

# Property Management Newsletter

December 2017

## Making sure your investment is summer proof

The onset of summer brings days by the pool and backyard barbecues. But summer also brings the dangers of storm season.

It's important to consider how your investment property is protected from the threats of Mother Nature.

Appropriate home insurance for your rental property is important for covering your investment and ensuring peace of mind.

But there are other things you can do – in consultation with your tenants – to lessen the impact of storms.

How long has it been since the gutters were cleaned? Are drains and downpipes free of blockages? If these parts of the house are clogged, it can cause leaks and damage to the roof as a result of high levels of water in the gutters during a storm.

A roof needs to be in good condition to absorb the pressure which storms harness – strong winds and sheeting rain.

It is also worthwhile making sure that large trees with branches that are close to the house are trimmed back. But do not attempt to trim tree branches near power lines! This is a highly dangerous activity and should be left to a professional or your electricity service provider.

Fix any corrosion, loose fittings and rotting or termite affected timber.

It's also recommended for landlords to:

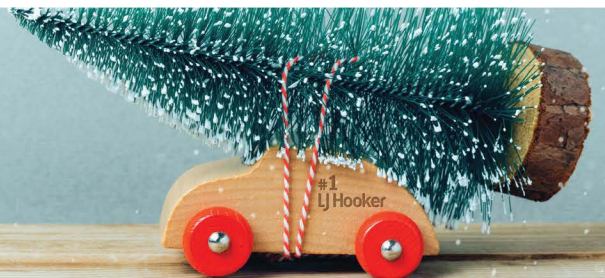
- securely anchor garden sheds and make sure fences are stable;
- secure any awnings and shade cloth;
- install a surge protector with an automatic cut out facility. A protector can prevent electrical damage if lightning strikes during an electrical storm and help keep tenants safe.



IT'S THE MOST  
**wonderful**  
TIME OF THE YEAR

**LJ Hooker**

LJ Hooker would like to wish you & your family a safe & happy holiday season.



**LJ Hooker**

[ljhooker.com.au](http://ljhooker.com.au)

Residential | Commercial | Rural | Home Loans

## Is buying sight unseen a wise decision?

Your best investment opportunity might not be right on your doorstep, yet travelling interstate to inspect a property will eat away at your savings. So, is buying sight unseen a wise decision?

Investors in search of both capital growth and positive cash flow may well need to look beyond their own backyard.

Buying just up the road might give you peace of mind, because you're able to pop around for a peek every now and then, but the next suburb along could be a poor business decision - and buying an investment property needs to be a good one.

Smart investors don't just look more than a half hour's drive away, they also look at other states and territories.

If you live in an expensive location, you can start to leverage your money sooner by buying out of your area, rather than trying to save up enough money to enter a market with which you are familiar.

With proper research you can pick the market, pick the locality and pick the entry point.

Being able to identify key growth drivers is vital.

Other ways to ensure you make a smart purchase:

- Take a video walk-through of the property;
- Get a thorough building inspection and detailed report and photographs;
- Discuss the property with a local property manager and get them to inspect it;
- Get a rental appraisal if the property is vacant;
- Speak to agents and local residents about the street and surrounding area.

For further property investment insights and all the latest property market news visit [ljhooker.com.au](http://ljhooker.com.au)



## Is it cash flow or capital growth you're after?

Much the same as the share market, the property market moves through cycles.

But before diving in to the property market it's important to consider your strategy and long term objectives, as this may influence what and where you buy.

There are two chief goals for investors – capital gain and cash flow. While it's quite realistic to achieve both, the two should at least be considered separately and prioritised before making your move.

### Capital gain

Capital gain refers to the growth in value of the investment and the subsequent return to the investor once the property is sold. Australian property has historically doubled in value every seven to 12 years, which may not be as dynamic as some other investments but it is generally considered one of the safest.

### Cash flow

Alternatively, rather than liquidating your investment after a set period you may choose to generate ongoing rental income. While you may need to dip into your own cash reserves in the early stages to repay the mortgage on the property there are tax benefits associated with this.

However as rentals continue to rise there may be a point where your property may become cash positive – delivering a steadily increasing monthly reserve. These extra funds can be channeled back into the property to drive down the principal debt or spent on other purposes.

## LJ Hooker services more markets for your needs

LJ Hooker welcomed a dozen more businesses over the spring season, opening up more markets and opportunities for its clients across Australia.

In Queensland, the brand now offers LJ Hooker Brisbane City Residential, catering to the State capital's inner-city regeneration. At the other end of the state, LJ Hooker Trinity Beach | Palm Cove adds to the brand's Far North Queensland network.

In New South Wales, LJ Hooker Bondi Junction | Charing Cross will offer real estate services in the eastern suburbs while in Victoria, LJ Hooker Epping will be a major player in Melbourne's northern growth corridor.

LJ Hooker Head of Network Development, Ben Mitchell, said the new additions completed an active spring season for the brand, nationally.

"We're already preparing to extend our market presence in 2018 with several business owners eager to be part of our growth pipeline."

Complementing the addition of four new offices in November, LJ Hooker's other new spring additions included Nowra, Dapto, Rockdale, Wauchope and LJ Hooker Commercial St George (New South Wales), Plympton (South Australia), Grantville (Victoria) and Mermaid Beach (Queensland).

If you're looking for specialist real estate services in your marketplace, contact your local LJ Hooker property specialist or visit [ljhooker.com.au](http://ljhooker.com.au).

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## Sales Property Guide

Mon, 27th Nov 2017



### MODERN TWO BEDROOM APARTMENT

**1/22 Kathleen Street Wiley Park**

Conveniently located in a well maintained block of only eight units is this spacious and modern two bedroom elevated ground floor apartment. Bathed in natural sunlight, this bright and airy home is ideal for the first home buyer or investor and is one that definitely should not ...

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**Price View** \$410,000 - \$440,000  
Sat 2 Dec 11:00AM-11:30AM

**Contact**  
Nick Pikis 0421 718 608  
[nick@ljhbl.com.au](mailto:nick@ljhbl.com.au)



### SPACIOUS TOP FLOOR UNIT

**9/32 Dryden Street Campsie**

An excellent location close to the heart of Campsie gives this large, airy top floor apartment outstanding appeal for first home buyers or investors. This unit is ready to move into yet offers excellent future potential to further enhance or update to increase value. - Top flo...

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**Price View** \$600,000 - \$650,000  
Sat 2 Dec 9:30AM-10:00AM

**Contact**  
Nick Pikis 0421 718 608  
[nick@ljhbl.com.au](mailto:nick@ljhbl.com.au)



### RESORT STYLE LIVING BY THE RIVER, 108SQM

**98/10 Broughton Street Canterbury**

Surrounded by lush tropical gardens and set within a peaceful resort-style security complex with a swimming pool and tennis court, this spacious apartment offers a total area of 108sqm with modern interiors and floating timber floors to the sun filled living area. Located on the ...

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**Price View** \$630,000 - \$680,000  
Tue 28 Nov 6:00PM-6:15PM



**Contact**  
David Pisano 0408 835 606  
[david@ljhstrathfield.com.au](mailto:david@ljhstrathfield.com.au)



### UNDER OFFER

**120/323 Forest Road Hurstville**

Resort Style Living with City Views This superb 3 bedroom apartment is located on Level 7 in "Gateway Building" offering light filled contemporary interiors and a generous free flowing floor plan with easy care living. Conveniently situated in a secure complex and within close...

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**Price View** For Sale \$729,000 | Enter via Bridge St By Appointment

**Contact**  
Muhammad Sarmini 0403 750 917  
[muhammad@ljhbl.com.au](mailto:muhammad@ljhbl.com.au)



### SUPER SIZED SEMI, PRIME LOCATION, 346SQM

**10 Kent Street Belmore**

Under instructions from the NSW Trustee and Guardian Bring your paintbrush, your toolbox and your imagination and let your creative juices flow. This spacious solid brick semi offers a total area of 346sqm approx. with plenty of scope to enhance and loads of potential to updat...

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**Price View** AUCTION  
Sat 2 Dec 12:30PM-1:00PM

**Contact**  
Muhammad Sarmini 0403 750 917  
[muhammad@ljhbl.com.au](mailto:muhammad@ljhbl.com.au)



### TRADITIONAL TIMBER COTTAGE, R4 ZONING

**66 Lilian Lane Campsie**

This well presented free standing home is ready to be occupied and enjoyed whilst offering plenty of scope for further enhancement. - Land size 485sqm approx. - R4 High Density Zoning - North west facing with wide frontage 18.9m - Two (2) bedrooms with built-ins - Wide sid...

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**Price View** \$1,020,000 - \$1,100,000  
By Appointment

**Contact**  
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## Sales Property Guide

Mon, 27th Nov 2017



### EXCEPTIONAL DUPLEX, SIZE WILL SURPRISE, 407SQM

**59 Brennan Road Yagoona**

This stunning Torrens title Duplex is undoubtedly one of the areas' finest. Positioned in tranquil surrounds with relaxing leafy outlooks, this ultra-contemporary home is a statement in luxury living and has been innovatively designed with impeccable attention to detail with no e...

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**Price** \$1,080,000 - \$1,120,000  
**View** By Appointment

#### Contact

Muhammad Sarmini 0403 750 917  
[muhammad@ljhbl.com.au](mailto:muhammad@ljhbl.com.au)



### BEAUTIFUL FAMILY HOME IN PREMIERE LOCATION

**7 Sudbury Street Belmore**

Offering a convenient lifestyle, this fully renovated contemporary double brick residence enjoys an elevated position on the high side of a wide tree lined street in a highly sought after location within walking distance to schools, transport and Belmore shopping precinct. Featu...

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**Price** For Sale  
**View** By Appointment

#### Contact

Nick Pikis 0421 718 608  
[nick@ljhbl.com.au](mailto:nick@ljhbl.com.au)



### SUPERB FAMILY ENTERTAINER

**28 Rawson Road Greenacre**

Set on an enormous 714sqm block of land with beautifully landscaped gardens and a generous 18.4metre frontage, this immaculately presented double storey five bedroom residence showcases unrivaled proportions of space, elegance and comfort, ideally suited to meet the needs of a la...

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**Price** Offers Welcome  
**View** By Appointment

#### Contact

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[nick@ljhbl.com.au](mailto:nick@ljhbl.com.au)



### LARGE BRICK HOME - 611SQM, R4 ZONING

**20 Loftus Street Campsie**

This is truly a rare opportunity to purchase an immaculately maintained family home in a tightly held neighbourhood. Set on a large, clear, level block of land and currently zoned R4 with potential for re-development (STCA), it is ideal for investors, developers or first home buy...

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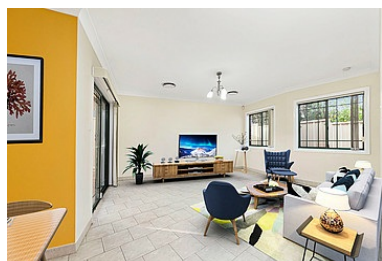
**Price** For Sale via Expressions of Interest  
**View** By Appointment

#### Contact

Nick Pikis 0421 718 608  
[nick@ljhbl.com.au](mailto:nick@ljhbl.com.au)

## Recent Sales

Mon, 27th Nov 2017



**SOLD BY MUHAMMAD SARMINI 0403 750 917**

**3/16 Lawford Street Greenacre**

Muhammad Sarmini achieved this fantastic result for the home owners by selling their property with our successful marketing campaign. Thinking of selling? Call Muhammad today on 0403 750 917 or 9750 9244 to find out what your property could achieve in today's market. Whisper Q...

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**Price** \$645,000  
**View** By Appointment

**Contact**

Muhammad Sarmini 0403 750 917  
muhammad@ljhbl.com.au



**SOLD BY NICK PIKIS @ LJ HOOKER BELMORE LAKEMBA**

**2/12-14 Sudbury Street Belmore**

Nick Pikis achieved this fantastic result for the home owners by selling the property at Auction! Thinking of selling? Call Nick today on 0421 718 608 or 9750 9244 to find out what your property could achieve in today's market. ULTRA MODERN APARTMENT IN PREMIERE LOCATION Sho...

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**Price** \$642,500  
**View** By Appointment

**Contact**

Nick Pikis 0421 718 608  
nick@ljhbl.com.au



**SOLD BY NICK PIKIS @ LJ HOOKER BELMORE LAKEMBA**

**2 Willow Place, Bass Hill**

Nick Pikis achieved this fantastic result for the home owners by selling the property at auction. Thinking of selling? Call Nick today on 0421 718 608 or 9750 9244 to find out what your property could achieve in today's market. Prestigious Opportunity Occupying a large 626...

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**Price** \$920,000  
**View** By Appointment

**Contact**

Nick Pikis 0421 718 608  
nick@ljhbl.com.au



**PRIME POSITION**

**2/40 Anderson Street Belmore**

Situated in a highly sought after location just moments away from Belmore railway station lies this well maintained two bedroom apartment, perfect for first home buyers or investors. It is ready to be enjoyed as is, whilst offering enormous potential to add immediate value. ...

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**Price** \$480,000  
**View** By Appointment

**Contact**

Nick Pikis 0421 718 608  
nick@ljhbl.com.au



**SOLD MUHAMMAD SARMINI 0403 750 917**

**61 Tempe Street Greenacre**

Brand New Designer Home, Perfect For The Entertainer This impeccable architecturally designed duplex has been finished to perfection with the highest quality and sophistication offering the ultimate entertaining family lifestyle for indoor and out. Set in a family locale and w...

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**Price** \$983,500  
**View** By Appointment

**Contact**

Muhammad Sarmini 0403 750 917  
muhammad@ljhbl.com.au



**SOLD BY MUHAMMAD SARMINI 0403 750 917**

**15/299 Lakemba Street Wiley Park**

Affordable, Convenient and Sure To Impress Boasting with space and convenience this modern apartment is located on level 2 of the 'Kings Court' security complex and is sure to tick all the boxes with its generous floor plan, light filled interiors and 'walk to everything' loca...

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**Price** \$485,000  
**View** By Appointment

**Contact**

Muhammad Sarmini 0403 750 917  
muhammad@ljhbl.com.au

## Recent Sales

Mon, 27th Nov 2017



**SOLD BY MUHAMMAD SARMINI 0403 750 917**

**5/48 Albert Street Belmore**

Perfect Start, Invest or Occupy If you're searching for your first home or a quality investment opportunity in a convenient location then look no further. This spacious top floor unit offers a prized north aspect in a well maintained security complex and just moments to school...

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**Price** \$535,000  
**View** By Appointment

**Contact**  
Muhammad Sarmini 0403 750 917  
muhammad@ljhbl.com.au



**SOLD BY NICK PIKIS 0421 718 608**

**8/7A Reginald Avenue Belmore**

Top Floor Beauty Comprehensively renovated for modern living, this top floor apartment is peacefully set at the rear of a small complex of only 8 and features as new interiors which are sure to impress. - Conveniently located just 500 metres from Belmore railway station and...

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**Price** \$500,000  
**View** By Appointment

**Contact**  
Nick Pikis 0421 718 608  
nick@ljhbl.com.au