

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

SOLD



SOLD



SOLD



HOMES ARE ON THE MOVE!

From Vincentia and Huskisson to Sanctuary Point and St Georges Basin, properties are being snapped up as the property market heats up!

The word on the street is telling you that if you want to sell your home, now is the perfect time to do it.

Over the past few months, the experienced team from Oz Combined Realty have been selling local properties for great prices.

See page 3 for full report ▶

In this Issue of Property News:

- **Holiday safety tips for your home!**
- **Buyer demand keeps Oz Combined Realty busy!**
- **Preparing your Rental Property**

HUSKISSON & SANCTUARY POINT



www.ozcomrealty.com.au



Dear Reader,

Oz Combined Realty would like to take this opportunity to wish you a very happy and safe 2008.

We are delighted to bring you this month's newsletter and hope that you find its contents useful.

We will be open every day with the exception of the 23-26 December 2007 and 1 January 2008.

Please do not hesitate to call anytime at our centrally located offices in **Huskisson** on 02 4441 6033 or **Sanctuary Point** on 02 4443 3222.

Yours faithfully,

Peter Ozerskis
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

Disclaimer: This newsletter is not to be treated as advice! Neither Peter Ozerskis, Oz Combined Realty, nor Newsletter House Pty Ltd 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. The information, opinions and advice contained in this newsletter are of a general nature only and may not relate to or be relevant to your particular circumstances. There are many issues involved with buying and selling real estate so it is important that you get specific advice prior to making any decisions on your next real estate transaction.

Keeping your home safe over the holidays!

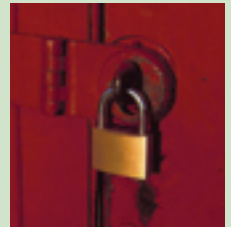
Don't let thieves ruin your family's Christmas!



The holiday season is a time to relax and enjoy a well earned break - but there is nothing more devastating than returning home after a fabulous family holiday to find you were the victim of a burglary.

In this article we outline some ways you can ensure your home stays safe and secure and you can relax while you are away on holidays.

- Let friends, family and neighbours know that you will be going away and make sure you supply them with a contact number in case of an emergency.
- Organise for a friend or neighbour to collect your mail and newspapers and bring in your rubbish bin. If you are going to be away for longer than a week, put your newspaper delivery on hold and organise the post office to hold your mail until you return home.
- Before you leave, take the time to examine your home from the street to make sure no valuables, electronics or artwork are visible from the outside. If you can see your belongings from the street, so can possible intruders.
- At various times throughout the day and night, set timers on lights or the television, to give the appearance that someone is home and keep some curtains and blinds open so your home doesn't look too 'locked up'.
- If your Christmas budget can stretch a little further this year, it pays to install security or sensor lighting around your home.
- Make sure your lawn is mown and hedges are trimmed back before you leave. If you are going to be away for a few weeks, it may be a good idea to organise for a gardener to keep the yard looking well maintained.
- Unplug computers and other electrical appliances that could be damaged in the event of a power surge.
- Clean out the fridge before you leave and make sure all perishables are disposed of, so you are not greeted by a foul smell on your homecoming.
- Never leave a message on your answering machine saying that you will be away on holiday. It is also advisable to check your messages as often as possible while you are away.
- If you have a security system installed, advise your alarm company that you will be away and provide alternate contact information in case you cannot be reached.
- Make sure all windows and doors are locked securely before you get in the car - doing a double or triple check will ensure your mind is at rest while you are enjoying your holiday.



Happy and Safe Holidays!



Oz Combined Realty are preparing for the busy months ahead

When people in your neighbourhood are selling their homes for fantastic prices, this is a sure sign that the local property market is heating up.



HUSKISSON OFFICE

In this report, we speak to Oz Combined Realty Principal, Peter Ozerskis about how he and the team achieved these exceptional sales and he will also reveal the market outlook for the upcoming months.

What recent sale has the team from Oz Combined Realty achieved?

“Over the last few months we have experienced a large amount of sales success which indicates the continuing strength of the market and the increasing buyer demand for properties in the Jervis Bay and St Georges Basin area,” Peter said.

Summer has well and truly arrived and house hunting action is also heating up.

With the holiday season on our doorstep, it is no surprise that the

THE TEAM HAVE SOLD:

- 88 Elizabeth Drive, Vincentia
- 13 Clyde Street, Huskisson
- 4/2-6 Panorama Road, St Georges Basin
- 9 Idlewild Avenue, Sanctuary Point
- 235 Elizabeth Drive Vincentia
- 11 Beach Street, Vincentia
- 4/55 Argyle Street, Vincentia
- 7 Garlies Close, Vincentia
- 4 Waratah Crescent, Santuary Point
- 25 Roustone Crescent, Sanctuary Point
- 73 Colloden Avenue, Vincentia
- 3 Bess Street, Vincentia
- 11 Murray Street, Vincentia
- 123 Waratah Crescent, Sanctuary Point
- 50 The Wool Road, Basin View
- 18 Island Point Road, St Georges Basin.

Huskisson/Sanctuary Point and surrounding areas will experience genuine buyer activity.

“During the holiday season the population more than quadruples and many people who have visited in the past decided to buy.

There are also people visiting for the first time who fall in love with the area



SANCTUARY POINT OFFICE

and will buy now or in the future,” Peter said.

“Both of our offices are located in strategic high traffic buyer enquiry areas and our staff will be on duty 7 days a week to ensure that sellers never miss out on an enquiry.

If you have been thinking of selling now is certainly the time to contact us and our friendly, competent team will put together a marketing/advertising package to ensure high exposure of your property.

“Our agency ensures you reach the buyer audience necessary to get a great result.”

If you are thinking about selling and would like to make the most of the strong market, talk to the team from Oz Combined Realty.

Let our team of experts help you sell your property **CALL US TODAY!**



Peter Ozerskis
Principal
0418 428 161



Jan Murrhly
Sales Manager
0407 415 919



Robert Zuzic
Property Consultant
0418 474 775



Aaron Heller
Property Consultant
0419 698 811



Jessica Mathie
Property Consultant
0420 381 212



Kelly Darcy
Property Consultant
0401 936 079



Jennifer Thompson
Marketing Co-ordinator
4441 6033

(02) 4441 6033 HUSKISSON

(02) 4443 3222 SANCTUARY POINT



Achieving a good return on your rental property?

7 steps to improving on your investment

You have worked hard to have your own investment property, but how do you increase your return on your investment while maintaining a happy relationship with a valued tenant?

In this article we are going to briefly suggest steps that will help you get the most out of your investment property.

We strongly suggest that before acting upon the information provided in this article, you speak with one of our property managers as well as seeking guidance from your accountant or financial adviser.

Please call any of our property managers at any time for further clarification.

1. Increasing the rent

Depending on how long it has been since you last raised the rent, if market conditions have changed in your favour, it may be worth while having one of our property managers reassess the amount of rent you charge your tenants. But in saying that, be careful – you don't want to raise the rent to the point that you finish up with a reliable tenant looking for somewhere else to rent.

2. Add a fresh coat of paint

Like many of us, our surroundings can make us feel good or bad about the place we live in.

For the sake of a quick paint job you

can save yourself the hassle of having to find a new tenant, because your old tenant found themselves a more attractive property to rent.

Like most things in life, it's the little touches that often make the most difference.

3. New carpets and floor coverings

Its amazing the number of times a prospective tenant has been turned off from renting a property as soon as they see that the carpet is worn out.

New carpet is considered a depreciable plant, but remember to choose a neutral colour that will match most furnishings.

4. Outside appearance is just as important in creating a good first impression

A clean and tidy entrance way, a tidy garden, and a mowed lawn are just as important in creating a good first impression as a new coat of paint inside your property.

5. Fix up broken things

One couple looking at renting a large apartment which offered among other things a spa bath, immediately changed their positive thoughts about the apartment when they found out the spa bath hadn't worked for the last six months. If you advertise extras like a spa bath - they must work.



6. Maximise your tax deductions

With the tax laws changing on a yearly basis, it is worthwhile speaking to a tax specialist who deals with property investment. Plus, you can speak with our property managers who can give you the benefit of their understanding.

7. Common deductions you can claim immediately:

- advertising for tenants
- bank charges
- body corporate fees
- cost of repairs
- cleaning expenses
- council rates
- land tax
- insurance
- legal charges

As with any investment, each persons circumstances can demand a different approach. Which is why our team of highly trained property specialists are available to assist you on a regular basis to help you get the best return on your investment property. Please phone us today if you would like some help!

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 on **(02) 4441 7261** and rest easy!



Julie Hadley
Property Manager
0431 604 321



Carol Borscz
Property Officer
0431 604 321



Krystle Fowler
Property Officer
0431 604 321

