

PROPERTY NEWS

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



PRICE AND LOCATION



Everything you want is waiting at this West Pennant Hills property

Read our full report on page 3 >>

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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.

It's beautifully presented and in a great location – what more could you ask!

Listed with W Group Estate Agents, this free standing entry level property is nestled behind a private hedge at 136B Victoria Road, West Pennant Hills.

Offers in the mid to high \$700,000's are invited for the home which has been on the market for just a few weeks.

The situation of the split level property provides the best of both worlds, privately tucked away in its low maintenance gardens while within walking distance of local shops and schools, and close to city transport.

Inside, its features include spacious formal and informal living areas, a near new Nouvelle kitchen and three double bedrooms with an ensuite and walk-in wardrobe in the master bedroom. Downstairs there is extra space with shower and toilet that can accommodate guests, family members or be put to use as a studio, office or study area. Split system air conditioning and gas service to the building are also included.

Outside, in addition to the landscaped garden, there is a covered rear patio and a huge, two-car garage.

Listing and selling agent Matt Walsh said the 15 year old home offered an exceptional opportunity for a purchaser.

He emphasised that while some people have the impression, because of the address, that the property is a duplex or townhouse, it is a free standing, entry level home.

Inspections of the home can be arranged by contacting Matt at W Group Estate Agents, located upstairs in the Pennant Hills Marketplace. The agency,

Make an offer!

Location and presentation are spot on with this home



which specialises in residential sales and property management in Pennant Hills, West Pennant Hills, Cherrybrook, Thornleigh and surrounding suburbs, is a father and son real estate office operated by Matt and his father, David. With 50 years of real estate experience between

them, plus their local family history that spans six generations, they bring unparalleled insight and local knowledge to their clients.

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

Our sales team are ready to help you

Matthew Walsh
Principal



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David Walsh
Licenced Agent Director



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Sales



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

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Letter from the Editor

Dear reader,

So much has happened since our last edition of *Property News* and in this issue we will give you an update on everything you need to know.

Whether you are selling or buying or are the owner of investment property, you need to keep up to date with the latest industry news.

In this edition, we will cover important issues that give helpful and current information on everything you should know.

This industry is extremely fast paced and it can be confusing to keep up with things, so if you have any questions please feel free to contact us.

We will be only too happy to help.

Yours faithfully,



Matthew Walsh
Principal

Choosing the right agent



How do you find the best person to sell your valuable asset?

When you're selling your property, you want the experience to be as pleasant and profitable as possible. Choosing the right agent to help you is a big step along the way to achieving these two aims.

An agent can offer expert help in various areas, from giving you tips as to how to present your property for the market to advising you about the price that is most likely to achieve a successful sale.

But how do you know who is the right agent for you?

Ask around

If you haven't dealt with a real estate agent before, a good starting point is to talk to anyone you know who has sold a property and ask the name of the agent who helped them. You can also check recent local sales of properties similar to yours, and contact the agents who sold those properties. As well as providing you with information about the local market, talking to these agents will help you to decide on the one with whom you feel you have the right rapport and trust.

Be businesslike

You need to feel comfortable with your agent but you also need to remember it is a business relationship, with both parties hoping to benefit from a successful result. Don't be afraid to check the agent's experience and to ask how much commission will be charged.

Be realistic

As well as being guided by your agent's knowledge of the market, you should also do some homework yourself to make sure you have some idea of the top and bottom prices you could expect for your property. An agent who suggests a price that seems unrealistically high may not be the best person to sell your home.

Ask questions

The right agent should be able to communicate well and to explain the selling process to you. Ask about costs such as advertising, check the proposed marketing program, enquire about whether open houses would be beneficial and get your agent's opinion about the presentation of your home. The answers should help you to know whether you will be happy to entrust your valuable asset to this agent.



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An open window or a balcony can present an irresistible temptation to a curious child.

And, in a split second, that child can suffer terrible injuries or even death as the result of falling from the window or balcony.

Each year in Australia around 50 children fall from windows or balconies, with many suffering serious injuries as a result. Some of these falls are fatal.

With many families now choosing to rent in medium to high rise developments, it's important for tenants to understand how dangerous it can be to leave small children unsupervised near unsecured windows and balconies.

Landlords can help by supporting the NSW Government's "Think child safe" campaign, designed to raise awareness of the issue and to decrease the risk by passing on a few simple safety tips to their tenants in this regard.

These include:

- DO lock balcony doors and windows when the balcony is not in use.
- DO keep furniture and other things children can climb on away from windows.
- DO fix windows open at no more than 10cm, or fit secure window guards. Ensure that the windows can be opened only by adults.
- DON'T rely on flyscreens to keep children in. They are not usually strong enough for that.
- DON'T put furniture and pot plants near balcony edges. Children can climb or stand on them.
- DON'T put lightweight furniture on a balcony. Children can drag it to the edge and climb on it.

Safety first for children



In relation to balcony rails or fences, it's also important to be aware that the standards under which older buildings were constructed may be different from today's standards. New balcony rails or fences must be at least one metre high with no gaps wider than 12.5 centimetres. On high balconies, footholds must be restricted to prevent climbing.

And it's not enough to ensure that your own home is safe in these ways for your children. When you visit other people's homes, check for potential dangers such as open windows and balconies.

Above all, keep a close eye on your child at all times. For more information visit www.kidsafensw.org

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.



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