



# DECEMBER NEWSLETTER

Seasons Greetings everyone have a wonderful Christmas Season. Our office will be closed from 23rd December and re-open 4th January 2016! We will be processing our Mid-Month disbursement on Friday 14th December and End of Month Payment on Friday 21st December, 2012. Mid-Month Payment in January will be processed on Friday 11th January, 2013. Got some time on your hands?? Why not plan a renovation over Christmas we have some ideas below.



## WHAT'S THE BEST ROOM TO RENOVATE FOR BEST RETURNS.

If you could renovate only one room of your home, which one would return most on investment?

What gets people in the door, it is the front yard, your outdoor room! If you can't get them (prospective buyers) in the first 10 seconds, if you can't make a good impression, you will never have a chance. New Home Buyers will not even bother to turn up to an inspection if they drive by and don't like the front yard.

Investors don't care so much because they are thinking about what they can do to improve it themselves but for owner occupants it's their home so spend a little if that is all you have and it will bring the best return on your outlay.

Make that positive first impression and you don't need to spend a lot of money to do it.

If you have less than \$500:

- Buy some new plants and flowers
- Mow the lawn
- Clean the concrete
- Remove rubbish
- Prune existing foliage
- Add some fresh mulch
- Paint the front fence

Get the front yard looking really neat because that will get people in your front door.



### Kitchens are also a sure winner

The kitchen of almost any property will return the best bang-for-your-renovation bucks when it comes time to sell. It's also one of the most expensive rooms. If a buyer comes in and it looks like a lot of money has been spent and a lot of hard work when they are confronted with a new kitchen but it actually doesn't have to be expensive.

Tips for saving on your kitchen:

- Shopping for a package of appliances including range-hood, oven and cook top.
- Buy flat packed kitchens and install yourself (if you can).
- Buy a mainstream brand of appliances suitable to your target market.
- Don't over-capitalise.



## WATER SAVING, SUMMER IS HERE. AN IMPORTANT WATER REMINDER.

Helping to save water is part of the overall plan to secure our water for life. Take advantage of water saving features available in the market place. Sydney Water offers a free water saving kit. Many state governments are now offering Rainwater Tank Rebates of up to \$1500 for existing homes. And the beauty of a tank is that there are no water restrictions when you use the water from it around the house.

You can pass on water usage charges to your tenant provided all the minimum criteria have been met.

The minimum criteria for passing on water usage charges are: the rental premises must be individually metered and the charges must not exceed the amount billed for water usage by the water supplier and the rental premises must meet required 'water efficiency' standards. The presence of the water efficiency measures needs to be noted on the ongoing Condition report for the premises. There is no requirement to provide a report from a plumber or the water supply authority certifying their existence. However, it may help to keep: invoices or file notes of work done receipts for any items bought packaging, warranties or instruction manuals. If you are unsure if your existing taps and showerheads meet the required standards you could carry out a simple bucket and stop watch test to see if, when fully turned on, the flow rate is less than 9 litres in a minute.

## SUBURB PROFILE REPORT FOR WOLLONGONG NSW (2500)

### Wollongong House:

Median price \$660,000

Annual capital growth 4.44%

Number of sales 89

Weekly median advertised rent \$490

### Wollongong Unit:

Median price \$439,000

Annual capital growth 3.27%

Number of sales 480

Weekly median advertised rent \$380

## DECEMBER FEATURE RENTAL

AVAILABLE NOW - \$485 P/W

### LIVING IN STYLE – 10/43-49 GIPPS ST

- Take advantage of this apartment which is hitting the rental market for the first time.
- This apartment is in a security block with north facing open plan living area with French doors going out to your undercover balcony, air conditioning for the warmer times located in the lounge room and gas point for the cooler months. The kitchen is designed for the chefs of the house, with stone bench tops, gas cooking, dishwasher and plenty of cupboard space.
- Two great sized bedrooms both with built in wardrobes, with air conditioning in the main bedroom. Great sized bathroom with modern finishing's, internal laundry and single car security carspace. This won't last long!



2 Bed | 1 Bath | 1 Car

## DECEMBER FEATURE SALE

POSITION PERFECT - OA \$260,000

1 Bed | 1 Bath



### 5/10 ACHILLES ST

- This large, 43sqm one bedroom unit features built in mirrored wardrobes and an ensuite style bathroom. Located a short stroll from North Wollongong beach, local restaurants, cafes and nightlife this unit is one not to be missed. Although only a fifteen minute walk to Wollongong University, the train and bus stops are only minutes from your door step. Located in a small low maintenance brick and tile complex of only 8.

Water Rates: \$177p/q | Council Rates: \$264p/q | Strata Fees: \$463p/q

**THINKING OF SELLING? CONTACT SUSAN TODAY  
FOR AN APPRAISAL.**