

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

EXPERIENCE COUNTS!

In a changing market choose experience



SOLD: 110 Links Avenue, Sanctuary Point

SEE PAGE 3

In this issue of Property News:

- Moving house? Tips for a stress-free move
- In a changing market choose experience
- Property Managers: a landlord's best friend



LETTER FROM THE PRINCIPAL

Dear Readers,

As the market changes it is becoming more important to choose the right agency, one with an experienced team who know how to read the market, select the best strategy for selling your property, and excel at implementing that strategy and getting great results. For more information please see our page 3 story.

Moving house can be one of the most stressful times in your life. Our page 2 story has some tips that will hopefully help reduce the stress.

If you are an owner, employing a Property Manager is another way that you can reduce stress in your life. They can deal with all the rental property issues while you hopefully reap the rewards of your investment. Our page 4 story looks at the advantages of engaging a Property Manager.

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

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 2018
Ph: 02 4954 2100 www.propertynews.info

Moving House?

Tips for a stress-free move



The prospect of a new property is equally as exciting as the move itself can be daunting. If the mere thought of packing up is overwhelming, take a deep breath, and remember that it pays to set up a moving plan and checklist. Planning ahead will go a long way toward making the process bearable.

Once the settlement date has been confirmed and a time set for key collection from the real estate agent you can determine your moving day, and it's time to set the plan in action.

Packing and safe moving is time-consuming, so start packing and allocate longer than you expect. Doing it small batches is far less daunting than one big cleanout.

Here are some moving tips that will make going to a new place easier.

✓ Book a removalist early to ensure availability. Also, arrange for connection of utilities like water, power, phone and internet so they will be switched on when you arrive.

✓ Compile a list of those to be notified of the change of address (eg, driver's licence, car registration, electoral office, bank, superannuation funds, and redirect mail).

✓ Organise home and contents insurance for your new home.

✓ Purge as you pack. Take the opportunity to take a stocktake of your belongings and decide what to keep, donate, sell or discard. Don't forget the garage, garden shed and other storage spaces.

✓ Colour-code boxes to make it easy to know exactly where everything goes. Label boxes on the sides where it is easier to see when stacked.

✓ Remember where cables go by taking photos of how the electronics cables are connected.

✓ Pack an overnight bag. Get each family member to pack their toiletries, toothbrush and a change of clothes to have on hand on the night of the move.

✓ Pack a kettle and supplies of snacks, tea, coffee, cups and spoons separately for a well-earned cuppa.

✓ If you are lucky enough to get access to the property before you move in stock the bathrooms with hand soap, hand towels, toilet paper as well as soap, shampoo and towels for showers.

✓ On the day of the move organise a relative or friend to look after young children and pets for the day.

✓ Keep your most valuable items with you during the moving process (jewellery, passports, birth certificates, closing papers).

✓ The move can disrupt a baby or toddler's routines, but try to maintain these as much as possible. Just before the move, pack your child's favourite toys, snacks and books into their own boxes and keep these handy. Put the child's room in order before concentrating on the rest of the house.

✓ Bed assembly. Get the removalists to help assemble any furniture like beds, it's a job you really don't want to be doing late in the evening while everybody is exhausted and tired.

Experience counts in a changing market

When searching for a real estate agency to sell your property, choosing a skilled agent with experience in the local market will serve you well. That's why so many people choose Oz Combined Realty Huskisson - the respected agency has been serving the Bay and Basin region since 1989.

As the market changes, having a trustworthy agent who will work tirelessly for you is top of the list. Property Consultant Helena Daniels began her real estate career eight years ago and has since built up a large and glowing portfolio of sold properties and happy customers.

Her motivated and energetic approach is welcoming and inspiring, and part of her success. Helena says selling a home is "not just about putting a sign up and doing open homes, it's about going the extra mile". Helena's reputable work ethic means she will not stop until the absolute best results are achieved for the clients of Oz Combined Realty.

A recent success story is the sale of 110 Links Avenue in Sanctuary Point. Helena created a marketing campaign that accentuated the positives of the three bedroom bungalow by showing the property in a pleasing and tidy condition. The campaign highlighted how the low maintenance brick home makes an attractive investment due to its prime location close to schools, supermarkets, beaches, and the country club. Other features include beautiful timber floors, a classic layout and a garden shed in the



SOLD: 110 Links Avenue, Sanctuary Point

sizeable backyard. The property came with tenants, which is usually a bonus for investment property owners.

The sale of 110 Links Avenue is due to Helena's hard work and dedication to the owner, who was very motivated to sell. Helena worked around the clock until a solid offer was made and the owner was happy. Helena's approach is the same for all her clients.

The median price for homes in Sanctuary Point is \$430,000 and although

there has been considerable increase and demand over the past 10 years, the market has changed recently. Entrusting Oz Combined Realty with the sale of your home means they will not rest until you have success.

If you've been thinking about selling, or buying, in the Bay and Basin region, give the friendly team at Oz Combined Realty a call today.

Sell with 

4443-3222

OzCombined Realty
Huskisson - 4/74 Owen Street
Sanctuary Pt - 114 Macleans Pt Rd

www.ozcomrealty.com.au

info@ozcomrealty.com.au

Property Managers: an owner's best friend

As more Australians enter the property investment market, how best to manage the new property becomes a major issue. Not everyone has the skills, the time, or even want to manage the property themselves.

That's where a responsible, trustworthy property manager comes in – to help you avoid the day-to-day worries of rental properties.

A good property manager can easily become one of your greatest assets. But it's important to choose the right one.

A property manager organises and manages the letting of properties, screens tenants, liaises with tenants and owners, organises inspections, collects rent and follows up unpaid rent, responds to tenant complaints, and even pursues evictions.

As well as being reactive, a good property manager is proactive when it comes to staying on top of ongoing maintenance issues and controlling costs.

Then there's building insurance to worry about, plus owners corporation rules, smoke alarms, servicing of gas appliances, pool fencing legislation, risk management, council and water rates, the list can seem endless.

Importantly, an experienced manager has a good understanding of the local market and how potential changes could affect your investment, including ways to improve the property that won't kill your



budget, but will make it easier to rent out.

Chances are that you will be working with this person for a long time so it's a good idea to find someone that you like and respect.

- Look locally. In real estate, local knowledge is crucial, from knowing how to attract tenants, to setting the rent at the right level, and having contacts with trusted tradies, a local property manager gives you a big advantage.

- Get referrals and use word of mouth.

- How does the property manager typically communicate with owners? For example, one phone call a month or quarterly reports; the manager needs to be relied on to handle all issues,

not email notifications about every little thing.

As with any investment, property management doesn't come cheap.

Property Management fees are charged on a percentage basis of the total rent collected plus a one off letting fee for each new tenancy, that is equivalent to one week's rent. Considering the workload of a good property manager, it's a small price to pay.

Hiring a property manager makes sense if you have lots of rental units, don't live near the rental property, are not interested in hands-on management, your time is limited, you're suddenly inundated with management tasks, and can afford the cost.

