

PROPERTY INVESTOR NEWSLETTER

DECEMBER 2009



The Browns Plains Real Estate Team would like to take this opportunity to wish everyone a very Merry Christmas and a safe and happy 2010. See you in the New Year !

Our office will close for the Christmas break at 5.00pm on Wednesday 23rd December 2009 and reopen at 8.30am on Monday 4th January 2010. Mid month will be run as usual on the 15th December. Please note that end of month for December 2009 will be run on our return on Monday 4th January 2010.

Our office will be closed from 12pm on Friday 11th December 2009 for our Christmas party.



Email: candicecrosby@brownsplainsrealestate.com.au
Mobile: 0405 269 163

PROPERTIES RECENTLY RENTED

- Browns Plains \$300.00 per week
3 bedrooms, 1 bath, no car accommodation
- Crestmead \$340.00 per week
4 bedrooms, 2 way bathroom, single carport
- Boronia Heights \$330.00 per week
4 bedrooms, ensuite, single lock-up



HOME INSULATION TRANSITIONAL ARRANGEMENTS

Where Householders accepted a quote prior to 2 November 2009 for Ceiling Insulation from an Installer on the Installer Provided Register, the installation must occur on or before 16 November 2009 to receive assistance up to \$1600.



All other claims may be eligible for up to \$1200 in assistance under the Program. The Home Insulation Program is capped at \$2.415 billion and will continue until 31 December 2011 or until funds have been fully allocated.

If you wish to take advantage of this \$1200 assistance please contact your Property Manager.

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DO YOU HAVE ADEQUATE INSURANCE COVER?

We cannot stress how important it is to have adequate landlord and building insurance. Failure to do this could prove to be a very costly mistake.

It is vital that you safeguard the value of your property investment with the correct landlord and building insurance should disaster ever strike. If you haven't taken care of this important task we suggest that you do so with the utmost urgency.

If you do have all your insurances up to date please forward these details to our office for our records.

These details can be emailed to: rentals@brownsplainsrealestate.com.au



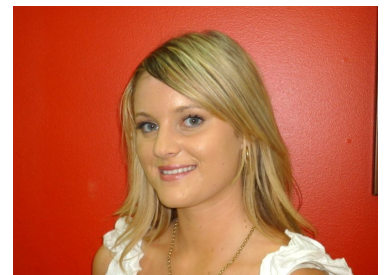
STAFF PROFILE

Amber Miller-Administration

Amber joined us in February and has already made a big impression with her warm smile, friendly outgoing nature and her excellent customer service.

Amber is the youngest member of our team and makes sure all our customers are well looked after. Amber assists the Property Management Department and looks after our reception, she carries out her work in a polite and positive way.

Amber is a valued member of the team and has a big and bright future ahead of her in Real Estate.



INVESTMENT PROPERTIES FOR SALE

Browns Plains, \$310,000, modern low set villa, 2 bedrooms, 2 bathrooms, alfresco entertaining area, single garage.

Crestmead, \$319,000, 3 bedrooms, 2 way bathroom, single garage.



Regents Park, \$359,000, 4 bedrooms, 2 way bathroom, double garage, quiet court location, walk to shops and school.

RECENTLY SOLD

Heritage Park, \$450,000, 4 bedrooms, 2 bathrooms, multiple living areas, double garage.

Crestmead, \$320,000, 4 bedrooms, 2 way bathroom, single garage.

Regents Park, \$415,000, 2 years old, 4 bedrooms, ensuite, double garage, alfresco entertaining area.

Drewvale, \$383,000, 4 bedrooms, ensuite, double garage, close to schools and city bus.



NEIL'S CORNER

The year is nearly over and we can look forward to the festive season and 2010. The local property market has seen growth despite the world's recession which is quite remarkable. We have also seen rents increased through the same period.

The signs are still positive for the New Year as the demand for properties continues to outweigh supply.

I would also take this opportunity to thank you for your business over the past years and look forward to a continued successful partnership into the future.

If you ever have any concerns or would like an update on market conditions please contact me at anytime.

Neil Giles
Licensee/Principal

