would buy an expensive toy such as a laser in cosmetic image clinics. Non-invasive technology is getting better for anti-ageing, melting fat away and giving things a lift.

>> Where do you get your information about investing?

Seminars and reading books.

>> Do you make extra repayments off your mortgage?

Investment interest is tax-deductible, so no, I don't. My house was the first thing that I paid off because that interest isn't deductible.

>> How well do you treat your credit card?

As a free loan for a month, then I pay it off. And I love the frequent-flyer points.

>> How do you feel about life and disability insurance?

Not interested. I would sell an asset if I had to. The guy who had a stroke and could only move one eyelid wrote a book *The Diving Bell and the Butterfly* and made a million. They would have cancelled his disability insurance.

>> What's the most extravagant purchase you have made?

Charles Jourdan shoes that I fell in love with and then wore only once. We all have regrets.

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