

insight

Happy
new
year



REAL
HORE+DAVIES
ESTATE

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Despite the busy period leading up to Christmas, the team still found time to relax at the H+D Christmas Party.

Staff dressed up as something beginning with H or D and had a great time onboard the mystery bus tour.





Properties still not Water Efficient

LEGISLATION RE-CAP

URGENT

WATER USAGE

Premises **must** be water efficient by **31st January 2012** if the tenant is going to be responsible for paying water usage. The premises still have to be individually metered.

WATER EFFICIENCY - Re-cap on the Legislation

Water efficient measures include:

- All internal cold water taps, showerheads and single mixers must have a max. flow rate of nine litres per min. Excludes bathtub taps, garden taps, single hot water taps and toilets.
- There must be no leaking taps on the premises at the commencement of the tenancy

If the landlord/agent does not provide and request payment of a bill by the tenant within three months from the date of account – you **cannot** claim.

Investor ALERT



124 Mima Street, Glenfield Park



- The time to act is NOW! These BRAND NEW free standing villas offering a unique, low maintenance lifestyle option. Featuring a range of 2 and 3 bedroom floorplans to suit you budget and requirements.
- Quality fixtures and fittings throughout, ducted heating and cooling, private outdoor entertaining area complete with FREE BBQ!!

\$\$\$ **Rent potential:** 2 bedroom units: \$290 - \$300 p/w
3 bedroom units: \$310 - \$320 p/w

Unit 5 - \$309,000	3	2	1
Unit 6 - \$289,000	2	1	1
Unit 7 - \$309,000	3	1	1
Unit 8 - \$309,000	3	2	1

John Bittar 0409 880 002

Rental Market Update

Crampton Street	Central	\$330pw
Willow Street	Koorngal	\$180pw
Gormly Avenue	Central	\$380pw
Paldi Crescent	Glenfield	\$380pw
Kenneally Street	Koorngal	\$200pw
Werribee Road	Bourkelands	\$350pw
Docker Street	Central	\$240pw

Residential Sales Update

Osterley Place	Bourkelands	\$445,000
Best Street	Central	\$380,000
Henwood Ave	Koorngal	\$280,000
Darri Street	Glenfield	\$232,000
Hargrave Street	Lloyd	\$310,000
Ashmont Avenue	Ashmont	\$245,000
Bradman Drive	Boorooma	\$332,500



ASHMONT - \$184,999

- This home offers three generous bedrooms.
- The kitchen has been transformed, featuring generous bench space and stainless steel appliances. Updated bathroom and laundry.
- Ducted gas heating, s/s cooling and ceiling fans.

Anthony Ivey - 0448 212 113



GLENFIELD PARK - \$349,000

- Generous near-new home positioned on a 471 sqm block. Featuring three bedrooms with ensuite.
- Open plan kitchen/meals area leads to the main living area. Well appointed kitchen with storage.
- Large undercover entertaining area overlooking the manicured rear yard.

Anthony Ivey - 0448 212 113



TURVEY PARK - \$310,000

- Be impressed by this fabulous art-deco home.
- Three bedrooms, freshly painted throughout.
- Renovated kitchen with stainless steel appliances.
- French doors open out to a rear balcony.
- Separate living and dining rooms for family living.
- Two individual garages with yard access.

Karen Brill - 0404 848 466



TURVEY PARK - \$299,000

- This unique home boasts three bedrooms.
- Modern kitchen with 900mm oven and island bench.
- High ceiling, parquetry timber floor and fireplace.
- Large modern bathroom with separate shower/bath.
- Double length carport and low maintenance yards.
- Located in popular Turvey Park, move in and enjoy.

Helen Woodhouse - 0437 169 446



GLENFIELD - \$349,000

- This established home presents like new.
- Large formal lounge, separate living plus dining.
- Well appointed kitchen with natural light and opening out onto the established rear yard.
- Main bedroom features large WIR and ensuite.
- Double lock up car accommodation plus shed.

Helen Woodhouse - 0437 169 446



CENTRAL - \$373,000

- This spacious two bedroom, two bathroom home is complete with a stylish modern kitchen.
- Two living areas, ducted gas heating and evaporative cooling throughout.
- Low maintenance garden overlooking the sparkling in-ground pool plus studio.

Karen Brill - 0404 848 466



CENTRAL - \$529,000

- Situated in the boutique end of town close to cafes, shops and movie theatre.
- Three bedrooms, updated bathroom and 2nd toilet.
- Formal lounge with fireplace and ornate ceilings.
- Lock up garage, tandem carport plus studio.

Sue Newbigging - 0418 693 626



CENTRAL - \$439,000

- Centrally located with an emphasis on privacy.
- Four large bedrooms plus study, two living areas.
- Polished timber floors throughout, pressed metal ceilings and a large central hallway.
- Double garage with yard access, a must see.

Sue Newbigging - 0418 693 626



KOORINGAL - \$214,000

- This family home offers the dual benefits of affordability and location with three bedrooms.
- Open plan living plus separate family room.
- Kitchen with gas stove and breakfast bar.
- Double garage with hobby room or storage shed.
- Just a short walk to shops and schools.

Sue Newbigging - 0418 693 626

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