

PROPERTY NEWS

Ideas to help you when you're buying, selling or renting

THE PERFECT ENTERTAINER

Architect designed property at Cherrybrook offers quality, privacy and convenience



Read our full report
on page 3 >>

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- Tips for navigating the house hunting trail
- Cherrybrook property lifestyle on offer
- New laws for landlords and tenants

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8407 9190

www.w-group.com.au

You'll find us in Pennant Hills Market Place, above Harris Farm Markets and next door to Drakes Jewellery.

Cherrybrook home is something special!

Architect designed and immaculately presented, this Cherrybrook home is something extremely special.

Just listed with W Group Estate Agents of Pennant Hills, it has a blue ribbon location at 4 Rosewood Place, Cherrybrook, on the Pennant Hills/West Pennant Hills border.

The privacy of the home is enhanced by its established trees and hedges, creating a secluded oasis around the pool and the charming deck area that overlooks it.

Combined with its other separate living spaces inside and out, the property lives up in every way to its description by listing agent Matt Walsh as “the perfect entertainer”.

Offers of over \$980,000 are invited for the property, with Open Houses already under way to enable prospective buyers to see for themselves its spotless presentation, quality finishes and many special features.

As well as the exceptional quality of the design and finishes inside and out, the home also has the advantage of its location, offering easy access to facilities such as Pennant Hills railways station and high school.



For sale: quality design in blue ribbon location

Interested buyers can be sure of receiving the best possible advice and information about the local area from the W Group, a father and son real estate office operated by David and Matt Walsh.

The business specialises in residential sales and property management in Pennant Hills, West Pennant Hills, Cherrybrook, Thornleigh and surrounding suburbs.

With 50 years real estate experience between them and the knowledge acquired from local family history spanning six generations, David and Matt are able to offer their clients an unparalleled insight into the local real estate market.

For help with all your real estate needs, contact W Group Estate Agents on 8407 9190.

Our sales team are ready to help you

Matthew Walsh
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Why not let our team of professionals help you sell your property? Call us today!

You'll find us in Pennant Hills Market Place, above Harris Farm Markets and next door to Drakes Jewellery.

Letter from the Editor

Dear reader,

W Group are excited to bring you our very first newsletter. It is our hope that this newsletter will start to help you when you are planning your next move when buying or selling real estate.

In the space available, we are able only to take you through the basics of each concept discussed.

That's why we are happy to meet with you, so that we can impart our local knowledge and experience to help you.

Please don't hesitate to contact us anytime at our office on 8407 9190 or email info@w-group.com.au

Yours faithfully,



Matthew Walsh
Principal

Finding the **RIGHT** home

Tips for
navigating
the house
hunting trail



Sometimes it's hard to see the wood for the trees when you're house hunting.

Rather than looking at everything, however, it's a good idea to narrow down your search before you start, by deciding what's important to you.

Location

For example, will your life be easier if you are within walking distance of work, schools, shops, transport or other amenities? If these are crucial factors, you can narrow down your search.

If your purpose in buying is to have an asset that you can sell at a profit in a few years, location is also a vital factor in your purchase. The old saying about the advantages of buying "the worst house in the best street rather than the best house in the worst street" has been tried and proved true over time.

List

Making a list about what you really want in a home can save lots of time when you're looking. It also helps to note down what you like and don't like about living in your current home and location. This assists in focusing on what you really want from your new home. Then, when you're looking, check your list against the features of the homes you inspect and see if they tick all or most of the required boxes.

Loan

The best way to break your heart when house hunting is to find the house you want, only to learn you can't secure the required finance. Find out first how much you will be able to borrow, and don't be tempted to look at properties outside that range. This saves time and disappointment when you're on the house hunting trail.



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New Renting Laws

Whether you're a landlord or a tenant, you should check the changes to see how they affect you

Landlords and tenants in New South Wales will benefit from new laws that came into force at the end of January.

The new laws, which involve changes to the Residential Tenancies Act, are designed to:

- fairly balance the rights and obligations of tenants and landlords
- modernise and update the law in line with current practices
- reduce the level of disputes by providing greater clarity and certainty in the legislation

These are the first significant changes to the Act since it was introduced more than 20 years ago, and were influenced by more than 2000 submissions to the government from landlords, tenants, agents and key interest groups during three rounds of public consultation.

Some of the key changes are:

Rental bonds: the maximum amount of rental bond that can be charged is four weeks rent, whether or not the accommodation is furnished. The time for landlords and agents to lodge bonds has been extended.

Notice to tenants: when a landlord wants a tenant no longer under a fixed term agreement to move out without grounds, the notice period is now 90 days rather than 60. If notice is given by a landlord just before the end of the lease, the period increases from 14 to 30 days.

Certainty for landlords: the Consumer, Trader and Tenancy Tribunal can terminate a rental agreement and return possession of the property to the landlord if a tenant who is no longer on a lease does not move out after receiving a 'no grounds' notice to vacate, unless the tenant can show that the notice was retaliatory.

Rent arrears eviction process: landlords can cut two weeks from the eviction process by applying to the Tribunal for orders at the same time as giving a termination notice.

Goods left behind: rubbish and perishable items left behind by a vacating tenant can now be disposed of immediately.

Water efficiency: rented premises must be water efficient if tenants of separately metered premises are to pay for water usage.

Letterbox service of notice: landlords can serve notice by hand delivery to a tenant's letterbox.

Domestic violence: victims of domestic violence can change the locks of a rented property and seek to take over the tenancy.

Additional eviction grounds: a landlord can apply to the Tribunal to end a tenancy if a tenant uses the premises for an illegal purpose or if the tenant threatens, abuses, intimidates or harasses the landlord or agent.

For more information about the changes to renting laws, visit www.fairtrading.nsw.gov.au or phone 13 32 20.

Want to rent your property?

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Let us take the worry out of renting your investment property

W Group Estate Agents are committed to protecting your investment and obtaining the best possible return. For an obligation free appraisal of your rental property call today on 02 8407 9190 and we'll look after you.

You'll find us in Pennant Hills Market Place, above Harris Farm Markets and next door to Drakes Jewellery.