

KEITH SOAMES Newsletter



REAL ESTATE

DECEMBER 2010

PROPERTY OF THE MONTH



61 - 63 LUCINDA AVENUE, WAHROONGA

EXPRESSIONS OF INTEREST

BED: 4 BATH: 4 CAR: 2

EXPANSIVE FAMILY HOME ON PARK-LIFE 2600m2 (2 BLOCKS)

- 4 bedrooms + separate study
- Separate studio/teenage retreat or guest room
- Multiple living areas including billiards room
- Formal lounge room with fireplace and picture window overlooking the gardens and pool
- Separate dining room
- 4 bathrooms (2 ensuite)
- Large double garage with internal access and storage
- Spacious and well appointed, eat in kitchen, with views over the gardens and pool
- Large inground pool
- Expansive, level lawn areas and established, landscaped gardens
- Private, estate style family living
- Walk to Abbotsleigh and Knox
- Walk to Wahroonga Village shops and Train Station



KEITH SOAMES
Principal

THIS MONTH'S MARKET WRAP

NOVEMBER

The reserve banks interest rate hike has certainly been felt across our 3 offices. Potential purchasers are "proceeding with caution". Auction clearance rates have come down across Sydney with many owners accepting firm offers prior to Auction rather than take the risk of no bids on Auction day. In our experience it takes the market approximately one month to adjust to the new interest rates. However because we are so close to Christmas we expect a quiet market until the New Year. If you are looking at buying, stock levels are higher than they have been all year, so the next 6 weeks could be an opportune time to negotiate. I take this opportunity to wish all our clients and customers a Merry Christmas and a safe and prosperous New Year.



KEITH SOAMES
Principal

RENTAL UPDATE

The number of new properties advertised for rent has increased by 5.5% over the last week and new rental listings are now 17.1% higher than the 12 month average. With new advertisements increasing, there has also been an increase in total listings which are up by 2.5%. Total rental advertisements have now increased to their highest level in 10 weeks

State	New advertised listings		Total advertised listings	
	Last month	(Previous yr)	Last month	(Previous yr)
Qld	11,994	(8,596)	25,158	(17,648)
NSW	11,109	(8,831)	20,578	(16,358)
Vic	10,748	(9,371)	23,321	(19,780)
WA	3,565	(3,461)	7,092	(7,479)
SA	2,653	(2,181)	5,079	(4,270)
NT	503	(318)	1,047	(591)
ACT	349	(292)	580	(510)
Tas	687	(618)	1,475	(1,389)
Aus	41,608	(33,668)	84,330	(68,025)



SUZANNE WHELAN
9485 4805
Property Manager

Acknowledgement: RP Data Property Pulse Newsletter November Issue



INSPECT THE POOL FENCE

Now that the weather has warmed up, everyone across Sydney is going to be heading to their pool when they get home to cool off or to relax in over a lazy weekend. It is that time of year again when we should start to pay particular attention to something so important, POOL FENCES.

Did you know that drowning is the leading cause of death in children aged less than 5 years old and that approximately 70% of all drowning deaths in this age group happen in the backyard swimming pool?

If your property has a pool, please speak with your Property Manager about arranging an inspection of your fence to give you that peace of mind over the Christmas and New Year break.



ROBERT RIDDELL
9483 2108
Property Manager

GET YOURSELF FAMILIAR

We are nearing the time when the new Residential Tenancies Act 2010 will be legislated possibly January or February, 2011. This will more than likely be before the Election in March 2011.

We would recommend that all our Property Investors have a look at the proposed changes as they are going to affect us all in one way or another.

The Residential Tenancies Act 2010 was passed by Parliament in June 2010 and is expected to commence in early 2011. The new Act follows a comprehensive review of the existing tenancy laws and includes more than 100 reforms. The changes include arrangements for rent payments, early termination by tenants, 'no-grounds' evictions, alterations by tenants, rent arrears, sub-letting, shared housing, security and tenancy databases.

For more information on the reforms, go www.fairtrading.nsw.gov.au



SUE ELLIS
9483 9113
Property Manager

SUBURB FOCUS - WAHROONGA

TOP 5 House Sales for the last 12 months

Address	Bed	Bath	Price
27-31 Billyard Avenue	6	5	\$7,256,000
88 Kingtore Street	4	5	\$2,225,000
7 Clwydon Place	5	3	\$2,060,000
85 Braeside Street	5	3	\$2,000,000
66 Grosvenor Street	5	2	\$1,860,000

TOP 4 Unit Sales for the last 12 months

Address	Bed	Bath	Price
19/1-3 Munderah Street	2	2	\$645,000
622/2c Munderah Street	2	2	\$588,000
305/2c Munderah Street	3	2	\$580,000
3/7 Neringah Avenue	2	1	\$490,000

MERRY CHRISTMAS & HAPPY NEW YEAR

Keith Soames Real Estate would like to wish everyone a Merry Christmas and a safe and happy New Year.

Although our offices will be closed from 24th December 2010 and re opening on 4th January 2011 you are still more than welcome to contact us on the following numbers:

Hornsby: 9987 0011
Thornleigh: 9481 9199
Wahroonga: 9487 1500



Win A Holiday To Disneyland or Hawaii

How To Enter:
It's Easy! List your home with Keith Soames Real Estate and go into the running to win a fabulous holiday for a family of 4 to Disneyland California, or a 5 star holiday for two to Hawaii with spending money!!

KEITHSOAMES REAL ESTATE
For more details: www.keithsoames.com.au or call 9487 1500

THERE IS STILL TIME!

You still have time to enter into our Holiday give away. It's Easy! Just list your property for sale exclusively with Keith Soames Real Estate and go into the running to win a family holiday to Disneyland or Hawaii * conditions apply