

PROPERTY OF THE MONTH



4A The Crescent, Pennant Hills

FOR SALE \$699,000

RARE OPPORTUNITY FOR LEVEL LAND

A rare and unique opportunity, to purchase a near level block of land, within minutes walk to shops transport Pennant Hills Sport- ing Park and schools i.e. Pennant Hills (primary and high), Mount St Benedict catholic Girls.

This battle axe block of land has not been offered for sale previ- ously and has amazing district views. With easy private driveway access this is the perfect building block.

Note: The last two photos are aerial shots of potential views.

All services are connected including telephone and we have plans to build an amazing home on file.

If you are looking to build you dream home in a fantastic location with amazing views then you will love this land.

STEPHEN MANGAN
0411 107 222
Sales Executive



THIS MONTH'S MARKET WRAP

June 2011

Traditionally the start of winter sees property listings slow down substantially, this year has kept to that trend.

We have noticed an increase in the number of people at our open homes. We feel this is due to a lack of competition rather than an increase in market activity. A great example of this is a 2 bedroom unit in Dural St, Hornsby that we opened for the first weekend in June. It received over 50 groups of people through in a 40 minute open home. We subsequently sold for an excellent price.

When we were following up the buyers, most were telling us that there is a lack of units on the market. (This is a common issue across Sydney this time of year). Most owners feel that their property will look and sell better in spring; this is not always the case. If your property enjoys sun in winter then we would recommend selling during winter. Buyers compete strongly for these homes during the colder months.

If you do need to sell during winter and your home is naturally cool make sure you have the blinds and curtains open and the heater or fire going. There is nothing quite like the ambience of a fire in winter.

Sales this month have been quite strong in the lower to medium range, the top end has remained tough, however we have noticed signs of improvement.

7 Albion Street, Pennant Hill	4 Beds	\$980,000
14/68 Hunter Street, Hornsby	2 Beds	\$388,000
8/44 Cremorne Road, Cremorne Point	2 Beds	\$655,000
313/17 Romsey Street, Waitara	4 Beds	\$475,000
43a Russell Avenue, Wahroonga	4 Beds	\$1,140,000
30/10 Northcote Road, Hornsby	1 Bed	\$1,357,000
11/6-12 Nursery St, Hornsby	2 Beds	\$520,000
12A Osborn Rd, Normanhurst	4 Beds	\$880,000
22 Kuring-Gai Chase Rd, Mount Colah	3 Beds	\$430,000
6 Huett Place, Berowra	4 Beds	\$795,000
6 Tracey Close, Normanhurst	4 Beds	\$866,000
38 Hinemoa Ave, Normanhurst	4 Beds	\$855,000
14/68-72 Hunter St, Waitara	2 Beds	\$388,000
64/1-9 Yardley Ave, Waitara	3 Beds	\$568,000



KEITH SOAMES
Principal

Rental Market Wrap

Units and apartments continue to be snapped up with all our offices experiencing a shortage of supply. Rental prices for units and apartments are continuing their upward trend. While the same can't be said of houses, they are still performing better than this time last year. In summary, if you are considering expanding your property portfolio or thinking about purchasing an investment property, now is a great time to do so. If you would like some advice on what type of investment property is best for you, please give me a call.



MICHAEL KAS
9483 9114
Property Manager

Property Depreciation Deductions

Claiming tax depreciation deductions on your investment property has become an important part of a property investing strategy, but the legalities surrounding property depreciation can leave many property investors scratching their heads.

In order to claim deductions for a property depreciation a tax depreciation report should be obtained for each income-producing building.

These reports must be prepared by an appropriately qualified person. Quality surveyors who are registered tax agents have the knowledge and expertise to prepare comprehensive tax depreciation reports. Research shows that between 15%-35% of construction cost of a residential building is made up of a plant and equipment articles.

These include things like carpet, hot water system, blinds, light fittings and many other items. Maximising their value is the key to maximising a depreciation claim.

As a building gets older and items within wear out, they depreciate in value. The ATO allows property investors to claim a deduction related to the building and the plant and equipment items within it. This deduction essentially reduces the investment property owner's taxable income- they pay less tax!

While completing the depreciation report and then claiming as soon as you settle on an investment property is ideal, there are a number of people who have yet to unlock the depreciation potential of their investment property.

If you have rented the property the entire time from settlement you can make amendments to your tax return/s for at least the last two financial years. This will allow you to recoup some of the depreciation that has yet to be claimed. You can then continue to use the report for future financial years.



SUZANNE WHELAN
9485 4805
Property Manager

Acknowledgement: BMT Tax Depreciation Handbook.

SUBURB FOCUS - PENNANT HILLS

RECENT SALES

Address	Bed	Bath	Price
44 Boundary Rd	3	1	\$ 552,000
7 Albion St	4	2	\$ 1,090,000
11B Albion St	3	1	\$ 1,400,000
31 Loftus Rd	4	2	\$ 875,000
8A Blackbutt Ave	5	3	\$ 805,000
16 Werona St	5	2	\$ 660,000
5 Brecks Way	4	2	\$ 750,000
57 Thorn St	5	3	\$ 700,000

3 OFFICES:

ESTABLISHED 1969



After 42 years serving local residents, our family business has the experience you can rely on. Our large team and market coverage means more buyers and better service when it comes time to sell your home.

SMOKE ALARMS DO SAVES LIVES.

As winter is upon us and this is the time when most residential fires occur, generally from electrical heaters.

We have contacted all our tenants to ask them to check their smoke detectors to make sure they are in working order. We have request that they report back to us if the smoke alarm is not working and needs replacing or requires a new battery.

We may contact you to advise that the smoke alarm installed in your investment property needs a replacement battery/device.



SUE ELLIS
9483 9113
Property Manager

Winter Woes

As most of you have probably felt, we are rapidly approaching the coldest part of the year and this is the most common time for mould to raise its ugly head.

Mould will almost always be caused by moisture, whether it be from a lack of air circulation, leaks, moisture in walls / roof voids or rising damp. The most effective way to prevent mould, is to ensure that the property is well ventilated by ensuring that windows are kept open when you're at home instead of the usual practise of locking up the house and turning all the heaters on.

When mould does raise its ugly head you need to remove the source of moisture, dry out the affected area and then remove the mould.



Robert Riddell
9481 9199
Property Manager