



## My Report

The global scare has had a major impact on our market. Sales enquiries are down by 62%. Open House inspections are down by 45%. Registered bidders at our Auctions are down by 57%. Although prices haven't come down as yet there is a great uncertainty in the market.

Investors with money in the share market have been very nervous. Gold is at an all time high but crude oil is dropping in price.

If there is a flood of properties that come onto the market then prices will fall. We are very much at the dictates of the market.

Property should not be looked at as a short term goal. Over a 10 year period property will just about double.

The returns from rents are as high as they have been for over the last 30 odd years that I can recall.

## CUP CAKE DAY FOR R.S.P.C.A. by Bree



On the 15<sup>th</sup> August Bree made a large batch of cup cakes and sold them to the office staff and friends.

Bree raised over \$150 which was donated to the R.S.P.C.A. Bree would like to thank all those staff and friends who bought her cup cakes.

## BANKS

The largest outgoing expense is usually associated with the mortgage.

Now it is easier and it is worthwhile getting quotes from other banks and financial institutions.

You will be surprised how much you will save in your mortgage repayments.

## RISING DAMP

This can be a problem in many homes and is particularly bad for people with asthma. There are several companies who now specialise in treating rising damp. They use a variety of techniques including sub floor ventilation, cupboard ventilation and ceiling ventilation.

There are many products than can be applied

after drilling into the brick works which will stop rising damp.

If not treated rising damp will cause serious damage to a building structural integrity.

The first signs of rising damp is peeling or blistering paint work.

*Never taken for "Granted" at Grants*



**9645 2400**  
**170 Waldron Road CHESTER HILL**

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# INVESTORS' NEWSLETTER

No 17 - September 2011

## JUST SOLD



**18 ORCHARD ROAD  
BASS HILL**  
**SOLD**  
**FOR \$485,000**

This brick veneer family home features 4 bedrooms plus study which can be converted to a 5th bedroom, built-in robes, huge separate lounge, open plan dining and kitchen area with pantry, 2 bathrooms which one is an en-suite to main, internal laundry, large outdoor entertainment area overlooking the in-ground swimming pool, level yard and single lock up garage drive-through. Sitting on 557 sqm (approx.) with 16.46m frontage.



**8 WILLIS STREET  
LANSVALE**  
**SOLD**  
**FOR \$352,000**

Set in a whisper quiet village atmosphere is this large family home which offers 4 double size bedrooms, main with en-suite, modern bathroom, open plan kitchen with gas cooking, combustion fireplace in dining/family room area, separate lounge room with French doors opening onto a balcony and a two car garage with plenty of storage area. Land size 805 sqm approx.. with 15.24m frontage and within a short walk to Lansvale East Primary School.



**12/11-15 CAMPBELL HILL RD  
CHESTER HILL**  
**SOLD**  
**FOR \$280,000**

This well presented 2 bedroom brick veneer villa offers combined lounge and dining room, separate kitchen, full bathroom, built-ins to master bedroom, internal laundry, front and rear courtyards, lock up garage.

This property is only a short stroll away from Chester Hill station, shops and public schools.



**86B Hood Street  
Yagoona**  
**SOLD**  
**FOR \$350,000**

Approximately 15 years young this 3 bedroom family home situated in a quiet cul-de-sac location. The home offers 3 good size bedrooms with built-in robes, open plan lounge and dining areas, spotless kitchen and bathroom, lovely front veranda and decking at the back together with level low maintenance yard.

This property is perfect for the first home buyer, investor or retiree.

## JUST LEASED



**3/69 PRIAM STREET  
CHESTER HILL**  
**LEASED**  
**for \$380 per week**

Large 4 bedroom top floor unit featuring built-ins to all bedrooms, separate lounge and dining room, internal laundry, 2 toilets, carport with lock up storage room, carpet throughout and close to all amenities.



**41 BENT STREET  
CHESTER HILL**  
**LEASED**  
**for \$440 per week**

Cosy 2 bedroom plus study house featuring wardrobe to one bedroom, study or possible 3rd bedroom, separate lounge and dining, sunroom with air conditioning, updated bathroom, internal laundry with 2nd toilet, small easy care yard with 3rd toilet, lock up garage and carport and carpet throughout.



**19/20 SIMPSON STREET  
AUBURN**  
**LEASED**  
**for \$400 per week**

Neat and tidy 2 bedroom top floor unit featuring carpet throughout, combined lounge/dining area, full bathroom, internal laundry, balcony, security parking and building and close to all amenities.



**40 VILLAWOOD ROAD  
VILLAWOOD**  
**LEASED**  
**for \$400 per week**

3 bedroom brick home featuring polished timber floors, large kitchen with gas oven and stove, neat and tidy bathroom, air conditioning, tandem carport, good size level yard and within easy access to Public Transport and local schools.

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