

*This newsletter has been designed to keep you informed of what is happening with the industry and our Real Estate Company*

## SPRING IS IN THE AIR!



**Air Conditioning:** If you haven't already installed air con it may be worth quoting a price to install an air conditioner to the property. During the last few years; demand for air conditioned properties has increased due to the recent sweltering Summers we have been experiencing. For this reason, air conditioning has now been classified as an "Urgent Repair" by the OFT.

**Spring Cleaning:** A fresh looking property can easily be obtained with some extra spots of cleaning. It may just be something that over time has needed some attention and something that was not always caused by the tenant. Gurney the driveways & pathways, give the guttering a clean out & paint, touch up some chipped door or window frames. These small things can make a big difference, and can take less than a day to do!

These little things are going to attract a different class of perspective tenants, someone who will see the pride put into the property in which they can carry on with and maintain.

**Remember that Spring is Real Estates busiest time and the time that people shake of the Winter Blues and tread out into**

**DID YOU KNOW?**  
**DEPRECIATE THAT!!**

**If you have not been advised by your Accountant already; its important to know the life expectancy of fittings in your investment property. Take a look at this depreciation schedule set out by the ATO to find out the life of items in your Property, this will give you an idea of things that may be coming up for renewal.**

Depreciable item	Effective life (yrs)
Air Conditioner - Room Units	10
Air Conditioner - Split Systems	10
Air Conditioning - Packaged Unit	15
Automatic Garage Door - Controls	5
Automatic Garage Door - Motors	10
Bathroom Accessories - Freestanding	5
Blinds	10
Carpet	10
Ceiling Fans	5
Clothes Dryers	10
Cooktops	12
Curtains	6
Dishwashers	10
Door Closers	10
Exhaust Fans	10
Floating Timber Floors	15
Garbage Bins	10
Garden Sheds Freestanding	15
Gardening Watering Installations	5
Heat, Light & Exhaust Units	10
Heated Towel Rails - Electric	10
Hot Water Systems	12
Light Shades	20
Ovens	12
Pumps	20
Rangehoods	12
Security System	6.67
Smoke Alarms	6
Spa Bath Pumps	20
Stoves	12
Vinyl	10
Washing Machines	10
Window Shutters - Automatic	10

Spring Time is here and hasn't it been well worth the wait, the gorgeous sun beams and gardens look fabulous!

Spring is always a successful time; whether it be with selling or renting. People seem to come out from hibernation and interact with the Property Market.

People become positive and cheerful and the Real Estate Sector really picks up.

**If your property becomes vacant during this time we have some helpful tips to help make your property stand out to quality tenants.**

**Presentation is key:**

**External:** We will make sure that your property is left in a clean & tidy state by your old tenant; but in the loop between vacancy, it may be worth organising a grass cut &/or clean up of the gardens if needed. A property that looks well looked after is more attractive to the good quality tenants you require.

**Internal:** If you property is looking a bit dull and lifeless; a coat or two of paint can be just what it needs! Remember that paint work has a life expectancy for a rental property of only 7 years. A property with a new coat of paint can make the property look more fresh & appealing.



**17 Caulfield Crescent  
FAIRFIELD WEST**

### IDEAL FAMILY HOME

*Your search is over, this Modern 3 bedroom brick veneer home will tick all the boxes. It's located in a quiet street of St John's Park and features the following:*

- 3 Bedrooms with Ensuite to main*
- Built ins to all bedrooms*
- Modern kitchen with stainless steel appliances*
- Tiled & timber flooring*
- Modern bathroom*
- Formal Dining room*
- Large lounge room with air conditioner*
- Beautiful feature walls*
- Rear under cover entertainment area*
- 3 Car lock up carport*
- Garden shed*
- Roller shutters*
- Internal laundry*
- Down lights*
- Land size 584m<sup>2</sup>*
- Currently leased for \$400.00p/w*

**For Sale: Guide over \$420,000**

**Inspect: 1pm to 1.45pm every  
Saturday as of 01/10/2011**

**AUCTION ON SITE  
22nd of October, 2011 at 2pm  
Phone: 9727 6022**



**1/22 Beemera Street,  
FAIRFIELD HEIGHTS**

### EVERYTHING YOU ASKED FOR

*3 Bedroom home close to everything you need just in a minutes walking distance to Fairfield Heights Shopping strip.*

- 3 Great Sized Bedrooms - Including Ensuite to Main*
- 2 Bathrooms + 1 Powder Room*
- 1 Single Lockup Garage with internal access*
- Balcony from Main*
- Large Kitchen*
- Including Stainless Steel Appliances*
- Internal Laundry*
- Built in Wardrobes*
- Large Lounge Room*
- Split System Air-conditioner*
- Large Backyard*
- Stone's Throw to Bus Stop, Schools & Shops*
- Potential Rent return of \$430.00 to \$450.00 p/w*

**For Sale: \$439,500**

**Inspect: 12pm to 12.30pm every  
Saturday as of 01/10/2011**

**Private Treaty  
Phone: 9727 6022**



**28B Dotterel Street,  
HINCHINBROOK**

### INVESTMENT OPPORTUNITY

*This 4 bedroom duplex is in a league of its own. With a fantastic opportunity to enter into the Investment Property Sector of Real Estate.*

- 4 Bedrooms*
- Ensuite to Main*
- Built ins to all*
- Combined Dining and Kitchen*
- Separate Lounge & Dining*
- Split system air con*
- Single lock up garage*
- Alarm system*
- Opposite Large Park*
- Minutes walk to T-WAY*
- Torrens Title*
- Currently leased for \$390.00p/w with long term tenants*

**For Sale: \$419,000**

**Inspect: 11am—11.30am every  
Saturday as of 01/10/2011**

**Private Treaty  
Phone: 9607 6044**

**Reports have shown that it is a great time to buy property!**

**Now is a good time to enter the Real Estate Market!**

**Spring is the busiest time in the Industry with quality homes coming up. Embrace the Spring Silly Season and contact our Sales Team for a list of our upcoming Auctions, Properties and Investment Opportunities!**