

### PROPERTY OF THE MONTH



#### **18 LOCH MAREE AVENUE, THORNLEIGH**

**AUCTION - 9th October On Site at 2.30pm**

**BED: 4 BATH: 2 CAR: 1**

#### **A GREAT FAMILY HOME & INVESTMENT**

This well located single level brick and tile home is situated in a quiet area, adjacent to a small park, with easy access to shops and station, via Hillmont Ave. The main area of the home has a formal lounge & dining, plus 3 generous bedrooms, that is currently leased for \$450/week (expired).

Then there is a 1 bedroom flat that is leased for \$250/week (expired), thus providing both the owner occupier or investor flexibility and a solid income.

Properties like these rarely come onto the market, and the owner is genuine about selling.



**KEITH SOAMES**

*Principal*  
0414 819 199

### **QUICK FACT: DEPRECIATION DIFFERENCES**

Many investors assume it is not worth getting a depreciation report completed on older properties. While it is true that newer properties contain more deductions than older properties, it is always worth getting some advice about the depreciation potential of an older property.

**Older Properties** - Depreciation on the structure of a building is governed by the date that construction began. This may mean that a property might not be eligible to claim depreciation on the original structure.

**New Properties** - Owners of new investments properties are eligible to claim depreciation on the building structure and the fixtures and fittings in their property.

*Acknowledgement: BMT & Assoc Newsletter Issue 28 Summer 2010/11*

### **THIS MONTH'S MARKET WRAP**

#### **SEPTEMBER**

Keith Soames Real Estate has experienced a buoyant start to Spring, including the sale of last months feature property 29e Ada Avenue, Wahroonga for \$2,750,000 prior to Auction. Other results have included a hotly contested Auction at 6 Leith Road, pennant Hills, a home in a fantastic location however needing a major renovation, this home sold \$60,000 over the reserve at \$860,000.

The unit market has also remained strong. An older style 2 bedroom unit selling for \$398,000 on Sherbrook Road to a modern 2 bedroom unit in George Street that sold for \$505,000 both in Hornsby. Last weekend a new listing in Linda Street, Hornsby received over 30 groups through the first open house and 2 buyers strongly contesting the purchase at the time of writing this article.

All 3 of our offices have been very busy appraising properties that are ready to come onto the market after the Spring school holidays. October & November are looking like "bumper" Auction months.



**KEITH SOAMES**

*Principal*

### **SOCIAL MEDIA**

This month saw Keith Soames Real Estate step out into the Social Media scene with our new Facebook and Twitter profiles. We will be using our new social media sites to promote properties that we currently have on the market as well as to keep you up to date on our involvement with the community.

Please feel free to follow us on Twitter @KeithSoames\_RE or become our friend on Facebook.

On another note on the 17/10/2010, I will be attending a fundraiser walk in Parramatta Park for the Juvenile Diabetes Research Foundation (JDRF) and I would always be happy to have more company, so feel free to join me or make a donation. For more information, please head to <http://walk.jdrf.org.au>



**ROBERT RIDDELL**

**9483 2108**

*Property Manager*

**NUMBER OF PROPERTIES ADVERTISED FOR RENT**

The number of newly advertised rental properties has increased by 0.4% during the week however, the volume is -1.2% lower than it was last month. Although newly advertised rental property numbers have increased the total number of advertised rental properties has remained quite flat over the week, down -0.1%. Although the volume of advertised rental properties has remained relatively unchanged during the week, the total volume is -2.0% lower than it was a month ago.

**Number of properties advertised for rent**

Residential rental listings advertised over the month ending 12/09/2010  
 Note that listings are based on a rolling monthly count of unique properties that have been advertised for rent.

State	New advertised listings		Total advertised listings	
	Last month	(Previous mth)	Last month	(Previous mth)
Qld	10,778	(10,905)	24,944	(25,322)
NSW	10,111	(10,391)	20,738	(21,672)
Vic	10,192	(10,621)	23,367	(23,767)
WA	3,535	(3,455)	7,792	(8,088)
SA	2,303	(2,084)	4,727	(4,617)
NT	416	(272)	800	(567)
ACT	300	(282)	538	(542)
Tas	610	(689)	1,581	(1,661)
Aus	38,245	(38,699)	84,487	(86,236)



**SUZANNE WHELAN**

**9485 4805**

Property Manager

Acknowledgment: RP Data Property Pulse Newsletter 17/9/10

**RESIDENTIAL TENANCIES REGULATION 2010**

Rights and obligations of landlords and tenants Part 3

Clause 10: Water efficiency measures required for payment of usage charges by tenants: s 39 (1) of Act. The prescribed water efficiency measures that residential premises are required to contain before a tenant can be required to pay water usage charges for the premises are as follows:

- a. all internal cold water taps and single mixer taps on the premises (other than bathtub taps and taps for appliances) must have a maximum flow rate of 9 litres per minute,
- b. all showerheads on the premises must have a maximum flow rate of 9 litres per minute
- c. there must be no leaking taps on the premises at the commencement of the residential tenancy agreement.

Note. Taps and showerheads having a maximum flow rate of 9 litres per minute have a 3 star water efficiency rate.



**SUE ELLIS**

**9483 9113**

Property Manager

**KEITH SOAMES REAL ESTATE PROMOTION**

**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\*!!  
\*Conditions Apply

KEITHSOAMES REAL ESTATE  
 See Soames for homes

For more details: [www.keithsoames.com.au](http://www.keithsoames.com.au) or call 9487 1500

Keith Soames Real Estate is introducing a special promotion from 1st October 2010 - 31st January 2011. We will be giving away a family holiday to Disneyland in LA or Hawaii! All owners that list their home/property exclusively with Keith Soames Real Estate during this period will go into the draw to win. (conditions apply)

**KEITH SOAMES R/E PROUDLY SPONSORING CONCERT IN THE PARK - FREE EVENT**



**Its Motown Time!**

Featuring:  
 The Supreme Motown Show & Wonderbrass

**SATURDAY 16th OCTOBER 5pm at Wahroonga Park**