

PROPERTY INVESTOR NEWSLETTER

OCTOBER 2009



Sharon Hildrew, Bernadette Cameron, Amber Miller & Candice Crosby
Email: rentals@brownsplainsrealestate.com.au

IMPORTANT NEWS –INSULATION REBATE

The government issued a formal notice to say that they are increasing the rebate to investors from \$1000.00 to \$1600.00 from the 1st September 2009. The reasoning behind this is that only \$1million a week of the allocated \$6million for investment properties has been taken up since the start of the program.

The other significant change is that instead of a time frame for the program, which was set to run for 2 years until July 2011, the government has now allocated a set amount of funds. \$2.2 billion has been allocated and it is anticipated that the funds may run out within a year.



Please contact your Property Manager if you wish to take advantage of this offer.

PROPERTIES RECENTLY RENTED

Park Ridge	\$450.00 per week
4 bedroom, 2 bath, 4 car lock-up, double carport	
Browns Plains	\$330.00 per week
3 bedroom, 2 bath, double lock-up	
Crestmead	\$285.00 per week
4 bedroom, 1 bath, single lock-up	
Parkinson	\$420.00 per week
4 bedroom, 2 bath, double lock-up	



SALES

Your biggest decision as a vendor is choosing the right agent, the first time. At Browns Plains Real Estate we achieve your real estate goals through working in partnership with you.

As part of that commitment we will:

- * Listen and attend to your needs and provide reliable and substantial advice.
- * Maintain the highest level of communication whilst working with you.
- * Use comparable sales data of recently sold properties to assist in establishing a listing price for your home and explain and carry out our marketing plan for your property.
- * Provide you with information on how to present your home during the marketing period.
- * Expose your home to an extensive range of advertising medium **FREE OF CHARGE.**
- * Provide copies of advertising and details of internet "hits" and regular feedback.

Please call Neil Giles for further information on 0405 158 449.

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LOCAL COMMUNITY

We are very proactive in supporting local organisations, currently providing sponsorship to Browns Plains Little Athletics and Browns Plains Rugby.

Browns Plains Rugby recently held a presentation ceremony where Candice Crosby & Sandy Panoho represented our office handing out trophies to the children that participated. A great day was had by all.



STAFF PROFILE

Sharon Hildrew
Property Manager

Sharon was born and raised in Western Queensland and is still very much a country girl at heart.

Sharon commenced her career in real estate in 2004 and is a valued team member.

Sharon enjoys all facets of Property Management especially the interaction with owners and tenants.

Sharon was recently married and lives locally with her husband.



INVESTMENT PROPERTIES FOR SALE

Regents Park, \$359,000, 764m2, 4 bedrooms, 1 bathroom, pergola, double garage.

Regents Park, \$369,000, 647m2, 3 bedrooms, 1 bathroom, single carport, inground pool, Pergola.

RECENTLY SOLD

Hillcrest, \$310,000, rental \$305/week, 3 bedrooms, 1 bathroom, single garage, side access.



Regents Park \$340,000, rental \$340/week, 3 bedrooms, renovated bathroom, 9 x 6 metre shed, pergola, double carport, front verandah.

**WITH ANOTHER AGENCY?
CALL NOW**



If you have other investment properties in the local area and have been considering changing please bear in mind that we can take care of this change over for you.

We can contact your current agent and take care of the collection of all relevant documents and keys.

If you are interested please contact Candice Crosby on 0405 269 163 or at candicecrosby@brownsplainsrealestate.com.au

We would like to thank all our landlords that have recently returned the surveys that we sent out. If you haven't returned yours yet please do so as the feedback from our clients is valuable to us as we are always looking to improve our service.

