

# PROPERTY NEWS

*Ideas to help you when you're Buying or Selling*



# Holiday rentals are in demand!



**SEE PAGE 3**

## In this issue of Property News:

- Christmas decorations - do's and don'ts
- Holiday rentals are in demand
- What makes an outstanding investment?



## LETTER FROM THE PRINCIPAL

Dear Readers,

The Christmas holiday season will soon be upon us, and we are experiencing a strong demand for holiday rentals in our area. If you own a holiday rental please see our page 3 story for more details.

If you are considering putting your investment to work over this holiday period, call our Holiday Manager, Adam Lansdown to discuss your options.

We would like to wish you and your family a Merry Christmas and a happy holiday season.

Kind regards,  
**Greg Walsh**  
Principal



Shop 4/74 Owen Street  
**HUSKISSON** NSW 2540

phone: (02) 4441 6033  
fax: (02) 4441 6264  
rentals: (02) 4441 7261

114A Macleans Point Road

**SANCTUARY POINT** NSW 2540

phone: (02) 4443 3222  
fax: (02) 4443 2355

email: info@ozcomrealty.com.au  
web: www.ozcomrealty.com.au

**Disclaimer Notice:** Neither Greg Walsh, Oz Combined Realty, nor Newsletter House Pty Ltd, nor the publishers and editors of articles in this issue, accept any form of liability, be it contractual, tortious or otherwise, for the contents of this newsletter or for any consequences arising from its use or any reliance placed upon it. All the information contained in this publication has been provided to us by various parties. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

©Newsletter House Pty Ltd 2019  
Ph: 02 4954 2100 www.propertynews.info

# Christmas Decorations



## If your property is for sale, is it OK to decorate it for Christmas?

It's a question that many people ask themselves, especially those who like to make an all-out effort with the tree and tinsel in the festive season.

It is, of course, quite natural that you and your family will still want the pleasure of decorating your property, especially as it will probably be the last time you spend Christmas there.

## *When you're on the market should you deck the halls?*

But in the interests of securing a buyer for your property, it's advisable to tone down those decorations as much as possible.

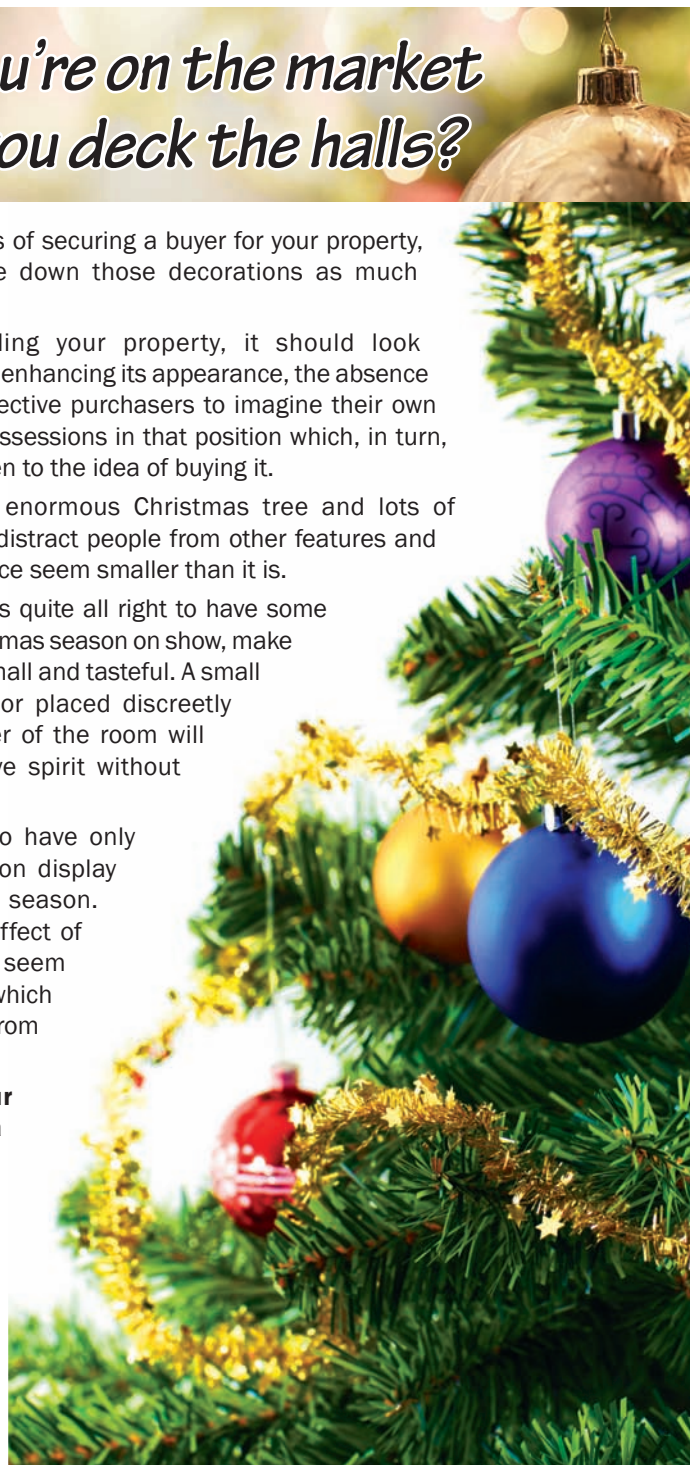
When you're selling your property, it should look uncluttered. As well as enhancing its appearance, the absence of clutter helps prospective purchasers to imagine their own furniture and other possessions in that position which, in turn, makes them more open to the idea of buying it.

If you set up an enormous Christmas tree and lots of decorations, this can distract people from other features and will also make the space seem smaller than it is.

Therefore, while it's quite all right to have some reminders of the Christmas season on show, make sure you keep them small and tasteful. A small tree on a sideboard or placed discreetly on a table in a corner of the room will still convey the festive spirit without dominating the room.

It's a good idea to have only a few wrapped gifts on display in the pre-Christmas season. This could have the effect of making the property seem very personal to you, which could prevent people from seeing it as theirs.

**By keeping your decorations to a minimum in this way, you can still enjoy Christmas and possibly help yourself to make a sale as well. And you can celebrate to your heart's content next year in your new property!**





# Holiday rentals are in demand Put your investment to use!

**Oz Combined Realty is already fielding strong demands for holiday rental properties over the Christmas and New Year break.**

Adam Lansdown, Holiday Manager at Oz Combined Realty explained, "People are looking for accommodation for the period from December right through to February and we are even getting enquiries for the next Easter break."

"The return for investors is great," continued Adam, "they are receiving holiday rental returns from **\$700 per week, for a quaint property by the water, up to \$5500 in peak season for an exclusive luxury beachfront property.**"

Oz Combined Realty specialises in renting out holiday homes through their service Book Jarvis Bay. With their dedicated website [www.bookjervisbay.com.au](http://www.bookjervisbay.com.au), they offer people a reliable and stress-free way to successfully holiday rent their property.

Also importantly there is always someone available seven days a week to specifically look after all holiday rentals.

Greg Walsh, Oz Combined's Principal, says, "There is a huge and growing demand for holiday properties in Jervis Bay and the Basin area. As a result, there are many owners considering renting out their own properties to secure extra income over the busy holiday period."

**So if you have an investment property in our local area that will be available for the holiday period, or if you are considering renting out your property, please contact the Holiday Management team of Adam Lansdown and Keola Watson at Oz Combined Realty today.**



*Adam Lansdown*



*Keola Watson*

**Book Jarvis Bay at Oz Combined Realty**  
**[www.bookjervisbay.com.au](http://www.bookjervisbay.com.au)**



**Holiday** with   
**4441-6033**

Oz Combined Realty

Huskisson - 4/74 Owen Street

[www.bookjervisbay.com.au](http://www.bookjervisbay.com.au)

[holidays@ozcomrealty.com.au](mailto:holidays@ozcomrealty.com.au)

# What makes an **OUTSTANDING INVESTMENT?**



## Should you aim for the top end of the market or stick to investing in a villa or similar?

Oz Combined Realty conduct a very successful property management service where owners have given us the opportunity to manage their properties for many years.

In this article, we discuss some basic concepts to help you with your decisions.

It can be a good idea to have several properties to let rather than one large expensive property for rent.

When times are good and people have got money to burn, an expensive property will give you a good return.

But as soon as the economic belt tightens, people downsize to smaller rentals and your expensive rental property could be left sitting on the shelf.

It is far better to have two out of three properties rented when times get tough than to be stuck with a property no one can afford to rent.

Once the decision has been made to invest in property, you relax and ponder the prospect of receiving a good rental payment each month.

But how do you rent the property for the best price? How do you know whether you will get a good tenant?

To ensure you make the most out of a rental property, give us a call today as we manage properties throughout the area.

Many owners have been using our rental management services for years and are relieved that we can take the hassle out of managing property for them.

We are happy to discuss the various areas, the demand and the types of rents that can be expected from various properties.

What types of property are people currently renting now in the area?

In considering a property, look for the type of accommodation that will be attractive to long term renters.

You may not get the big weekly rental of an expensive property, but you will rest easy with the knowledge that your property will be rented continually for years to come.

If you aim for the high end of the market and find you can't rent it out for a month or two you will have to foot the mortgage repayments.

This can be a major nightmare if you were relying solely on a rental return each week without fail!

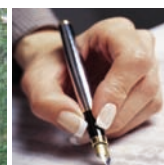
There are some key areas you should look to for a good property investment for rental:

- Good position; near public transport, shops, schools and amenities;
- Excellent floor plan with open plan living areas. The more spacious the feel, the easier it is to rent.
- **Choose a property that doesn't require ongoing expensive maintenance. Pools look nice, but will tenants look after them?**

If you are considering buying an investment property contact our Property Management Team today.



## Oz Combined Realty look after your property as if it is their own!



If you would like to rent your property without the fuss then call our property management team of experts and rest easy!

