

KEITH SOAMES Newsletter

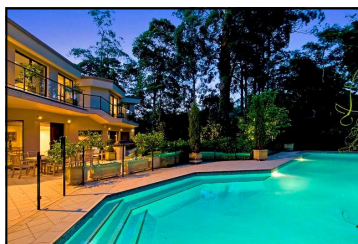
REAL ESTATE

See Soames for homes

APRIL 10

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PROPERTY OF THE MONTH



29e ADA AVENUE, WAHROONGA

**FOR SALE: Expressions of Interest
closing Thursday 29th April 2010**

PRIVATE FAMILY MASTERPIECE

This imposing family home is situated at the end of a very private driveway, offering generous living areas, stunning features and flexible low maintenance living. Prestigious location and a short stroll to village, schools and transport complete the picture.

- Immaculately presented with beautiful exotic polished timber and tiled floors.
- Formal stylish living and dining with feature entrance hall
- Extensive family living with gorgeous island kitchen with Miele appliances
- Parent's retreat with media room, separate study and luxury ensuite spa bath.
- Guest suite, study, library, two bedrooms and teenage retreat
- Triple garage, manicured gardens and outdoor BBQ area with sparkling pool



KEITH SOAMES

0419 819 199 or 9487 1500
Principal

THIS MONTH'S MARKET WRAP

MARCH 2010

If you are considering selling then now is a fantastic time. Throughout the month of March all 3 of our offices have experienced a surge in both buyer enquiry and sales. Our Auction results say it all:

- 15 Fraser Road, Normanhurst – SOLD prior to auction
- 14 Billarga Road, Westleigh – SOLD with a price negotiated after auction
- 48 Sefton Road, Westleigh – SOLD for a new suburb record of \$1,050,000
- 47 Denison Street, Hornsby – SOLD for \$877,000 which was 15% over the reserve price



PHOTO: Auction at 47 Denison Street, Hornsby 20.03.10

- 50 Goodlands Avenue, Thornleigh – SOLD for \$712,500
- 23 The Chase Road, Turramurra – SOLD for \$910,000
- 24 Roland Avenue, Wahroonga – SOLD prior to auction
- 2 Shields Lane, Pennant Hills – SOLD for \$965,000
- 8 Rosemead Road, Hornsby – SOLD prior to auction with a new suburb record of \$1,476,000
- 66 Grosvenor Road, Wahroonga – SOLD prior to auction for \$1,860,000

Keith Soames Real Estate has sold all their homes that were listed for Auction during March. We are looking forward to April!



KEITH SOAMES
Principal

VACANCY RATES PAINT MIXED RENTAL PICTURE

The rent rises forecast for Sydney this year will hit some regions much worse than others, as the gap between vacancy rates in different suburbs widens by more than 10 per cent. Economists said this week that rents would rise this year. The city-wide vacancy rate is about 1.6 per cent, but a suburb-by-suburb breakdown of the vacancy rates by SQM Research shows the real picture will be far more varied. Some of the highest vacancy rates are in the upper north shore, where a glut of dwellings sits empty: 7.5 per cent in Gordon and 7 per cent in Pymble in November, the most recent SQM figures show.



SUZANNE WHELAN
9485 4805
Property Manager

Acknowledgement: Sydney Morning Herald article February 2010

BLINDS AND CURTAIN CORDS

Blinds and Curtain Cords – Loose blinds and curtain cords can kill. Fix them out of reach so children are out of danger. Loose blinds and curtain cords/chains – particularly those with loops – are dangerous.

A child can place the loop over their heads or get tangled in loose cords when:

- Sleeping in a cot or bed where cords are hanging
- Playing near cords
- Standing on a chair, sofa or bed to look out of a window

Secure loose cords out of reach:

- Buy cleats or tensioning devices from a hardware store or curtain and blind shop.
- Use at least two screws to fix each cleat or tensioning device in a place that is out of reach of children
- Never secure these devices with materials that fail when a load is placed on them, such as double sided tape or glue

We will be inspecting blinds and curtain cords when conducting periodic inspections and will make recommendations for safety measures that should be implemented.



CATHIE SMITH
9483 2108
Property Manager

Acknowledgement: Department of Fair Trading Flyer February 2010

RENTAL MARKET UPDATE

MARCH 2010

Keith Soames busy property management department has successfully leased over 35 properties in March alone. Demand for units is quite strong. "Getting the right tenant is important" says Sue Ellis, "our tenancy checks are designed to make sure we get a great tenant for our clients". Houses between \$450pw and \$750pw are also in strong demand with the higher end of the market still not as busy as years gone by.

Here is a snapshot of some of the properties leased in March.

HORNSBY Nursery Street \$450pw
 Modern 2 bedroom plus attic 2 bedroom apartment
 Double-garage. Air conditioning/

WAITARA Waitara Ave \$355pw
 Modern 1 bedroom unit. Built-ins. Air conditioned

HORNSBY Pacific Highway \$430pw
 2 bedroom apartment with large floorplan
 Gym and swimming pool in block

HORNSBY Northcote Rd \$450pw
 Older style 3 bedroom home with carport and garage

WESTLEIGH Western Crescent \$600pw
 Freshly painted 3 bedroom home 2 bathrooms
 Double garage.

HORNSBY Bell Street \$620pw
 Charming 3 bedroom brick home .Timber floors

THORNLEIGH Bellevue Street \$320pw
 Delightful granny flat. Modern kitchen with
 Glass splashbacks

HORNSBY Jersey Street \$380pw
 Large 2 bedroom townhouse with ensuite
 Close to station

WAHROONGA Coonabarra Road \$575pw
 Older style 3 bedroom home

HORNSBY Edgeworth David \$450pw
 Extra large 3 bedroom 2 bathroom apartment
 Walk to station and shops



SUE ELLIS
9483 9113
Property Manager

KATIE GILMOUR
9483 9114
Property Manager

