

W Group Publication - Issue Fifteen

PROPERTY NEWS

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

GREAT LOCATION IN PENNANT HILLS

Auction 34 Hillcrest Road
same street as shops and school



In this Issue of Property News:

- Steering buyers up the garden path
- Auction; December 7th - great location
- Wanted rental properties to let

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8407 9190

www.w-group.com.au

You'll find us in the heart of Pennant Hills ~ Shop 15, 5 Hillcrest Road, Pennant Hills.

Letter from the Editor

Dear Readers,

This month on 7th of Decemeber we have an auction of a property located in one of the great spots in Pennant Hills so mark that date on your calendar.

Since the announcement of the new Bellevue Point luxury apartment development in Thornleigh, we have had numerous calls from potetnial buyers so if you are at all interested please contact our office for further details.

If you are considering selling your property, please contact us as we are constantly taking calls from eager buyers wishing to live locally.



Matthew Walsh
Principal



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How does presentation help to entice potential buyers to inspect your home?



Steering buyers up the garden path

Most people know that ensuring your home is immaculately presented for inspections is vital when trying to attract a buyer.

But many people do not realise that the appearance of your front yard is just as important.

The front yard should draw people into your home, so you need to make sure it appears inviting not repelling.

1. Letterbox presentation

Ensure the letterbox is clean and make sure the street number is clearly visible. In some cases a brand new letterbox can add to the value of your home.

2. Clean driveway

The driveway should be clean, so remove any oil stains or tyre marks to immediately improve the initial presentation.

3. Create neat pathways

Pathways should be clear and safe to walk on. People should not be ducking and

weaving tree branches on their way to the front door.

However, it is a great idea to plant smaller plants or position potted flowers on each side of the path, to create a more inviting feel.

4. Garden maintenance

Prune trees, weed the garden and rake up fallen leaves from the lawn. If you have an empty garden bed, it will not take you long to plant something small, and the end result is worth the effort.

5. Off-street parking

If your property does not have off-street parking it is a good idea to create a designated space with gravel or pavers. In city areas, off street parking is a huge selling factor so take this into consideration.

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0404 874 296



Auction: Great location in the heart of Pennant Hills

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“Speak to the property experts and they will tell you that one of the keys to buying real estate is choosing the best location. Which is why we are excited about the Auction of 34 Hillcrest Road, Pennant Hills,” says Matt Walsh Principal from W. Group Real Estate Agents, Pennant Hills.

“We are thrilled to be marketing this quality property offering a solid brick home that is ready to move in, be renovated or replaced by a new dream home of your choice. It is located in the heart of Pennant Hills on the same street as the shops and opposite the school.

“We live in a day and age where convenience is everything. This property meets this need being located in Hillcrest Road, which means you are opposite the school and in the same street as the shops. Living at this location allows you to leave the car at home and within minutes walk you will be sitting at a cafe in the heart of Pennant Hills.

“As you can imagine due to the popularity of the location we are expecting a packed auction on the 7th December.”

Don't miss out – please phone Matt Walsh or James Andrews for information on this 7th December auction.



**Auction of 34 Hillcrest Road,
Pennant Hills on 7th December**

Our sales team is ready to help you

Matthew Walsh Principal **David Walsh** Licensed Agent Director **Brian A Donnelly** Licensed Agent JP **Priscilla Walsh** Sales **James Andrews** Sales



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0419 225 893



0411 622 645



0400 527 404



0421 441 276

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

You'll find us in the heart of Pennant Hills ~ Shop 15, 5 Hillcrest Road, Pennant Hills.

WANTED

*Do you have a property to rent?
We may have the tenant for you*



Demand for rental properties is on the rise in the West Pennant Hills and Thornleigh area.

Keeping up with this demand is keeping the WGroup even busier than usual, with staff working hard to meet the accommodation needs of prospective tenants.

WGroup Principal Matt Walsh said that they are constantly taking calls from both singles and families wanting to lease quality units and homes.

"The rental market is always bringing in new people to our area and more and

more we are seeing tenants who have high expectations and are willing to pay good money to rent top quality properties," he said.

To give you an idea of what tenants are looking for let us take a look at three properties we are currently marketing:

The first property is at 15 Vaughan Avenue, Pennant Hills. For rent at \$495 per week.

This original full double brick house is located in the heart of Pennant Hills. This home is walking distance to schools, all public transport, cafe's and restaurants.

The second property is at 1 Aiken Road West, Pennant Hills. For rent at \$450 per week.

Located close to Thomson's Corner Shops, West Pennant Hills Primary School & the M2 Bus is on your doorstep.

This two bedroom lower floor duplex has just had a full makeover. It's brand new inside with easy to maintain quality fittings. Very roomy with one car garage and one under cover parking. Perfect for the young couple or a stepping stone while you wait to buy your first or other home.

The third property is at 598 Pennant Hills Road, West Pennant Hills. For rent at \$495 per week.

This two bedroom upper floor duplex is immaculate and perfect for anyone who wants a low maintenance place to call home. With two large bedrooms, expansive living area, large kitchen and separate study or possible third sleeping area.

Thomson's Corner shops and West Pennant Hills Primary are a very short drive or leisurely stroll away. City bus transport is on your doorstep as well as the M2 for the city commuters. Beecroft Train station is only minutes by car.

Properties like these are in high demand through out our area. If you own such a property and would like to rent it out to a good tenant than give us a call today.

For help with finding accommodation to rent, or for assistance with renting a property to approved tenants, contact W Group on 8407 9190.

Want to rent your property?

W. 8407 9190
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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.



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