

# PROPERTY NEWS

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

## SOLD! SOLD! SOLD!

### Properties selling in record time

**SOLD**  
*We Get Results*

**Bayswood Estate properties  
in hot demand**



**Sold by  
Robert Zuzic**



**SEE PAGE 3**

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

- Spruce up your outdoor area for Summer
- Two properties sold in seven days
- Are you bushfire ready?



## LETTER FROM THE PRINCIPAL

Dear Readers

We recently sold two Bayswood Estate properties in only seven days. The details are in our page 3 story.

If you are considering selling a property please contact us today as we have buyers interested in all areas.

Spring is well underway and Summer will be here very soon, so it's an excellent time to be updating your outdoor areas ready for entertaining. Our page 2 story has some tips for getting started.

Summer also brings with it the bushfire season. We all need to be prepared as much as possible. Our page 4 story has some actions to consider in preparing your property.

Please remember if you are considering selling, buying or leasing property, please give us a call. We have an experienced team with great local knowledge, ready to help.

Kind regards,

**Greg Walsh**

Principal



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**Summer is just around the corner with the promise of fabulous outdoor living and entertaining. However, thanks to those long winter months, the backyard may be in desperate need of a makeover. Here are a few simple ideas to breathe a little life back into the garden and make the most of the long hot summer ahead.**

### Garden beds

Now is the time to weed and mulch those neglected garden beds, and head to the nursery for some summer flowering plants and bulbs. Pansies, petunias, marigolds, cosmos and irises will energise your garden as the weather warms up. Daisy or lavender bushes are also appealing, as are succulents, now increasingly popular due to their resistance to drought. Herbs are another fantastic option, not only offering colour and movement, but also wonderful fragrance and delicious cooking ingredients.

### Luscious lawn

During winter, the lawn can lose its sparkle and look flat and patchy. With summer fast approaching, it's time to get rid of those pesky weeds popping out and give the lawn a mow. Tidy up edges and borders, add some lawn top dressing and fertiliser, give it a water and it will soon return to its usual lush green appearance.

### Verandah time

Freshen up the verandah by sweeping away dead leaves and debris and removing weeds sneaking through cracks. Then use a pressure washer to clean the pavers and make them shine. If the deck has faded over winter then re-staining or painting the timber is a cost effective way to give it a boost. And complete the picture with a collection of pot plants, filled with flowers

or herbs for a touch of fragrance and vibrant colour.

### Decorator Tips

Think outside the box to add summer style to the garden. Paint an outdoor wall to give a splash of colour or add a mirror to create a sense of space. Re-arrange outdoor furniture, introduce a new piece or even update existing furniture with a coat of paint. Outdoor lighting is also a great way to transform the backyard area. Simply stick solar garden lights along a path or garden bed or wind fairy lights around the verandah or surrounding trees to give the summer nights a truly magical feel.

### Find the shade

With summer comes the heat of the sun, which might make the garden unusable during the middle of the day or in those sudden downpours. Consider purchasing a café style umbrella or hang sail cloths to create welcome shade to help enjoy those sweltering days.

### Bring the indoors out

The more we do outdoors the better, which is why cooking on the barbeque is an essential summer activity. You may not have the budget for an outdoor kitchen, however, try to make the barbeque area as functional as possible with extra bench space and nearby dining setting. While you're at it, transform the verandah or deck into an outdoor living room with casual lounge suite, throw cushions and coffee table, even a summer style rug. Or invest in a fire pit so entertaining in the great outdoors can continue late into the evenings.



# Properties are in hot demand

## Two properties in Bayswood sold in 7 days

Despite the uncertainty of recent times, the team at Oz Combined Realty continues to experience enormous selling success.

In fact, the agency's property consultant Robert Zuzic sold not just one, but two properties in Windsail Lane, Vincentia – and both within a week of being on the market.

Robert knows the Bayswood Estate and Jervis Bay areas well and has seen many properties sell over the past few months. The area is now in huge demand particularly with first homebuyers who have their sights set on new builds. Investors too are keen to buy into the area due to its rapidly growing popularity and strong rental returns.

It's not hard to see why. With Bayswood Estate's tranquil setting, close all amenities such as Vincentia Market Place, school, sporting fields and leisure centre, there is a great deal to love. Despite the tumultuous year that we've seen so far, properties in the area have become highly sought after with plenty of buyers waiting in the wings for their dream home to present.

The two properties recently sold by Robert were both brand-new builds with stylish fittings and every modern convenience – the ideal family homes. However even quality properties in a highly desirable area, such as these, were not going to not sell by themselves. In order to market the properties effectively and attract strong attention, it also required extensive market knowledge and selling experience, not to mention direct access to seriously interested buyers.

At Oz Combined Realty, Robert has the advantage of a comprehensive up-to-date database at his fingertips, with many qualified buyers looking to for properties in the area. So, when he listed the two



Robert Zuzic

**Bayswood Estate properties recently SOLD! by Robert Zuzic**



homes on Windsail Lane, he was able to contact those buyers with serious interest in purchasing such a property, without delay. And as a result, he sold both homes before the week was up.

Recently, Oz Combined Realty set a record high price in Bayswood. This remarkable result shows what can be done when all the pieces come together – an experienced agent who is across the local market and who is able to contact

appropriate buyers with strong interest. It's a winning combination that brought about two impressive sales in a matter of days.

**So, if you're looking to buy or sell in the Bayswood Estate or the Jervis Bay area, then now is the time to take action and give the team at Oz Combined Realty a call today. Considering he just sold two top-of-the range properties in less than a week, he's clearly the one to make your property dreams come true.**

# Selling with

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# Are you bushfire ready?

**Summer is the time for taking relaxing holidays, celebrating with family and friends or simply lazing on the beach. But with it comes the harsh reality of bushfire season. And while we're all well aware of the pending dangers, it's imperative that we prepare our houses and properties well in advance.**

**Take the time to follow these simple tips to get bushfire ready and give yourself, your family and your home the best possible protection during the upcoming summer months.**

## **Clear it away**

For most people, keeping the garden neat and tidy is usual practice, however at this time of year, it's essential. In fact, you need to reduce the amount of vegetation around your home as much as possible.

Cut back any trees or shrubs that are overhanging your home, prune any dead branches and remove any flammable shrubs from beneath trees.

Keep your garden area cleared by raking up any dead leaves, bark or branches scattered on the ground.

Always ensure your lawns are neatly mowed and your garden beds are as tidy as possible.

## **Home maintenance**

There are a few jobs you can do around the home to prepare for bushfire season, such as always keeping your gutters and

downpipes clear of leaves or debris.

Enclose any gaps under the house, deck or verandah so fire or burning debris can't spread underneath.

Ember attacks are a very real threat during bushfires, so it's vital to repair damaged roofing, replace broken or missing roof tiles and seal any gaps to prevent embers finding their way in.

It's also a good idea to cover or mend any holes in external walls and put seals around windows and doors to reduce any gaps.

Finally install fine mesh screens on all your windows and doors as this will stop windborne embers or flying debris coming into your home and setting fire to soft furnishings such as curtains, cushions or carpets.

## **Water supplies**

It's recommended that you make sure your garden hose is long enough to reach right around the front and back of your house.

It's also a good idea to install a fire sprinkling system on your gutters or roof.

If you have a pool, water tank or dam you may want to consider installing a Static Water Supply sign so that firefighters know where they might be able to source water supplies.

## **Pack it up**

Move any flammable material well away from your home. This might be garden furniture, a stack of wood stowed away for winter log fires, garden mulch, cardboard boxes, crates, kids toys, piles of newspapers, anything that might catch alight and help spread the fire to the house.

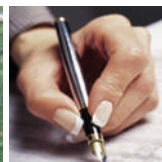
## **Household matters**

Finally on an administrative level, make sure the number of your home can be easily seen by emergency services.

Also check your home and contents insurance to make sure it has adequate cover and is all up to date.

Finally, always have a fully stocked first aid kit close-at-hand, as well as a simple transistor radio, torches and spare batteries, in case power and internet services are lost.

# 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!

