

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

The Right Time To Buy



**Strong demand
for properties in
Jervis Bay and
St Georges Basin**

**For full details
SEE PAGE 3**

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- How to reduce stress when moving
- Investors poised to purchase
- Reap the rewards of a tight rental market

HUSKISSON & SANCTUARY POINT



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Letter from the Editor

Dear Readers,

The inner workings of the real estate industry can be extremely confusing for most people - there is so much information to absorb and it can be extremely overwhelming.

This is why in each edition of *Property News*, we endeavour to clear up the confusion involved in buying or selling property and also managing your investment property.

When you decide to buy or sell, learning as much as you can about the industry can assist you with the process.

We would be only too happy to answer your questions and assist you with your enquiries, so feel free to contact us at our office on 4441 6033.

Kind regards,
Greg Walsh
Principal



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How To Reduce Stress When Moving

**Moving house is an exciting experience -
although it can be stressful.**

Partly because it's a major upheaval in your life, whether your new property is the place next door or somewhere across the country.

You can however, reduce the stress by taking time to plan and prepare the move. The smoother the transition, the less trauma you should experience.

You'll need to decide whether to use professional removalists or to hire a truck or van and do it yourself. Professional removalists can do all the packing for you, which would save you a lot of physical effort and time.

However, if you can't afford a removalist or prefer to save the money that it would cost, try to be as organised as possible about the way you pack and transport your belongings from one home to another.

A few tips include:

You'll need to begin your packing some time before you move, so start by packing things that you don't use regularly. There's nothing worse than having to rummage through boxes full of items looking for something essential. As moving day approaches, begin packing items that you use more regularly.

Keep one box until last. It should contain the things you will need until the time you move, such as equipment and products for a final clean of the house.

Label each box clearly, indicating its contents and the room where it belongs.

Just in case there is a last minute hitch, pack a small bag with a change of clothes, toiletries and anything else you might need for overnight in case the delivery of your goods is delayed or your moving date changes at the last minute.

If you're doing your own moving, work out the distance you'll have to travel between the two properties and how many trips you will need to make. This helps you to carry out the moving operation as comfortably as possible. Depending on the distance involved, you may decide it is better to do the move over two days rather than trying to settle into your new home at midnight.

Footnote: In the midst of all the packing and transporting, don't forget to arrange the connection of utilities such as gas, electricity and phone at your new home. It's no fun unpacking in the dark!

Now is the time to sell! The advice comes from a man in the know - Ben Collinson, of Oz Combined Realty.

Ben says recently the number of enquiries from prospective investors has been huge. "Savvy investors are looking to purchase in the Jervis Bay and St Georges Basin areas," he said. "More and more people are realising the potential of this area."

At a time when others are finding the market a tad slow, Oz Combined Realty are continuing to delight property owners with their sales.

Among Ben's recent sales was this well-maintained, four bedroom property at 27 Audrey Avenue, Basin View.

Marketing of the property drew attention to its two living areas and two bathrooms as well as the spaciousness of its bedrooms. It is also in an ideal location, close to the best boat ramp on the Basin and also within easy distance of shops, medical centre, schools and a bus service. In addition to this, it offers easy access to the Princes Highway.

Overall, the location and advantages of this property ensured it was a perfect place in which to live permanently, to spend holidays or to buy as an investment.

And as Ben Collinson points out, this is just one of many properties available in the Jervis Bay and St Georges Basin areas.

Its stunning scenery and outstanding facilities make this an ideal area to purchase a property.

Whether you plan to live here permanently or establish it as a permanent investment property, the area has many attractions, including beautiful blue waters, magnificent beaches and a host of activities.

Investors poised to purchase!

There's never been a better time to start your investment portfolio

It's no surprise that there is a growing demand for properties.

When you have a property to sell or want to buy in the area, contact the top team at Oz Combined Realty on 4441 6033.



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

3 LOCATIONS OPEN 7 DAYS



We Get Results!

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Reap the rewards of a tight rental market

Question: When is a good time to invest in property?

Answer: NOW!

The prediction is that property investors will do well in 2012 on the back of the same tight vacancy rates and soaring rents they enjoyed in 2011.

During 2011, investors throughout Australia enjoyed a landlords' market. The Australian Bureau of Statistics has indicated that over the 12 months there was a 4.6 per cent-plus rise in rents. Sydney recorded the fastest rising rents while Melbourne was at the other end of the spectrum with zero rental growth, and even declines in some areas.

With the exception of Melbourne, the positive news is expected to continue, with

the rental market still doing exceptionally well and rents continuing to increase.

This is good news for those who already have an existing investment property portfolio. For those who are still thinking about taking the plunge, the situation suggests that it is the right time to start.

Along with the high demand for rental accommodation, the combination of relatively low interest rates with the long-term potential for strong yields and capital gains presents the ideal conditions for property buyers looking to get into the market. As long as you have the finances to buy, 2012 will provide you with some

great opportunities to get your property investment under way or to add to a portfolio already established.

Once you've bought your property, you want it to work for you. A good strategy is to buy blue chip, median-priced properties in areas where there is always that high demand. And don't forget that proximity to facilities such as shops, transport and schools is always an advantage in ensuring your property is tenanted.

So if you're dreaming of securing your financial future through property investment, start checking the real estate agency windows, advertisements and websites.

Your investment property is waiting for you and there's no better time than now to secure it.

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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