

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Sold In 14 Days



159 Greville Avenue
Sanctuary Point

SOLD
We Get Results

For full details **SEE PAGE 3**

In this issue of Property News:

- DIY Property Inspections - 5 helpful tips
- Multiple offers on Sanctuary Point property
- Maintenance - Protect your investment

HUSKISSON & SANCTUARY POINT



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

LETTER FROM THE PRINCIPAL

Dear Readers,

Sometimes people are selling a property due to difficult circumstances, which can be very stressful for all involved. This month we are featuring the sale of a deceased estate, which thankfully for our clients, sold in only 14 days. To find out more about this sale, please see the story on page 3.

One of the big questions people ask when checking out a property is, is this building sound? In our page 2 story we have provided some initial building checks you can do before organising a professional building inspection.

If you are a landlord you will probably know about the importance of keeping on top of the maintenance. Just in case you need some guidance, our page 4 story has some maintenance tips to protect your investment.

If you are thinking of buying or selling a property, please give us a call or drop into our office. We'd love to help you.

Kind regards,

Greg Walsh

Principal



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

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Ph: 02 4954 2100 www.propertynews.info

DIY Property Inspection 5 helpful tips

When buying a property, there is no substitute for a building inspection. But there are things to look for before you get to that stage.

The first step to inspecting a property is to do it yourself. It may be the difference between the property providing a consistent income and collapsing into a pile of rubble.

1. Check for dampness: If you see mould accompanied by a musty smell it is time to call in the experts for a qualified opinion. Rectifying dampness issues can cost anything from \$5000 to \$50,000.

Also, study the layout. For instance, if the property has a laundry with an internal dryer, ensure the room has an exhaust fan to the outside air. This will guarantee proper ventilation to remove excess moisture, reduce drying times, and ultimately reduce energy consumption.

2. Check water pressure: Run taps, toilets and hoses to ensure the water pressure is adequate.

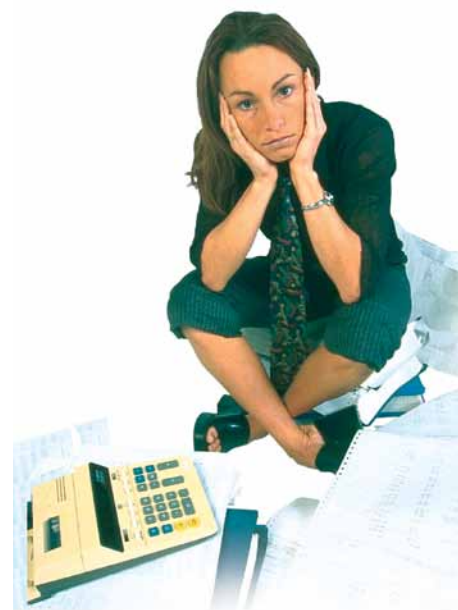
When you flush the toilet, check that the water line doesn't well up. This is usually a sign that the sewer is partially blocked and may need repairing.

The average lifespan of a hot water system is around 10 years. Ask the age of the system.

3. Look for structural issues: Develop a keen eye for the horizontal, the vertical and the square.

Check for gaps or cracks in architraves and the trim around door frames and windows. Their main purpose is to conceal the gap between the wall lining material and the door jamb or window frames.

If you notice gap filler and new paintwork on windows, skirtings or architraves, this can indicate an attempt to disguise structural movement.



4. Check the flooring: The owners may not notice the odd creak in their floorboards, so keep your ears open for sounds which may indicate damaged foundations in a home.

5. Look out for signs of termites and other pests: The ultimate DIY inspector will not stop at the inside of the building. If you're up for the challenge, attempt an assessment underneath the building (or in any internal roof space or attic areas).

Underneath the building you will find the most obvious evidence of timber rot caused by pest damage. Whilst borers and other pests may contribute to timber rot, it's the termites that are commonly recognised by the average purchaser.

The earlier you identify your pest issues the better. The cycle time (from initial attack through awareness by the home owner, treatment and confirmation of eradication) is about five years.

A Stress-Free Sale At A Difficult Time For Family

Selling the property of a family member can be an emotional and stressful time. Everyone's reasons for selling are different but a quick sale is often needed and appreciated. The team at Oz Combined Realty are experienced in helping grieving families sell the home of a passed loved one, and are empathetic to their needs and emotions.

When Oz Combined Realty property consultant Ben Collinson put 159 Greville Avenue for sale, he knew time was of the essence. As in all new real estate situations, Ben created a custom marketing campaign to draw immediate attention to the three bedroom, two-bath home. And the advertisement worked like a charm.

The marketing attracted more than 20 inspections and multiple offers were made. The property gained much attention for several reasons. Location was certainly a big draw; just 100 metres from Palm Beach and within walking distance to the Greville corner store.

It wasn't just the location that had wanna-be owners lining up. The solid brick home was immaculate inside and out, which warranted the price of \$499,000, an amount well above the area's strong median price of \$405,000.

After only 14 days on the market, a sold sticker sealed the deal on the \$499,000 sale. Sold for the asking price - it was a win-win for everyone involved.



159 Greville Avenue, Sanctuary Point

Ben worked closely with the Greville Avenue owners to make the sale of this property successful and as worry-free as possible.

"I worked with the owners to achieve the price they wanted, stress-free," said Ben. "I was always available to them if they had any questions or concerns."

The real estate market of Sanctuary Point is strong and steady. The seaside area is loved by a wide range of couples and families who want a laid-back, outdoor lifestyle.

A steady market trend makes it a great time to sell but it's effective marketing campaigns, close attention to detail and outstanding customer care and dedication that gets the job done. This is the level of service you can expect and count on from the team at Oz Combined Realty. If it's time to sell your property, do not hesitate to call our friendly office to discuss your real estate needs.

Get Results with



4443-3222

OzCombined Realty

Huskisson - 4/74 Owen Street

Sanctuary Pt - 114 Macleans Pt Rd

www.ozcomrealty.com.au

info@ozcomrealty.com.au

Maintenance

Protect your investment

Ensure your rental property is in tip top condition to reduce the risk

Buying a rental property and becoming a landlord can be an intimidating, yet thrilling experience.

Once you dive into property investment, it is vital to employ the services of a professional agency and property manager to guide you through the complex process.



By employing a trusted property manager, the stress of being a landlord is significantly minimized as they can provide you with all the information

you need to make your investment not only successful, but almost stress-free.

The experienced property managers at Oz Combined pride themselves on keeping abreast of all the changes in the industry and providing their landlords with the best service and advice possible.

When you are committing large amounts of money into an investment property, it is vital that you take the necessary steps to protect your investment in case a problem arises.



The first most obvious step landlords should take, when looking to protect their investment is taking out landlord protection insurance.

This insurance covers landlords in an unexpected situation where they may lose

rental income or the property is damaged. Landlord insurance is tax deductible and also provides peace of mind for landlords.

While insurance is the best way to protect your property, there are other more practical steps to take which can be even more important.



Ensuring your property is fitted with safety devices like working smoke alarms, electrical safety switches and even a fire extinguisher could

prevent a catastrophic disaster, which has the potential to destroy your property and more tragically, may take a life.

These devices are relatively inexpensive and allow you to provide a safe environment for your tenants while potentially preventing serious damage to your property. It is often a good idea to replace these items when a new tenant moves into the property.



Carrying out regular maintenance inspections, like annual pest inspections, will ensure your home is protected from

destructive pests like white ants.

It is also a good idea to have a yearly building inspection carried out by a reliable professional to ensure there are no potential building defects.



When maintenance is needed on your property, it is very important to attend to the problem as soon as possible to avoid liability.

Attending to maintenance issues promptly will reduce the chance of possible injury to your tenants and could also prevent a small repair from turning into a bigger, more expensive problem.

When work needs to be carried out on your property, your property manager will be able to inform you on the best action to take and they can also recommend a qualified tradesperson who is licensed to carry out the work.



Landlords need to be able to put their full faith in the skills and expertise of the property management team if they want their property

investment experience to be as smooth sailing as possible.

For more information about property investing, maintenance or other property management issues, the experienced and friendly team from Oz Combined will be only too happy to help.



Call Us Today, Great Results Can Happen

We Get Results!



www.ozcomrealty.com.au
4/74 Owen St, HUSKISSON

rentals@ozcomrealty.com.au
4441 6033