

# PROPERTY NEWS

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

## OZ Combined Realty Thank the community for their continued support over 31 Years!



**Huskisson Office**  
**4/74 Owen Street**



**Sanctuary Point Office**  
**114A Macleans Point Road**

***“Oz Combined Realty are very proud to have been selling real estate in the Bay and Basin area for the past 31 years and we are looking forward to continuing our service with the local community.”***

**Greg Walsh, Principal, Oz Combined Realty**

### **In this issue of Property News:**

- Kitchen renovations: adding value
- Oz Combined Realty - 31 Years in business!
- Quick and easy renovation ideas



## LETTER FROM THE PRINCIPAL

Dear Readers

What interesting times we are living in! Please know that the Oz Combined Realty team are ready and available to support you with your property needs during these changing times.

After 31 years in business we have experienced challenges before and always continued to focus on the client. Now is no different. Please visit our page 3 story for the ways we can help you today.

For some people now may be a great opportunity to do some property renovations! So in this issue we have included some ideas on kitchen renovations - see page 2. Or if you are looking for some quick and easy home improvement tips, please see our story on page 4.

If you are considering selling or buying a property please give us a call or email us today.

Kind regards,

**Greg Walsh**  
Principal



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# Kitchen Renovations Adding Value

**A well planned kitchen layout with great appliances is one sure way to win a buyer's heart. But how much should you spend to add value to a property and help ensure a great sale?**

**There is no denying a kitchen renovation will make you money. It will add real value to your property and even make it more saleable. But there's also a cut-off point, a point at which you can over-capitalise and will not enjoy a profit for your labours.**

A kitchen renovation can cost anything from a few thousand dollars to \$30,000 or more and there's always a temptation to let your heart rule your head.

The facts are that you shouldn't spend more than 4-6% of your property's total value. So, if your property is valued at \$600,000, your kitchen renovation should not exceed \$24,000 - \$36,000.

That's not to say that you actually have to spend that much to get a return.

Provided the layout is acceptable and the plumbing and wiring are OK, a few judiciously spent thousands can go a long way. And, if you're a good shopper with an eye for bargains, you can reduce this budget.

If you're not handy and have to use tradesmen, then the trick is to start with the jobs that involve limited materials costs.

Inexpensive fixes include giving the walls a fresh coat of paint, re-sealing gaps,

tiling/re-tiling splashbacks, adding new handles to drawers and cupboards and re-surfacing the floor.

Remember, if you're tempted to pay out for rangehoods and shiny dishwashers in search of a wow factor, you will be faced with high cost tradesmen such as electricians and plumbers.

Concentrate on the visible, noticeable items. Remember, soft-close runners and gliding doors might be satisfying to you but few buyers will notice such attention to detail.

Similarly, don't buy names for names sake. Name brand rangehoods, stoves and cooktops might look luxurious but you will pay a premium and not realise much more, if anything, at the end of the day compared to functional, aesthetically pleasing and less expensive products.

**Also, when it comes to decorating, play it safe with such things as colour choice. There's nothing more likely to turn a buyer away than the thought they can't live with your colours and will be up for the additional cost of re-painting almost as soon as they move in.**





# Oz Combined Realty 31 Years in business!



**Oz Combined Realty has been your locally owned, trusted and experienced real estate agency since 1989.**

With the support of the local community they have continued to work through the past 31 years in some of the best and most challenging times, whilst maintaining respect and achieving outstanding results for their clients.

In recent months we have seen a lot of changes and 2020 is proving to be one of the most challenging years from the bushfires to the COVID-19 Pandemic.

Principal Greg Walsh says, "With these changing times that we are facing, it is important to remember to support each other in our community and that we are all in this together. Our number 1 priority is our clients and although we may be doing things a little differently, at the end of the day we will do whatever it takes to provide the best possible service with all the resources we have available to us."

In order to achieve these results in this current environment, Oz Combined Realty is responding appropriately to the COVID-19 situation and is equipped with the technology and tools to continue functioning safely and successfully.

Here is a message from the principal of Oz Combined Realty Greg Walsh.

**"Our offices remain open and we're abiding by strict hygiene**

**and social distancing guidelines. If you wish to visit, we simply ask that you call to arrange an appointment, in order to minimise risk. We're also still easily contactable via phone, email and social media and would love to hear from you,"** explains Greg.

Remember, the current restrictions do not stop you from having the desire to own your dream home, perfect sea change or starting and growing your investment portfolio.

Our website [www.ozcomrealty.com.au](http://www.ozcomrealty.com.au) is still your go-to resource for all our latest properties for sale and rentals properties — and you can easily inspect from the comfort of your own home. Plus our social media channels remain a reliable source for regular updates and information.

It is only a matter of time until open inspections are back in full swing, but in the meantime, we'll be conducting private inspections by appointment, on a case-by-case basis. Our agents can also offer virtual tours for inspections and appraisals. Please contact us for further details.

**Here at Oz Combined Realty, we sincerely hope you and your family stay safe and healthy during this time. We're with you all the way. Should you have any questions please call on 4441 6033 or 4443 3222.**

# Advice

with



# 4441-6033

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# Quick and easy ways to increase the value of your property



When you're about to put your property on the market, you want to make sure it will attract the attention of buyers.

A little attention to detail will help it to stand out from the competition, thereby increasing its appeal and adding to its value.

## **Say it with paint**

A coat of paint throughout the interior will freshen up your property and make it look and smell good to prospective buyers. Avoid the temptation to be adventurous with colours: a neutral shade is the best option.

## **Dress up your doors**

If the cupboard doors and drawers in your property look a little tired, new knobs and handles for all your doors, drawers and cabinets will modernise your rooms and add sparkle to your property.

## **Revamp your light switches**

You've probably been flicking them on and off for years without even noticing them, but a newcomer to your property could find them aged,

yellowing and old-fashioned, to put it mildly. An electrician will be needed to replace them, but this is not a costly exercise.

## **Do up your entrance**

Make sure the entrance to your property gives the right message to prospective buyers. If your front door needs painting or replacing, this is not an expensive exercise. Keep fresh flowers on any furniture in the entryway and buy new entrance mats if the current ones look even a little shabby.

## **Check your windows**

Your windows can affect the important first impressions of prospective buyers. Make sure you keep them clean and sparkling, and replace any tired-looking curtains or blinds.

## **Tap into your bathroom**

By fitting modern, attractive taps to replace outdated ones you will enhance its appearance.



## 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!

