

# PROPERTY NEWS

Ideas to help you when you're Buying or Selling

# Great results being achieved

36 THE PARK DRIVE, SANCTUARY POINT



For full details **SEE PAGE 3**

In this issue of Property News:

- Kitchen renovation tips
- Great results with more buyers ready & waiting
- Importance of Smoke Alarms

HUSKISSON & SANCTUARY POINT



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## LETTER FROM THE PRINCIPAL

Dear Readers,

We are continuing to see properties sell, despite the media commentary about the real estate market cooling. In this issue of Property News we are featuring the sale of 36 The Park Drive, Sanctuary Point. For more details please read the page 3 story.

Kitchen renovations are often thought about with a sense of dread. If you are considering renovating a kitchen the near future, have a read of our tips on page 2.

Smoke detectors can save lives, but they must be in working order. To find out what your responsibilities are regarding smoke detectors in a rental property, please see our page 4 story.

Remember our team are available to help out with your property needs - buying, selling or renting. Just drop in to our office or give us a call.

Kind regards,

**Greg Walsh**

Principal



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**A functional, attractive kitchen is a must for any property. Renovating a kitchen can be daunting since as vital as a good kitchen is, it is still important not to overcapitalise. Here a few tips to help you stick to a budget.**

### A SIMPLE RE-MODEL

A low budget makeover can be as simple as painting and changing the fittings. Paint isn't just for the walls but can resurrect timber paneling, dated tiles and even kitchen cupboards.

Go to Bunnings or a wholesaler and buy new taps, door and drawer handles, light switches and light fittings, which can transform a dated kitchen.

With just a bit more money you can change the benchtop, or even resurface the existing laminate. If the cupboards are in good condition then keep them but change the doors and cupboard fronts.

### FLAT PACK

The next step up from a basic remodel is to think flat pack. Flat packs have certainly come a long way and are a great option for low budget properties.

### RENOVATION TIPS

If you choose to go a full renovation there are still plenty of ways you can keep an eye on the budget.

### APPLIANCES

When choosing appliances you don't want to go too cheap but don't have to go high end either. There are plenty of mid-range brands that look great and do the job.

Shop around as there are plenty of bargains online, at wholesalers or even auctions.

### FIXTURES AND FITTINGS

When looking at cabinetry make sure you

have good quality doors that won't fall off and drawers that won't stick. But save money on things like cupboard fronts and handles.

Don't get over excited about fancy gadgets that pull out or swing around or fancy drawers inserts. Think instead about whether you can re-create the same functionality in other ways.

As mentioned, you can pick up attractive and good quality taps, lighting and other fittings from hardware stores or wholesalers for great prices.

Splashbacks can be a real feature but you don't have to choose expensive glass options. You can choose an acrylic or tile splashback that can have incredible visual appeal but won't break the budget.

### BENCHTOPS

There are so many attractive options for benchtops that don't have to cost a fortune. To stay within budget think about using alternatives to expensive natural stones. If you are renovating a rental property you will want the benchtop to be hard-wearing, so laminate is a great choice.

### QUICK TIPS

Shop around as much as possible. Remember that kitchen companies can be very expensive. Hiring a cabinet maker will be more affordable. You could consider doing some of the work yourself but only if you are confident you can do a good job.

Plan ahead in terms of design and optimise the layout. Consider using the existing service points for your major appliances as this will save you money.

### CONCLUSION

It is possible to create a kitchen that is practical and aesthetically pleasing if you shop around, plan well and spend your money wisely.

# Great results with more buyers ready and waiting

According to some, the real estate market is cooling, the team at Oz Combined Realty say otherwise. They are still achieving great results and have a database of buyers waiting for their ideal property.

Evidence of this comes in the recent sale of 36 The Park Drive, an immaculately presented and well maintained two-bedroom property in Sanctuary Point.

There were an incredible thirty inspections of this property while it was for sale and it sold for a great price. The care and local knowledge of the Oz Combined Realty team helped ensure this property appealed to many prospective buyers.

One of the reasons for the many inspections was the extra TLC that had been taken to present the property for sale.

**“Oz Combined Realty works with the property owners to ensure their property is presented well, which then tends to generate greater interest at the open homes. The more people we show through the door, the more opportunity there is for us to sell the property for the best price,” says Ben Collinson.**

Another contributing factor to the successful sale was the importance of choosing an agent with local knowledge, who can answer buyer’s questions about the area.

For example, this property is in a prime position, with a very low maintenance, north-east facing garden overlooking the 18th hole of the St Georges Basin Country Club. It was attractive to a diverse range of buyers, such as for those looking for a



**36 The Park Drive, Sanctuary Point  
sold by Ben Collinson Oz Combined Realty**

holiday home, a first home, an investment property or a relaxing place to retire. Many of these buyers were looking to relocate into the area.

You can ask Ben Collinson anything about the area and know that he will have the answer. An informed agent is the best agent.

The sale of this property at 36 The Park Drive, in a market that many consider to be slowing, proves that there are still plenty of buyers out there and that it is possible to achieve a successful sale with an attractive

sale price.

Oz Combined Realty are a local real estate team, they are experienced and know the area well. They have buyers waiting to purchase their ideal property and are constantly looking for new properties to sell.

**So, if you’re looking to sell your property or even just considering it give the team at Oz Combined Realty a call today. They have buyers lined up waiting.**

**Success** with 

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# IMPORTANCE OF SMOKE ALARMS IN RENTAL PROPERTIES

Smoke detectors are something most of us take for granted and it is easy to forget how important they are. As a landlord, it is more than potential damage or destruction of property you need to think about. Put simply, smoke detectors save lives.

Depending on where your rental properties are located, your decisions will be governed by the relevant state legislation. It is universal that landlords should have smoke detectors installed in all rental properties and be responsible for their maintenance. There are penalties for failure to comply with relevant legislation.

## NSW LEGISLATION

In NSW legislation relating to smoke alarms was passed on 1 May 2006 requiring,

**“All NSW residents to have at least one working smoke alarm installed on each level of their home. This includes owner occupied, rental properties, relocatable homes and any other residential building where people sleep.”**

## NSW PENALTIES FOR NON COMPLIANCE

In NSW a person who does not comply with the legislation is guilty of an offence,

and which carries the maximum penalty of \$550.

## WHAT KIND OF SMOKE ALARM?

Smoke alarm technology is constantly evolving, newer photoelectric detectors are preferable to the old type of ionisation smoke alarms. The new technology means the detectors respond better and more quickly to various types of fires and smoke.

Basically, the photoelectric detectors will detect fires sooner and give the earliest possible alarm, allowing a quick escape.

Where burnt toast may once have set off a smoke detector, the problem is less likely to occur with the photoelectric variety. Thus making it less likely tenants will disconnect smoke alarms after being annoyed one too many times.

## WHERE TO PUT THEM

Smoke detectors should be located in every bedroom, in hallways or other connecting areas that are escape routes from bedrooms. Remember every level or storey.

It is also important to ensure they are not installed too close to windows, doors, fans or air conditioners. Proper installation is important so use a qualified electrician if you are at all unsure.

## GET THEM PROFESSIONALLY CHECKED

Professional inspectors will test to ensure smoke detectors are fully operational. They will conduct tests and replace batteries and any faulty parts. Engaging a professional isn't terribly expensive, is tax deductible and will ensure peace of mind.

## MAKE SURE TENANTS KNOW THEIR RESPONSIBILITIES

Tenants have some responsibilities as well and it is important they understand what they are. Tenants are usually required to test smoke detectors monthly and immediately report any faults or problems. A good property manager will ensure tenants comply and stay safe.

## CONCLUSION

As a landlord you are responsible not just for your property but also for human life. This is the most important responsibility you could have, so it makes sense you do everything you can to give your properties the best possible protection.



Call Us Today, Great Results Can Happen

*We Get Results!*



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