



PROPERTY INVESTOR

NEWSLETTER

FEB –
MAR 2019

This newsletter has been designed to keep you updated on what is happening within the industry and our real estate agency

WHAT IS YOUR PROPERTY WORTH?

GUESS OR KNOW

Do you know the current value of your property?

You may be surprised to discover that you have much more equity in your property than you thought.

Call us today for an obligation free written market appraisal.

We are here to assist you.

Success is the sum of small efforts, repeated day in and day out

UNCLAIMED MONEY

\$1.1 BILLION IN LOST MONEY

Did you know that ASIC is holding more than \$1.1 billion in lost money and you can search and find any name (an old relative or family member) and make a claim at the click of a button?

HAPPY MONEY SEARCHING

www.moneysmart.gov.au/tools-and-resources/find-unclaimed-money



ROUTINE INSPECTIONS... WHY WE DO THEM?

Routine inspections are a vital part of our service offering to reduce potential risk, maximise income and optimise long-term capital growth.

We conduct routine inspections for the following reasons:

- To connect with the tenant and obtain their feedback on the property
- To prompt the tenant to spring clean the property
- To ensure that the tenant is caring for the property in accordance with the tenancy terms
- To provide landlords with feedback on maintenance and repairs required
- To ensure that the property is safe for the tenant to reside in
- To keep landlords up-to-date on future renovations and improvements required

It is important to ensure that the property is well-maintained and presented in a clean and tidy condition to protect your investment and reduce the possibility of a litigation claim should there be a slip and fall.

VISUAL INSPECTION ONLY

As your managing agent, it is our obligation to visually inspect the property only. We are not licensed 'professional experts', such as building, pest, electrical or pool inspectors.

When carrying out an inspection we **visually** look for:

Leaks that can lead to secondary damage, unsecure doors, locks and/or windows that are not working, tears or ripples in carpets, fixtures and fittings not working, marks, chips or holes, care of the gardens and the overall condition and presentation of the property (just to name a few).

A copy of the routine inspection report and photos will be forwarded to all landlords. It is important to review this report and act on any repairs or maintenance that may be listed in a timely manner.

We strongly recommend that professional experts undertake the necessary tax-deductible annual inspections to protect your investment.

P.T.O >

We are focused on maximising your rental income and optimising your capital growth

ARE YOU LOOKING AT SELLING A PROPERTY AND WANT TO INCREASE THE SALE PRICE?

You might say this is a silly question, as everyone wants to increase the sale price when selling a property.

Our top tip for increasing the sale price is to research, research and research some more. Get online and look at other similar properties in the same area across a broad sale price to compare each property (i.e. search, 4-bedroom, 2 bath, 2 cars, with a pool from \$600,000 - \$800,000. What are the differences in features versus price? Also, look at the **sold** prices and not just the listed price)

Once you have researched the market and properties listed for sale and sold you may have identified that you can increase the sale price by improving the property.

Prior to any improvements or renovations, we recommend that you seek professional advice from your local agent at Hill Real Estate, builder, interior designer or accountant to discuss if the improvements are financially viable.

PROPERTY IMPROVEMENTS AND PROPERTY RENOVATIONS

First impressions count, and street appeal is important. Increasing the sale price can be a simple and affordable improvement or a more extensive property renovation.

Affordable property improvement ideas:

Re-mulch gardens, invest in new plants, re-turf lawns, prune trees and shrubs, clear out gutters, add a front fence, improve the drive-way, paint the garage door, update the house number, install a new letter box, paint the property exterior, paint the roof, professionally clean or dye carpets, sugar soap walls, dry clean window coverings, re-grout tiles, polish floor boards or tiles, professionally clean the property from top to bottom, deodorise the property, replace door handles, paint the kitchen and bathroom cabinets, replace benchtops, replace toilet seats, repaint old bath tubs, create value-add spaces such as a small gym with workout equipment and mirrors or a work office space/desk that other properties may not have, invest in professional photography, floor plans and video or virtual tours and/or stage the property with hire furniture.

Property renovation ideas:

Extend or add bedroom or living areas, remove internal walls, install a new bathroom, kitchen and appliances, new carpets, internal painting, window coverings, install a pool or spa, add a granny flat, carport or garage, create an outdoor space, render the external walls, and/or add extra storage (wardrobes, cabinets or cupboards)

DO YOU HAVE ANOTHER INVESTMENT PROPERTY?

Or do you know someone that requires a professional management service?

We are on the lookout for new rental properties for our many waiting tenants. We pride ourselves on our skilled, professional and personal service that we offer

Telephone us to find out more.

9800 0700

GREAT INVESTMENT OPPORTUNITY



FOR SALE

**505/400 Burwood Highway,
WANTIRNA SOUTH**

Brilliant position opposite Westfield Knox with all the convenience of shops, groceries, transport and schools makes this a great investment.

CALL US ON 9800 0700 to find out more!

TALK TO THE PROPERTY EXPERTS

BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone who is

 **9800 0700**

Properties Recently RENTED

Keeping you updated on the local rental market

HOUSES

Gertonia Avenue, Boronia

\$340p/w

3 Bed, 2 Bath, Double Tandem Carport

UNITS/ TOWNHOUSES

Fonteyn Drive, Wantirna South

\$500p/w

3 BedTownhouse, 2 Bath, Single Garage

SOLD!



2/82 Chippewa Avenue, Donvale

Rare single storey 4 bedroom 2 living areas and 2 bathrooms with treed outlook to Mullum Mullum Creek Reserve. Suitable for retirees with no steps at the front entry and double garage which has the security of internal access.

SOLD!



3 Karri Court, Boronia

Lovely secluded private court located home on a big wide over 1/4 acre block with no neighbours behind.

CALL US ON 9800 0700 to find out more!