

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Enjoy family life in the heart of Blacktown



18 Highlands Crs, Blacktown Is More A Family Home Than A House

In this issue of *Property News*:

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- **FOR SALE:** Blacktown family home
- Have you checked your smoke detectors

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LETTER FROM THE PRINCIPAL

Dear Readers,

Are you looking for an affordable family home in Blacktown?

Then your search is finally over.

In this issue of Property News, we are profiling a property that has been the residence of the same family for 47 years.

The moment you walk into this home you can immediately feel the warmth of a property that has been well maintained. This is a property that should be on everyone's shopping list. It has been loved by the same family for decades.

With the winter months truly upon us we have an interesting article that looks at smoke detectors. Have you checked your smoke detector lately?

Finally, we have a number of interested buyers looking for quality property. If you are thinking of selling give us a call today!

Kind regards,
Stephen Lord
Principal



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Turning an offer into a sale



Attracting an offer for your home is one thing. Turning that offer into a sale is another.

One of the best ways to convert an offer into a sale at the price that is right for you is to have the help of a qualified and experienced real estate agent.

There is, of course, no obligation to use an agent when selling a home, and some people decide to go it alone in order to save on commission. However, as many people have found, this can be false economy. As well as taking a great deal of stress out of the selling process, the assistance and advice of an agent can help to secure a much better price for your property.

With specialised knowledge of the market and the real estate industry, an agent can do many things for you that you would find difficult and time-consuming if trying to do them yourself.

Among the things an agent can do before the sale to make life easier for someone selling a property are:

- Evaluate the local market and advise you on home values.
- Suggest an appropriate listing price

for your property.

- Advise you on how best to present your home for sale.
- Help with information about various documentation you will require.
- Create advertising material to market your home as widely and effectively as possible.

Among the things an agent can do to help you once you have received any offers are:

- Help you evaluate the strength of each offer, and decide whether to accept or reject any offer outright or whether to make a counter-offer.
- Assist with decisions over any requests from a purchaser for a reduction in price due to such issues as repairs that need to be carried out.
- Negotiate with the buyer's agent where necessary until the purchase contract is completed.

These are just a few of the areas where an agent can help you before you put your house on the market and after you sell it.

If it already sounds like a lot of work, make the most of the expert help available and take the headache out of selling by enlisting a qualified agent to do the work for you.

For Sale: Blacktown family home offering that something extra

Have you ever wanted to move into a family home that had been cherished by its previous owners? Well then we have property for you in the heart of Blacktown.

"Having recently visited a Blacktown family home, I walked away convinced that this was a unique property in the fact that it had been carefully maintained by a loving family over several decades," said House 2 Home, Principal, Stephen Lord.

"After 47 years, and raising three daughters, it was time for Angelo and Amalia to make the move to a retirement village.

"They were both very sad to move on having so many great memories and family times together in a property that had become a cherished member of their family.

"They just loved the location, being blessed with a quiet cul-de-sac, but still being handy to schools and train stations for their girls to travel.

"But like all of us, at some stage we reach a point in life where it is time to move to a retirement village and for this family they are determined that their home finishes up in the hands of another family like theirs."

What does this property have to offer a family buyer?

To start with, this family home offers three large bedrooms and two living areas. It has an up-upgraded kitchen and bathrooms, plus a great size internal laundry and utility room.

It offers you Brick Veneer and Tile roof



18 Highlands Crs, Blacktown can be yours with an offer over \$560,000

construction and is set on a rectangular block with great size back yard.

It offers many opportunities for a first home buyer or investor. It will immediately save you on energy costs as its gas connection is already installed.

As you move throughout the home you will find yourself in a huge sunny family room looking out over the back yard. Both the front and rear have aluminium covered verandahs.

To store your family car there is a single garage and carport with the added bonus of a cellar under the house.

This Blacktown home is located near all the important amenities:

- Blacktown Station 2.2km
- WestPoint Centre 1.9km
- Blacktown Tafe NSW 2.9km
- Blacktown Hospital 2.9km
- Coreen Special School 2.2km
- Patrician Brothers College 2.3km
- Blacktown Primary School .5km
- St Patricks Primary School 1.2km
- Mountainview Adventist 2.7km
- Tyndale Christian School 1.7km
- Walters Rd Primary School 1.9km
- Evans high School 2.2km
- Blacktown Boys High School 3.2km
- Blacktown Girls high School 3.3km
- Marayong Primary School 2.0km
- Western MWY entry to M7 8.5km
- Sunny holt rd entry to M7



Would you like to have your home sold by the best in the business?

Stephen Lord has a proven record of success and an impressive portfolio of clients who are totally satisfied by his outstanding level of service.

Ph 02 8883 3553 or 0412 260 022
www.h2hrealty.com.au

Have you checked your rental property's smoke detectors ????



In recent weeks you have only had to watch a couple of TV weather reports to realise that winter is set in for the duration. Which leads us to the question, is your rental property's smoke alarms in good working order?

At this time of the year, it is important for both landlords and tenants to make sure they have checked that their smoke alarms are operating correctly.

Plus, it is important for both landlord and tenants to review their insurance arrangements covering possible fire.

It is not until you have been through a house fire that you realise the importance of adequate insurance. Replacing items can cost more than you think.

It is well known within the property industry that tenants often felt it wasn't their responsibility to change the batteries in a smoke alarm or make sure it was working correctly.

However, with winter the worst season for house fires, it is timely for all households to take the time to double check that each smoke alarm is working.

Then if tenants have concerns about the condition of smoke alarms in their rental property, they should speak to our property manager who can take action to ensure the landlord is notified and

repairs are put in place to ensure all smoke alarms are working.

Every rental property in Australia is required by law to have at least one working smoke alarm located on each level of the property.

If the alarms are battery operated, make sure they are working and change the batteries if necessary. It only takes a couple of dollars to change batteries and it could mean the difference between life and death.

What if the smoke alarms are not working and need repair?

It is important that tenants speak with our property managers immediately so the landlord can be informed of the problem and appropriate steps are taken to rectify the situation.

What about contents insurance?

Every tenant should take steps to ensure they have an adequate level of contents insurance to cover their possessions in the event of a fire.

Not only that, each year you should review your level of insurance because if you purchased a new television or added new furniture your contents insurance may not provide adequate coverage of these new items.

Landlords also have a responsibility to ensure adequate fire safety throughout their rental property, by keeping up regular maintenance checks on heating appliances, kitchen stoves and other electrical appliances that could possibly cause a fire.

If your rental property has a chimney, when was the last time it was checked?

This is especially important in older buildings where keeping a chimney clean is sometimes overlooked. There are many reports of new tenants having moved into a property on the first night lighting a fire, thinking that the chimney is in good working order only to find out it is blocked up and they find themselves facing a potential fire hazard.

In conclusion, here are a list of things that need checking when it comes to rental property fire safety:

- How old are your smoke alarms and do they need replacing?
- Is there a smoke alarm in every bedroom?
- Is there a smoke alarm on every floor?

If you're still unsure of your rights and responsibilities as a landlord please contact one of our property managers and they will explain the steps you need to take.

Looking to rent your property?

**Let us take the worry out of renting
your property with one phone call**

Speak to any local and they will tell you that House 2 Home Realty, Principal, Stephen Lord has a track record of providing quality service and understanding when it comes to successfully managing rental properties.

Please phone 0412 260 022 to secure your new tenant today!