

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

KELLYVILLE RIDGE HOME FOR SALE

Read our full report
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In this issue of *Property News*:

- Kellyville Ridge home offers something special!
- Quick and easy ways to increase value
- Reap the rewards of a tight rental market

www.h2hrealty.com.au



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Letter from the Editor

Dear Readers,

It is with great excitement I bring you this month's issue of Property New, as we have been given the opportunity to sell a home in Kellyville Ridge that is too good to miss out on!

We have featured it as our main editorial in this month's newsletter, as we believe that it is no ordinary property. In fact, we believe it can make a fantastic home.

We would also like to point out that we are increasingly getting more and more buyer inquiries. So if you are thinking of selling then don't hesitate to contact me directly on 0412 260 022 as I have people ringing me from time to time wanting to buy in our local area.

Kind regards
Stephen Lord
Principal



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Quick and easy ways to increase value

Tips to help your home stand out from the competition

When you're about to put your home on the market, you want to make sure it will attract the attention of buyers.

And as long as it's well presented generally, you don't have to spend a lot of time or money doing this.

Just a little attention to detail will help it to stand out from the competition, thereby increasing its appeal and adding to its value. Some of the ways you can do this are:



Say it with paint

A coat of paint throughout the interior will freshen up your home and make it look and smell good to prospective buyers. Avoid the temptation to be adventurous with colours: buyers will have their own tastes and furniture, so a neutral shade is the best option.

Dress up your doors

If the cupboard doors and drawers in your home look a little tired, it doesn't take much to dress them up. New knobs and handles for all your doors, drawers and cabinets will modernise your rooms and add sparkle to your home.

Revamp your light switches

You've probably been flicking them on and off for years without even noticing them, but a newcomer to your home could find them aged, yellowing and old-fashioned, to put it mildly. You can pick them up for a song at your local hardware store. An electrician will be needed to replace them, but this is not a costly exercise.

Do up your entrance

There's no arguing with the fact that first impressions are important, so make sure the entrance to your home gives the right message to prospective buyers. If your front door needs painting or replacing, this is not an expensive exercise. Keep fresh flowers on any furniture in the entryway and buy new entrance mats if the current ones look even a little shabby.

Check your windows

It's easy to live with your windows without noticing them but they can also affect the important first impressions of prospective buyers. Make sure you keep them clean and sparkling, and replace any tired-looking curtains or blinds. It doesn't cost a fortune and makes a massive difference to the appearance of your home.

Tap into your bathroom

You don't have to break the bank to update your bathroom. By fitting modern, attractive taps to replace outdated ones you will enhance its appearance.

Kellyville Ridge home is something special!

Immaculately presented, this Kellyville Ridge home is something extremely special.

Just listed with House 2 Home Realty, Principal, Stephen Lord, this family home is located at 29 Fyfe Drive, Kellyville Ridge. It is within walking distance of a School, Shops and a bus stop.

Upon entering this inviting home, you will be immediately impressed by the double height foyer that gives you that grand feeling of space which continues throughout the rest of this 40+ square home.

There is something for everyone in this warm and inviting residence which has been freshly painted, has loads of space and quality inclusions.

Having sold real estate in and around this area, Stephen Lord, the selling agent says that this is THE ONE you don't want to miss out on.

Its' extensive features include:

- 4 Spacious bedrooms +
- Down stairs study/5th bedroom located next to Powder room
- Built-in robes to all bedrooms, Master with Walk in Robe and ensuite
- Formal lounge and separate formal dining area.
- Meals area adjoining a large family room plus a spacious upstairs rumpus.



For sale: spacious design in excellent location

- Large kitchen with granite bench tops, Double door fridge space, dishwasher
- Double garage with internal access remote door.
- 3 toilets.
- Split system air-conditioning
- Alarm system/ dual solar & gas hot water system
- Landscaped front and rear yards, with good sized grassed areas.

Interested buyers can be sure of receiving the best possible advice and

information about the local area from House 2 Home Realty's Stephen Lord.

The owners of this property chose Stephen, thanks to a personal reference from their friends. Before meeting Stephen they have met with four other agents, but chose Stephen due to the honesty and care he showed.

For help with all your real estate needs, Stephen Lord can be contacted on 8883 3553 or 0412 260 022.



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



Reap the rewards of a tight rental market

Question: *When is a good time to invest in property?*
Answer: *Now!*

The prediction is that property investors will do well in 2013 on the back of the same tight vacancy rates and soaring rents they enjoyed in 2012.

The Australian economy has suffered the GFC, plus weathered the consequences of real estate boom and bust cycles, and still property remains a good investment. But why?

No matter what the economy is doing, the fact remains that with more and more people settling in both our cities and towns we are running out of space to fill the demand for good quality accommodation.

Add to that, many young families are finding it hard to make ends meet, let alone save for a deposit, means the need for good quality rental accommodation is going to grow for years to come.

Which means there is always going to be the need for rental property.

Along with the high demand for rental accommodation, the combination of relatively low interest rates with the long-term potential for strong yields and capital gains presents the ideal conditions for property buyers looking to get into the market. As long as you have the finances to buy, 2013 will provide you

with some great opportunities to get your property investment under way or to add to a portfolio already established.

Once you've bought your property, you want it to work for you. A good strategy is to buy blue chip, median-priced properties in areas where there is always that high demand. And don't forget that proximity to facilities such as shops, transport and schools is always an advantage in ensuring your property is tenanted.

So if you're dreaming of securing your financial future through property investment, start checking the real estate agency windows, advertisements and websites.

Your investment property is waiting for you and there's no better time than now to secure it.

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!