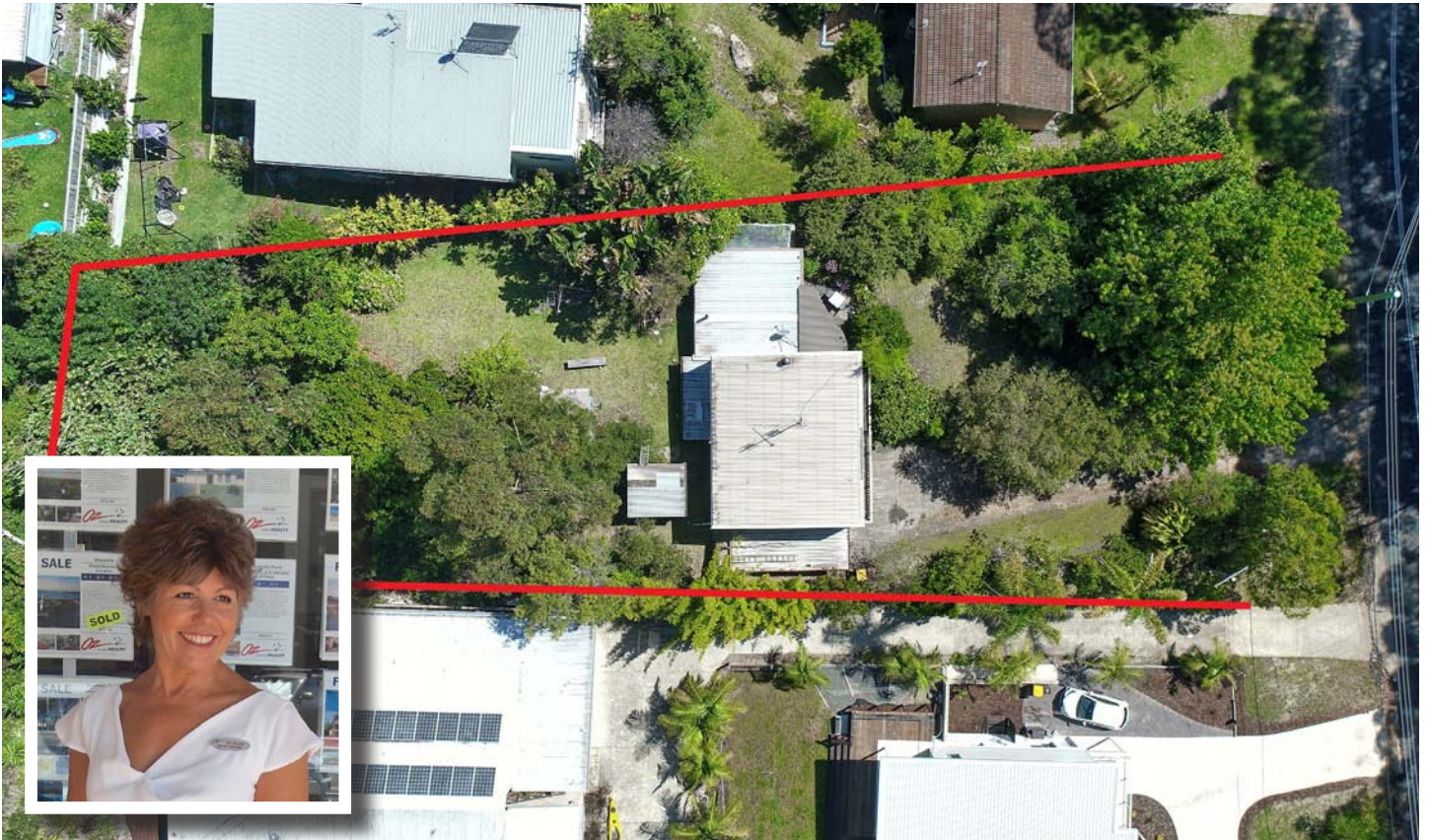


# PROPERTY NEWS

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

# The best time to sell is now!



**SOLD by Yasmin Keller - 391 Elizabeth Drive, Vincentia**

**In this issue of Property News:**

- Getting ready for an Open Inspection
- Property sold in 5 days with outstanding results
- Investing in a holiday rental



## LETTER FROM THE PRINCIPAL

Dear Readers

Our local property market continues to experience high demand. Our page 3 story features a property that was sold for a great result in only five days by Yaz Keller!

Preparing your property for an Open Inspection can be a busy with time, ensuring everything looks just right. Our page 2 article has some tips to help reduce that stress and have your property ready to make a great first impression.

Jervis Bay is a popular holiday destination, especially in these days when international travel is currently curbed. Holiday-makers are continually visiting our area, so it could be the right time to buy an investment for rental return. If that is something you are considering, read our page 4 story, or give us a call today, we are here to help.

Kind regards,  
**Greg Walsh**  
Principal



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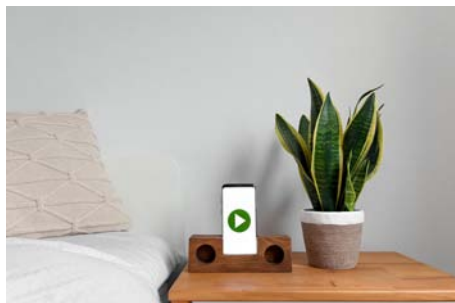
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# Getting ready for an Open Inspection



**There's nothing like the prospect of guests to inspire a whirl of house cleaning. But when you're opening your property to an unknown number of people, one of whom you hope will buy it, there's even more reason to get out the vacuum, duster and household cleaners and get ready for action.**

As well as cleaning, you will want to ensure it is inviting to purchasers. So, while you need to make it as appealing to them as possible, you should also remove some of the personal touches, such as family photographs, sporting trophies, holiday souvenirs, children's drawings, appointment reminders and paraphernalia on the fridge.



In addition to removing most of your personal items, it's also a good idea to declutter your home. You've probably arranged your furniture for your family's comfort and convenience, but now it's time for a change. Clear counter tops and remove some furniture to make your rooms look more spacious. Try to take at least one piece of furniture out of every

room, and rearrange what's left to provide the best effect. It's even worth considering putting some furniture into storage to improve the appearance and to make it easier for people to envisage themselves living there.



As well as being fresh and clean for the inspection, your property should also smell that way. Try to keep fresh flowers throughout the house.

Room fresheners can also be used, but keep them in inconspicuous areas, so that people don't wonder what you're trying to hide. If you have pets it is advisable to keep them outside or even get friends to take them for the time of the open house. Potential buyers will not necessarily love them or their fragrance as much as you do, and might even be allergic to them.

**It's a lot of work but it's worth the effort to make your home clean, sparkling and ready for inspections.**

# Great prices are being achieved, but will it last?

**The property market is hotter than ever so if you're thinking of selling, now is definitely the time to do it.**

Buyers are on the move as a shortage of properties has created an unbelievable momentum in the market, but how long will it last?

Only recently, Yaz Keller sold 391 Elizabeth Drive in Vincentia in just five days for a truly outstanding price. The property, set on a massive 1290sqm approx. block in the beautiful Blenheim Beach and Plantation Point area, presented a rare opportunity.

Not only did the existing two bedroom brick dwelling offer immediate family living with ample lounge area, deck and built-in robes, but also its generous land size came with enormous scope for future development. While the home could be enjoyed now, there was the added

possibility of renovating, rebuilding, or even subdividing.

Such an extensive block of land with vast development potential in an idyllic pocket of Jervis Bay was a find indeed.

Yaz knew that demand for the property would be strong and managed to reach a wide audience and generate serious interest in a very short amount of time.

The result was 15 inspections, with 3 offers followed by an unconditional sale in 5 days. An excellent outcome for the seller and the buyer both were thrilled with the result

*"We could not have been happier with the entire process from beginning to end. We found the overall experience to be smooth amid healthy competition from other potential buyers. Yaz provided an accurate summary of the issues in the context of a speedy exchange as well as*

*excellent communication with us and our solicitors. A credit to Yaz give how hard she works! We have known Yaz for several years and her knowledge of the area is encyclopedic,"* said the lucky buyer.

Such a sale comes only with hard work, extensive selling experience and the ability to communicate effectively. There are buyers out there wanting to purchase however it takes an agent like Yaz to capture people's attention with the right property and make the sale.

**Right now, there's a shortage of properties on the market so if you're considering selling, don't delay. Give the team at Oz Combined Realty a call and see what we can achieve for you. With Yaz, her many years of experience and long history of sales in the area, you will not be disappointed as she continues to exceed expectations.**

## Vincentia properties recently sold by Yaz Keller



**391 Elizabeth Drive, Vincentia**



**14 Dacres Street, Vincentia**

# Selling

with



## 4441 6033

Huskisson - 4/74 Owen Street

## 4443 3222

Sanctuary Pt - 114A Macleans Pt Rd

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# Investing in a Holiday Rental

**Have you considered investing in holiday accommodation in Jervis Bay?**

**Now is a great time to consider investing in a holiday rental in Jervis Bay, a popular holiday destination, with ever-growing number of holidaymakers, especially as international travel continues to be curbed due to the corona virus.**

Oz Combined Realty with their vast local market knowledge and extensive property experience, knows which properties are best suited the holiday rental market.

NSW travellers are especially keen to holiday in their own state due to the sudden lockdowns that have recently occurred. Jervis Bay makes the perfect holiday destination, only 2.5hrs drive from Sydney.



While Jervis Bay is a popular summer holiday destination, the holiday rental demand also extends throughout the year.

Many people visit the area for a weekend getaway, enjoying a break from the bush or the city. Alternatively people visit the area for the various events such as the Big Husky Triathlon festival, the Jervis Bay Marathon, the Bay Games, and the SeeChange Jervis Bay Arts Festival.



There is no shortage of people wanting to holiday in and around Jervis Bay, the team at Oz Combined Realty is always on the lookout for more and more holiday homes to meet the ever-growing demand. So, if you're thinking of renting out your investment property as a holiday home, now is definitely the time to do it – and Oz Combined Realty can make this happen.

The Oz Combined Realty team is highly regarded in the Jervis Bay area, renowned for its property expertise and vast local market knowledge. The agency has built a strong reputation for successful holiday leasing, and they know how to make the



most of today's growing crowds. And with [bookjervisbay.com.au](http://bookjervisbay.com.au), the agency has established a straightforward and effective way for people to source accommodation, making their website a popular choice for those wanting to stay in the area. With its excellent reputation, Oz Combined Realty knows how to help you find the right holiday rental property to invest in, and they can assist you in successfully renting out your holiday property, offering both you and your guests a smooth and positive holiday experience.



**So if you are considering investing in a holiday rental property, or if you are looking for holiday-makers to stay in your property, contact Oz Combined Realty today on 4441 6033 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 on 4443 3222 or 4441 6033 and rest easy!



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