

# PROPERTY NEWS

*Ideas to help you when you're Buying or Selling*

## OPULENT AVALON HOME GRACES THE MARKET!

This contemporary home boasts style and sophistication and enjoys magnificent Careel Bay views

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- Professionals supports the local community
- Once in a lifetime – stunning Avalon property on offer
- 'Wear and Tear' factors on investment property

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## A letter from the Editor

Dear Reader,

Griffin Real Estate The Professionals is excited to bring you its newsletter.

It's our hope that this newsletter will start to help you as you plan your next move when buying or selling real estate.

In the space available, we are able only to take you through the basics of each concept discussed.

That's why we are happy to meet with you, so that we can impart our local knowledge and experience to help you.

Please don't hesitate to call us anytime at our centrally located office in Avalon on 02 9918 9933.

Yours faithfully,

**Mark Griffin**  
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# Awareness sparkles in October

**October marks Breast Cancer Awareness Month, and as Diamond partners, Professionals Real Estate plan to make this years' fundraising efforts bigger than ever before.**



To help us in our fight to cure breast cancer, be sure to drop into our office at 56 Old Barrenjoey Road, Avalon to pick up some of our wonderful merchandise such as pink ribbons, badges and wrist bands.

During the month of October, pink OSRAM light globes can also be purchased exclusively from the Professionals offices for \$2, as part of the National Breast Cancer Foundation's Porches in Pink scheme.

Buying a pink light and illuminating your porch or deck area is a fun way to lend your support to such a great cause.

## Local Community

### UPDATE

The first Sunday of September marked not only Father's Day and the first weekend of Spring, but also the Avalon Public School Fete.

Blessed with beautiful spring weather, we enjoyed a fun-filled day with our team handing colourful helium balloons out to all the excited school kids.

The Professionals marquee went down a treat offering a shaded spot by the rides for families to enjoy their lunch. Our entire team had an absolute ball and would love to thank all the school kids for making it such a successful and memorable day.



# Avalon property tempts buyers with stylish design and stunning views

Do you dream of relaxing in a lavishly renovated home, whilst enjoying stunning ocean views from every room in the house?



**Can you imagine living a modern life with contemporary conveniences at your fingertips?**

Do you want a home that offers a unique lifestyle and is so much more than just a roof over your head?

If you answered yes to the above questions, then this special report is just what you have been waiting for.

In this report, Professionals Griffin Real Estate Principal Mark Griffin gives you an exclusive opportunity to explore a fantastic Avalon home that has just come onto the property market.

**What does the home at 2 Careel Bay Crescent, Avalon have to offer potential buyers?**

"A prized address, the spit-level floor plan take advantage of its pure North

aspect, welcoming the warm spring sunlight and the breathtaking Pittwater panorama into every level of the home," Mark said.

"No expense has been spared in the recent refurbishment of the home, with its stylish neutral colour scheme, spotted gum flooring and the finest contemporary finishes featuring throughout."

The property is accessed via a stone path leading through the thriving tropical landscaped front garden.

"The entry level of the home hosts the master bedroom, complete with full length built-ins and ensuite, a state-of-the-art brand new bathroom, and a wide rumpus room flowing through sliding glass doors onto a tranquil, Balinese themed deck area," he said.

"The lower level of the home is

spacious and open plan, with a formal living room and separate dining room both opening through glass sliding doors onto a full length timber deck overlooking the glistening shores of Careel Bay."

The definitive of sophistication and modern-day design, this flawless home offers ease of family living for the home entertainer.

"The open-plan kitchen of opulent design is located between the living and dining rooms, and features the latest stainless steel appliances, a gas cook top and an abundance of storage space," Mark said.

Stairs lead from this floor to a fourth and final level, with a laundry, internal access to the double undercover parking, and an entrance leading to an outdoor pool.

"The pool area offers your own secluded Oasis, surrounded by timber decking, bamboo covered fencing and lush tropical palms, which provides the ideal place to entertain and make the most of the upcoming summer months," Mark said.

An unrivalled opportunity to live in elegant and sophisticated style in one of Avalon's most desirable locations.

**The home is open for inspection on Saturday between 12.00 and 12.45pm. To be sold by private treaty, priced by negotiation. Any enquiries, please phone Mark Griffin from Griffin Real Estate The Professionals on 9918 9933 or on 0414 918 999.**

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**Thinking of selling or seeking some advice on your local market?**

Be sure to contact your number 1 local agency, Griffin Real Estate The Professionals on **9918 9933**



# Wear and Tear – what is fair?

## Are you being too tough on your tenants?



**Little bumps, a couple of dints, some slight scratches and a smattering of smudges – some things cannot be avoided when you are wrapped up in your day-to-day life.**

But what if you are the proud owners of an investment property and your tenants are leaving their mark on your asset?

How much do you let them get away with?

Landlords can often be unreasonable when they are counting the costs involved

in maintaining an investment property, but it is important to be fair.

**Why is comparing the condition report to the current state of the property so important?**

The purpose of the final inspection is to compare the current state of the property to the initial condition report completed by your tenants at the beginning of their stay.

The legislation does state that your tenant must leave the property in the

same condition when they leave.

And any substantial damages will then have to be paid from their rental bond after they have vacated the premises.

However, you must take into consideration the fair wear and tear factor.

**Landlords can be very hard on their tenants and while they expect the premises to be perfect, they must be fair to the renters.**

The problem lies in the fact that the term 'fair wear and tear' is not specifically defined in the Act or the Tenancy Agreement, so it is open to individual interpretation.

So it is important for us to think about what are the normal signs that appear when a property has been lived in for a period of time.

Things like wearing carpet, slight smudges on the walls, chipped tiles – these things can happen in a normal day and they can happen to anyone.


**The basic definition for fair wear and tear is: damage that occurs during normal use or something that happens due to aging.**

But deciding on what is fair is a huge challenge that property managers have to face every time a tenant leaves your property.

Factors that should be considered are the number of tenants, the time of tenancy and the age of fixtures and fittings.

Fair wear and tear usually applies to marks on walls, cracks in tiles, holes in fly screens, marks on curtains and carpets, insects in light fittings or dusty window and door tracks.

**Our team of highly trained property specialists are available to assist you, so phone us today!**



**If you have an excellent property manager, they will make it their mission to keep your property's best interests in mind, while still being fair to your tenants.**



In search of the key to the cure.

We work towards handing people the **keys to their dreams** everyday... And everyday we strive to help find the key to so many dreams, to one day **cure breast cancer.**