

OZ COMBINED REALTY PUBLICATION - ISSUE EIGHTY EIGHT

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Holiday Bonanza

Investors' Holiday Season Rent Returns \$1000-\$4500 p/w



In this issue of Property News:

- **Gardens Add Real Value**
- **Holiday Rentals - Big Returns**
- **Check Your Locks**

HUSKISSON & SANCTUARY POINT



web: www.ozcomrealty.com.au
email: info@ozcomrealty.com.au

LETTER FROM THE PRINCIPAL

Dear Readers,

In real estate it is easy to be caught up in the moment. You see a property you love and let your heart rule your mind.

With the cost of borrowing so low at the moment, there are many buyers in the market looking to upgrade their family property.

The clever buyers aren't just looking randomly. They have made a checklist and are looking for a property that ticks all of their boxes.

Clever sellers take much the same approach. They stand back and look at the property through the eyes of a buyer, working out what are the most desirable features.

They then go to great lengths to improve and accentuate those.

Have you made your list yet?



Shop 4 The Promenade
74 Owen Street

HUSKISSON NSW 2540

phone: (02) 4441 6033

fax: (02) 4441 6264

rentals: (02) 4441 7261

Corner Paradise Beach Road &
Macleans Point Road

SANCTUARY POINT NSW 2540

phone: (02) 4443 3222

fax: (02) 4443 2355

email: info@ozcomrealty.com.au

web: www.ozcomrealty.com.au

Disclaimer Notice: Neither Greg Walsh, Oz Combined Realty, nor Newsletter House Pty Ltd, nor the publishers and editors of articles in this issue, accept any form of liability, be it contractual, tortious or otherwise, for the contents of this newsletter or for any consequences arising from its use or any reliance placed upon it. All the information contained in this publication has been provided to us by various parties. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

©Newsletter House Pty Ltd 2013

Ph: 02 4954 2100 www.newsletterhouse.com



How can a lush well-maintained garden add to the selling appeal of your property?

When you decide to sell your home, most of your energy is focussed on making sure the house is sparkling for inspections.

Re-painting walls, replacing broken tiles, de-cluttering and cleaning seems to consume most of your time.

While the inside of the home is extremely important, you should not forget the outside.

The garden is often an overlooked selling feature, but by trimming, potting and planting you could earn yourself a faster sale and a better selling price.

- **Plant shrubs** Planting small shrubs and flowering plants can instantly lift the appeal of your garden. Dense vegetation and bushy plants can also help to mask the not-so-attractive sites in the garden, like the clothesline and the neighbour's unsightly backyard shed.

To add a splash of colour to the garden, plant advanced flowering seedlings or full flowers that are ready to plant.

Partially grown plants may cost a lot more than a packet of seeds but they add instant value to your house.

- **Use ground coverings** Grass often struggles to grow under large shady trees and around freshly planted saplings. To cover the unsightly dirt patches and add to the visual appeal, scatter the area with woodchips or smooth river pebbles.

- **Pot some plants** Potted plants are more versatile and can add a vibrant touch to different areas of your home. If you have an outdoor entertainment area or patio, plant some fresh herbs in some brightly coloured pots and scatter around the spot.

It is also effective to line your driveway or main pathway with bright flowers planted in vibrantly coloured pots.

Hanging baskets planted with trailing plants like Flirt Pansy, placed along the front of a verandah or under a pergola can also add a wonderful touch to your home.

- **Pruning and weeding** The most inexpensive and obvious way to improve the look of your garden is to start cleaning up.

This involves pruning trees, raking up fallen leaves, weeding the gardens and sweeping paths and driveways.

Tidying up is not as much fun as planting new shrubs and potting plants, but it can completely transform the look and feel of your garden.

After all, you don't want the true appeal of your garden to stay hidden under dead leaves and fallen branches.

- **Clean the gutters** While you are raking up the leaves and picking up twigs and branches, don't forget the gutters.

It looks messy and untidy to have gutters clogged with dead leaves and debris, so get out the ladder and start cleaning.

By making a few small changes in the garden you will give your property an instant makeover that could help to attract a buyer.



New Rental Properties Needed To Meet Demand

CONTINUED FROM P.1

Both conventional and holiday rental properties are currently in high demand throughout the Jervis Bay area and OzCombined Realty needs more to satisfy demand.

OzCombined's Principal, Greg Walsh, said that the area has become an investor's dream.

"Both permanent and holiday rentals are experiencing high demand," Greg said.

"Our telephone enquiry levels for holiday accommodation are just crazy at the moment.

"People are looking for accommodation for the period from December right through to February and we are even getting enquiries for the next Easter break.

"This demand means that quality holiday properties are commanding high rents from \$1000 a week right up to \$4500."

Oz Combined Realty has been renting homes in the area since 1989 and the Oz Combined Realty Holiday Accommodation service offers houses, villas and units for every budget.

The agency manages a range of holiday accommodation including apartments, flats, houses, townhouses and villas in Basin View, Huskisson, Sanctuary Point, St Georges Basin, Tomerong, Vincentia and Woollamia.

Particularly in demand are properties in the stunning Jervis Bay suburbs of Huskisson, Vincentia, Hyams Beach, St Georges Basin, Erowal Bay and Sanctuary Point.

This very professional management service even has the facility for renters to



compare availability, view locations on an online map and even book online.

Greg said that many investors have been with the agency for years, enjoying high returns and confident in the knowledge that their property is professionally managed and maintained.

"In some cases, they have even bought their investment properties from our own sales team.

"Because of our vast experience in both sales and management in this area, we are well qualified to recommend high

return investment properties and can even help clients through the entire process of setting them up and equipping them as holiday rentals."

Currently OzCombined Realty has a number of properties for sale that would suit investors, whether they are looking to own a fully equipped holiday rental property or an unfurnished permanent rental.

To find out more, or to arrange to inspect these properties, contact OzCombined today on 4441 8812.

Rent

with

Oz

OzCombined Realty

Huskisson - 4/74 Owen Street

Sanctuary Pt - 114 Macleans Pt Rd

4441-6033

www.ozcomrealty.com.au

info@ozcomrealty.com.au



Are you let down by the locks that protect your investment property?



To help you secure your investment and to save you money on unnecessary insurance claims, it may be worthwhile reviewing the security arrangements of your investment property

The law states that landlords must ensure that the premises they let to tenants are 'reasonably secure' for the benefit of both parties.

What 'reasonably secure' is, will vary according to the location of the premises and the potential risk of a break-in.

The landlord is not expected to set up another 'Fort Knox', but then again, a tenant has the right to notify the landlord in writing if the premises are not 'reasonably secure' and action must be taken in reasonable time.

Any tenant may apply to the landlord for permission to add locks and other security devices, and must pay all costs involved in fitting these new security devices.

Insurance companies have identified certain suburbs as 'higher risks' than others, depending on the number of break-ins occurring in these suburbs.

Landlords are advised to install deadlocks on doors and window locks on timber windows. (Aluminium windows usually have in-built keyed-locks).

You may also consider installing a dummy camera to ward off intruders. Security screens are also recommended, but body corporate permission may be required, depending on the home.

You could also enlist the help of a security firm to assess your property.

Your property manager may be contacted for advice on your property security problems if you are thinking of upgrading the security devices on your premises.

Please note that replacement of locks and other security may serve as tax deductions.

Advantages of upgrading security on your investment property:

- Happier and more secure tenants, means less work for you in the long

run.

- Depending on where your property is located it may be considered as essential on a tenant's list
- Peace of mind for yourself, that your property is protected from any unwanted intruders. Remember, if someone breaks in it won't just be the tenant who has the costly expense of fixing any damage. A new deadlock may be far cheaper than an insurance claim and the associated excess costs.
- Possible tax benefits
- Lower insurance premiums. Yes, your insurance costs can increase if you start having to claim too often.
- Having an alarm system may get you insurance discounts, and impress potential tenants.
- Security for your investment
- Increased value of investment 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!



(02) 4441 7261 HUSKISSON
(02) 4443 3222 SANCTUARY POINT