

PROPERTY OF THE MONTH



47 RAMSAY STREET, PENNANT HILLS

AUCTION - 20th November On Site at 3.30pm

BED: 5 BATH: 3 CAR: 2

FULL BRICK ARCHITECT DESIGNED

This exclusive elegant home is approximately three years old and is ideally positioned on a corner block of approximately 834sqm. Surrounded by vibrant mature gardens with impressive street appeal it is in a superb location and offers a distinct and versatile floor plan with the finest finishes and inclusions.

- Full brick construction with suspended concrete slab
- Sleek Granite kitchen with commercial quality gas cook top
- Formal lounge, separate dining, large family/rumpus with casual dining and third living area upstairs
- Five generous bedrooms...one on the ground floor with an adjoining bathroom - perfect for guests or in laws
- Located within 600m walking distance to train station, shops, schools and restaurants



SHELLEY DAWSON
Sales Executive
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Sales Executive
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THIS MONTH'S MARKET WRAP

OCTOBER

Sales activity this month started slowly compared to other months this year. It seems the school holidays definitely delayed a substantial number of properties from coming onto the market.

However the second half of October was a different story with parts of the local real estate market being quite frantic. The unit market in Hornsby area remains very strong with the average days on the market down to about 14days.

We have also noticed new interest in the top end of the market with more people attending open homes and we are expecting some strong results prior to the end of 2010.

HIGHLIGHTS

Results this month have included an over 55's home in Carlington Road, Wahroonga for \$1,062,500, a 2 bedroom unit in Linda Street, Hornsby for \$511,000, another auction in Leith Road, Pennant Hills sold for \$45,000 over reserve plus a mortgagee in possession sale at Point Road, Mooney Mooney selling for \$1,260,000.



KEITH SOAMES
Principal

NEW INSURANCE PRODUCT

A new insurance product has entered the market that could lead to improvements in selecting the best tenants for your property and giving the Landlord more peace of mind. And it won't cost the Landlord a cent.

RentSecure is offering a product to tenants that will cover their rent if they lose their job through no fault of their own. They would cover up to 16 weeks rent which can reduce the requirement for Landlords to pay out large excesses on their own policies on rent default claims. This is something that we will need to investigate further and to see what we can do about getting our tenants signed up to a policy like this.



ROBERT RIDDELL
9483 2108
Property Manager

IMPROVE YOUR FINANCIAL POSITION

Investors are often surprised by the amount of items they are able to claim depreciation on inside and outside of their investment property. The following outlines the plant and equipment deductions available room by room in a residential property. It also provides examples of the assets that can be claimed.

BEDROOM

- Carpet
- Ceiling fan
- Blinds
- Gas heating
- Air Conditioning
- Smoke alarm

BATHROOM

- Blinds
- Heat, light and exhaust units
- Bathroom accessories (freestanding)
- Floor Coverings

FAMILY ROOM

- Blinds
- Ceiling fan
- Floating timber floors
- Lighting
- Smoke Alarm
- Air Conditioning
- Gas heating

KITCHEN

- Blinds
- Rangehood
- Lighting
- Floor Coverings
- Cook tops
- Microwave
- Exhaust fans
- Air Conditioning
- Oven
- Dishwasher
- Ceiling fans

OUTDOOR AREAS

- Garbage Bins
- Gas Heaters
- Garden watering installation
- Automatic garage door (motors/Controls)
- Pool/Spa pumps
- BBQ
- Pool Cleaner
- Hot Water System
- Outdoor Furniture



SUZANNE WHELAN
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Property Manager

Acknowledgement: Maverick BMT Tax Depreciation Issue 27 Winter 2010

SUBURB FOCUS - HORNSBY

TOP 5 House Sales for the last 12 months

Address	Bed	Bath	Price
21 Rosemead Road	4	3	\$1,445,000
34 Ida Street	4	2	\$1,000,000
80 Pretoria Parade	5	3	\$980,000
384 Pacific Highway	4	2	\$881,000
32 Amor Street	4	3	\$880,000

TOP 5 Unit Sales for the last 12 months

Address	Bed	Bath	Price
10/38 Bridge Road	3	2	\$562,000
79/38 Orara Street	3	2	\$560,000
1/1-5 Burdett Street	3	1	\$535,000
70/107 Pacific Highway	3	2	\$535,000
1508/88-90 George St	2	2	\$525,000

BUSY LITTLE BEES

The 3 Property Management Teams have been extremely busy with new managements and re-leasing properties. At present there has been over 27 properties leased for the month of October. Here are just a few of the properties leased in the past month

FLORENCE ST, HORNSBY

2 bedroom Unit \$380.00 per week

PACIFIC HIGHWAY, HORNSBY

2 bedroom unit \$445.00 per week

NEPEAN AVE, NORMANHURST

3 bedroom home \$550.00 per week

RIVERTOP CLOSE, NORMANHURST

4 bedroom home \$620.00 per week

KIOGLE ST, WAHROONGA

3 bedroom home with pool \$790.00 per week

DARRI AVE, WAHROONGA

5 bedroom home with pool \$1375.00 per week



SUE ELLIS
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Property Manager

TWILIGHT CONCERT - MOTOWN NIGHT

Keith Soames Real Estate proudly sponsored the Twilight Concert in the park at Wahroonga whilst fundraising for the Children's Hospital at Westmead. It was a fabulous night with high energy music and fantastic crowd support. We would like to thank the volunteers who came down to help in the Keith Soames Real Estate marquee and the wonderful face painters who spent ALL night painting children's faces. It was a great night and we are looking forward to the next Concert in the Park series.

