

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Invest In Paradise!



Strong demand for rentals in the Jervis Bay and St George's Basin areas

For full details

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In this Issue of Property News:

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HUSKISSON & SANCTUARY POINT



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Letter from the Editor

Dear Readers,

Now that Christmas is with us again, it's time to remember how important the family home is to us all. We would like to wish all of our readers and valued clients a safe and happy festive season.

If you are planning to buy a property, consider how much you can afford. Be prudent and stay well within your financial limitations.

If you are selling, listen carefully to your real estate agent's advice and be guided sincerely and wisely - it's the most important asset we own and it is not to be treated lightly.

And finally, our team wishes you all a Merry Christmas and a Happy New Year and look forward to helping you in anyway possible in 2012.

Kind regards,

Greg Walsh
Principal



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Christmas Decorations



If your house is for sale, is it all right to decorate it for Christmas?

This is 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's quite natural that you and your family will still want the pleasure of decorating your home, 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.

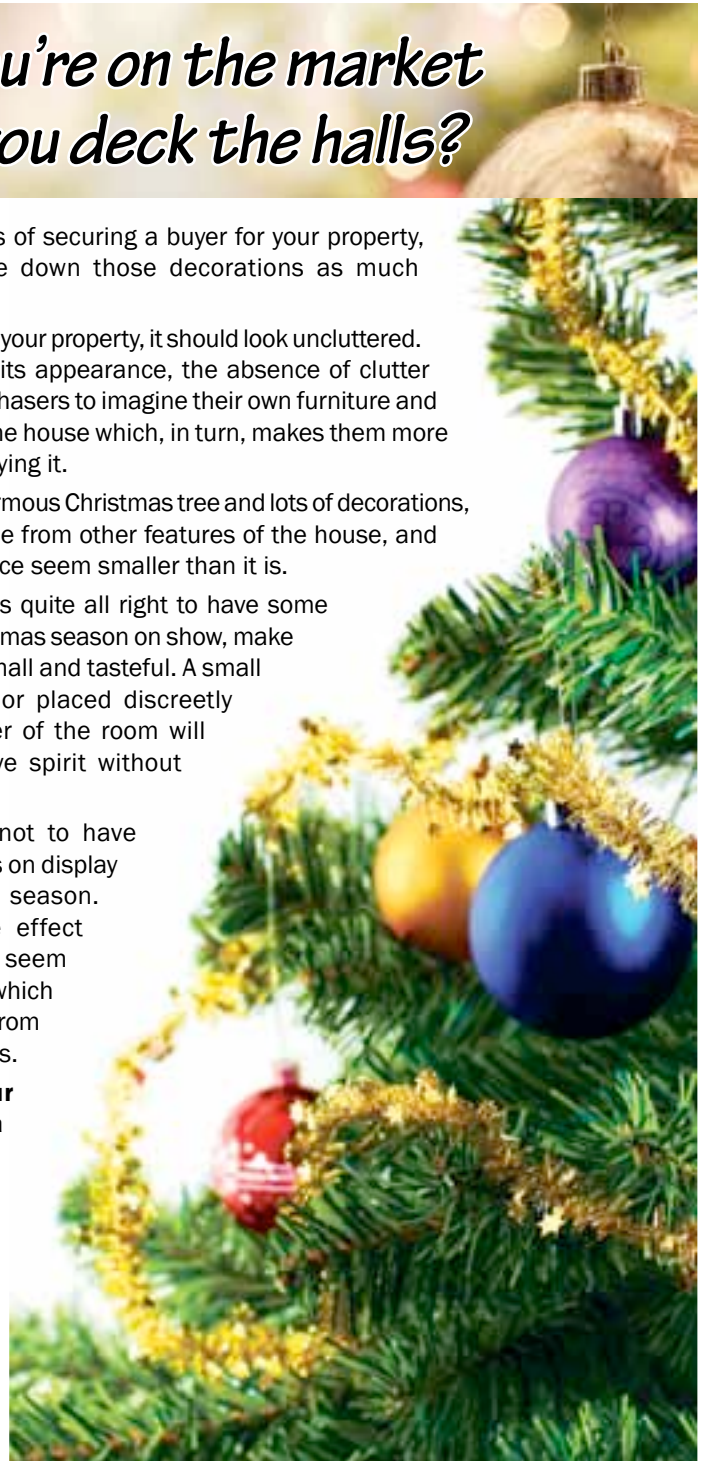
When you're selling your property, it should look uncluttered. As well as enhancing its appearance, the absence of clutter helps prospective purchasers to imagine their own furniture and other possessions in the house which, in turn, makes them more open to the idea of buying it.

If you set up an enormous Christmas tree and lots of decorations, this can distract people from other features of the house, 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 not to have heaps of wrapped gifts on display in the pre-Christmas season. This could have the effect of making the house seem very personal to you, which could prevent people from being to see 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 home!



A paradise to live and the perfect place to invest.

With this in mind, there is a high demand for accommodation in the Jervis Bay and St Georges Basin area. Known for good reasons as the jewel in the crown of the New South Wales South Coast region, just a few of those reasons include beautiful beaches and blue waters that are home to dolphins, whales, seals and penguins as well as white sands, National Parks and a great diversity of facilities such as shops, cafes and restaurants.

This means there are also excellent reasons for deciding to buy either a holiday or permanent rental property in the area.

If you already own property, this is the time to add to your portfolio. If you are thinking about becoming a property investor for the first time, you couldn't choose a better location.

The perfect place for investment

Demand continues to rise for both holiday and permanent rentals



"Rental properties are in high demand," said agency principal Greg Walsh. "For example, good solid three to four bedroom properties are always wanted and are never on the rental list for long. Over the Christmas and holiday periods there are lots of visitors in the area looking for accommodation. There is also strong demand for good quality properties that are suitable for families."

With more than 21 years of experience managing properties for both permanent and holiday use in the region, Oz Combined Realty is well qualified to assist anyone looking to invest in the area.

Their team have expert knowledge of the area and can advise potential investors about the rental returns they could expect. With their combined years, Oz have a wealth of experience and they understand the importance of looking after your investment.

For specialised advice about holiday and permanent rental investment properties in the Jervis Bay and St George's Basin area, contact Oz Combined Realty on 02 4441 6033.



This agency doesn't know the meaning of 'give up'!

3 LOCATIONS OPEN 7 DAYS



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SAFETY TIPS FOR CHRISTMAS

Keep your property safe at Christmas

With the Christmas season almost upon us, it's a good time to pass on some Christmas decoration safety tips to your tenants.

By doing this, you can help to keep both them and your property safe over the festive season.

Lights

While they make a wonderful display, Christmas lights can also create problems if not handled with care.

If they are using indoor Christmas lighting, advise your tenants to replace this lighting every three or four years.

They should also be aware that using more than three strings of lights to an extension cord is extremely dangerous as it poses a fire hazard.

Even more serious hazards can be encountered with the use of exterior Christmas lights. There are also liability risks for landlords. People getting up on the roof to install lights could suffer injuries by falling. They could also damage the roof itself by walking on it. Any lights and extension cords used for exterior Christmas lighting should be certified for exterior use and plugged into approved outlets.



Candles

Burning candles is a custom that many people enjoy at Christmas, but once again this can present a serious fire risk. This can occur if candles are placed too close to flammable objects. Candles left unattended in the presence of small children can also be knocked over, resulting in a fire.



Tree Decorations

Many Christmas tree decorations are small, and some can shatter easily. If your tenants have small children, remind them of the danger of leaving them alone with the decorated tree. Children are extremely curious and could easily be tempted to reach for the tree decorations. This could result in them pulling the tree over onto themselves. If they manage to detach an ornament from the tree, there is also the risk of choking or cutting if a child tries to "taste" an ornament, or breaks it.

So wish your tenants a happy Christmas – while doing your best to help ensure it is a safe one for them and for your property!

**Oz Combined
Realty look after
your property as if
it were their own!**



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

We Get Results!



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