

# PROPERTY NEWS

*Ideas to help you when you're Buying or Selling*

# KELLYVILLE HOME FOR SALE

Are you looking to downsize and enjoy the benefits of retirement living in the heart of Kellyville? Are you a home buyer hoping to stake a claim in the Kellyville? Then we have the perfect bright sunny family home that will meet your needs.

Read our full report  
on page 3 >>



**11 Craigmore Drive - Offers the best in single level living**

In this issue of *Property News*:

- Enjoy the benefits of a Kellyville lifestyle
- Make your home inviting for an open inspection
- Its the season for buying and selling

[www.h2hrealty.com.au](http://www.h2hrealty.com.au)

House 2 Home  
Realty

**02 8883 3553**

## Letter from the Editor

Dear Readers,

Finally Spring has arrived and our office is receiving more interest from buyers as each day goes by. With house prices on the rise now is definitely the time to put your property on the market.

In this month's issue we have an outstanding single level home for sale which offers all the benefits of a Kellyville lifestyle.

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



### Street Address:

204, 10-14 Market Lane  
Rouse Hill NSW 2155

(above the Medical Centre at Rouse Hill Town Centre)

### phone:

**02 8883 3553**

### fax:

**02 9672 6740**

### email:

stephen@h2hrealty.com.au

### web:

www.h2hrealty.com.au

**Disclaimer Notice:** Neither Stephen Lord, House 2 Home 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 2013  
Ph: 02 4954 2100 [www.newsletterhouse.com](http://www.newsletterhouse.com)

# Making your home inviting for an open inspection

**It's important to make people feel comfortable the moment they walk in your home**



**It's only a matter of days before your first Open Inspection. Your home must look it's best, just like you've seen in your favourite edition of House & Garden. But where do you start? What's first on the list of things to prepare?**

You remember the old saying that first impressions count, so make sure the outside of your property looks inviting.

Fresh paint, clean and tidy paths and sparkling windows make all the difference.

Nothing improves atmosphere more than brightness, so let plenty of light into your home.

Open curtains and switch on lights if it's a dull day. You want your home to feel comfortable so if it's hot, cool the rooms with fans, air conditioning or open the windows.

Take the time to fix those dripping taps, broken tiles, loose knobs, cracked window panes, sticking doors and the squeaky gate.

Have your carpets professionally steam cleaned.

Bathrooms and kitchens are often

the most influential rooms so make sure they're fresh, clean and tidy. Fresh flowers look great.

And don't forget the garage. Does it need a coat of paint or a major clean out? **Should you stay at home during inspections?**

Nothing personal but buyers tend to feel less like intruders when owners aren't around, besides, you can trust your agent to best emphasise the features of your home.

If you do decide to stay, remove distractions by turning off the television and radio and keeping pets and children well out of the way.

Be courteous but don't force conversation on potential buyers and don't apologise for the appearance or condition of your home.

Leave the negotiations to your agent and certainly don't ever allow an inspection to take place without your agent.

**Involve your agent every step along the sales process - they can help you!**





# Enjoy the benefits of a Kellyville lifestyle

**Are you looking to downsize and enjoy the benefits of retirement living in the heart of Kellyville? Are you a home buyer hoping to stake a claim in the Kellyville property market?**

Then we have the perfect bright sunny family home that will meet your needs.

The moment you enter this home you will be surprised by the space of both the formal and informal living areas, which are perfect for entertaining family or friends.

On a warm sunny day your guest will then be able to step and enjoy the large covered pergola area looking over a gardened yard. A perfect space for bbqs and an afternoon of sitting back and relaxing

There is heaps of storage with a double garage with internal access.

**The home offers many amenities:**

- 4 Bedrooms with Built-ins and ensuite to the main.
- 2 Bathrooms and 2 WC.
- Separate entry.
- Formal lounge and dining.
- Spacious kitchen overlooking the pergola area.
- Electric stove and hot plates and dishwasher.
- Large meals family room.
- Double garage with internal access
- Large pitched roof pergola for entertaining.
- Ducted air-conditioning, Alarmed.



## **For sale: the best in single level living**

**This Kellyville property is located in the sort after Duncraig estate. Which means you are situated in the heart of the are with close access to:**

- Sherwood Ridge Primary school 1km
- Kellyville High 2km
- William Clarke College 2km
- St Angelas Primary school 2.3km
- Our Lady Of The Rosary 3km
- Tallwood School 3km
- Kellyville Primary School 5.3km

- Oakhill College 8km
- Marian College 5.2km
- St Madeleines Primary School 5.2km
- The Hills Grammer 6.7km
- Coles/Woolworths Kellyville 2.1km
- Norwest Private hospital 10.6km
- Castle Towers 6.2km

*(Distances are taken from where-is.com, web site)*

**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](http://www.h2hrealty.com.au)**

# It's the season for buying and selling



Is Spring the best time to buy or sell a home?

***There are quite a few answers to this question, with replies relating to the state of the market, your finances, your requirements, interest rates and other such matters coming thick and fast.***

But while it is, of course, best to buy or sell when it suits your individual needs, there's something about Spring that seems to start the market ticking over.

And this "Spring effect" has flow-on benefits for both buyers and sellers alike.

## **Buying in Spring**

The weather has a lot to do with it, of course. If you're planning to buy, there is much more incentive to get out and about now that the weather is warmer, rather

than shivering through inspections in the winter cold. This anticipated increase in inspections during Spring encourages people to put their homes on the market, providing you with many options to choose from.

## **Selling in Spring**

Planning to sell in Spring also makes sense from the point of view that this is usually the time when your house and garden are looking their best. It is also the time when people are keen to buy because they hope to be able to move and settle into their new home before the

Christmas break, so there is more chance of attracting genuine buyers.

One well-known real estate principle is that it is wise to be a buyer when other people are selling, and to be a vendor when other people are buying. The great thing about Spring is that this applies both ways. It's a time when some people are selling and others are buying, resulting in it being the prime real estate season.

**So whether you plan to buy or sell property, make up your mind to make the most of Spring and look forward to an outstanding result!**

## *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!**