

June 2013 Update

Putting Your Home In Order

First impressions count and it is often a case of 'love at first sight'! Vendors (sellers) are familiar with their home and may overlook the finer aspects of presentation when preparing their home for sale. Be objective. Wander through your home as though you are the potential buyer. Minor repairs and cosmetic touches can make an enormous difference. Do the carpets need cleaning? You may consider replacing any tired window furnishings.

Everybody has "the jobs they love to hate" but now is the time to repair torn flywire screens, replace cracked glass, burn out light globes and fix the front door bell. Attend to squeaky floors and doors that stick. Replace washers on leaking taps. Repair cracked plaster and touch up chipped paint. Consider repainting interior walls if they are dull or dirty as a few litres of paint and a weekends work can add thousands of dollars to your home. Neutral colours will appeal to the majority of buyers.

Make the home appear as large, bright and well kept as you possibly can. Reduce any clutter and store excess furniture to create a more spacious feeling.

Your check should not be restricted to indoors. An outdoor clean up campaign is essential. Straighten out the garage, mow the lawn and trim edges. A few punnets of flowers will add a dash of colour in the garden and sensible pruning can enhance a view or allow more natural light into the home.

By attending to these details you will create a favourable impression and your efforts will be rewarded by obtaining the maximum price.

If there are any particular aspects of preparing your home for sale that you wish to discuss, please feel free to contact our friendly sales team at our office on 03 9584 8288 (Cheltenham) or 03 9551 3533 (Dingley Village).



Property of the month:



601/37-39 Station Road, Cheltenham

Penthouse Living Without The Price Tag

With loads of space and quality balcony views, this top floor 3 bedroom penthouse apartment will surely impress.

Features include:

- Secure monitored entrance
- 3 full sized bedrooms, master with full ensuite
- Large open plan living
- 2 balconies with quality views
- Heating & cooling, quality fixtures & fittings
- Stone finishes, stainless steel appliances
- 2 car spaces plus storage cage

All within walking distance to Cheltenham station and the Charman Road shopping strip.

CONTACT: Morgan Young on 0402 115 907
morgan.young@raywhite.com

AUCTION: Forthcoming Auction

PRICE: \$520,000-\$560,000



Keep in touch and up to date by following us on:

Ray White

Cheltenham / Dingley Village



You Tube

Some of our New Listings:



73 Lwr Dandenong Rd, Mentone
\$679,000



19 Cavendish Dve, Heatherton
Forthcoming Auction



8 Chifley Crt, Dingley Village
Auction 22/06/13 @ 11am



78/62 Cavanagh St, Cheltenham
\$520,000



3 Chaldron Pl, Dingley Village
For Sale



1 Berkefeld Crt, Cheltenham
\$649,000

Some of our Recent Sales:



2/6 Norma Avenue,
Cheltenham



4/77 Centre Dandenong Rd,
Dingley Village



3/86 Albenca St,
Cheltenham



17 Twofold Cl,
Dingley Village

Would you like to receive our Weekly Market Update email? [Click here](#) to join our weekly email list where you will receive news of our listings, current stock and up to date market information.

Getting to Know Keven Moore

Keven aims high for his clients. "I believe they should receive all that they expect & deserve, both service & results wise," says Keven, whose high goals combine with a committed work ethic & intricate knowledge of the property market to achieve some exceptional sales results.



With a successful background in sales, an impressive record of excelling in past vocations, numerous awards to his credit, Keven is highly sensitive to clients' particular needs & goals. He also understands that careful attention to every detail is essential for procuring the best end result. You can contact Keven on 0449 867 425 or keven.moore@raywhite.com

Q: What are you currently listening to on your ipod?

A: Passenger and Ben Harper

Q: What is your favourite quote?

A: "Those who mind, don't matter and those who matter, don't mind", Bernard M. Baruch

Q: What do you enjoy doing in your spare time?

A: Spending time with my wife, family and friends

Q: If you could have dinner with any 3 people (dead or alive), who would they be?

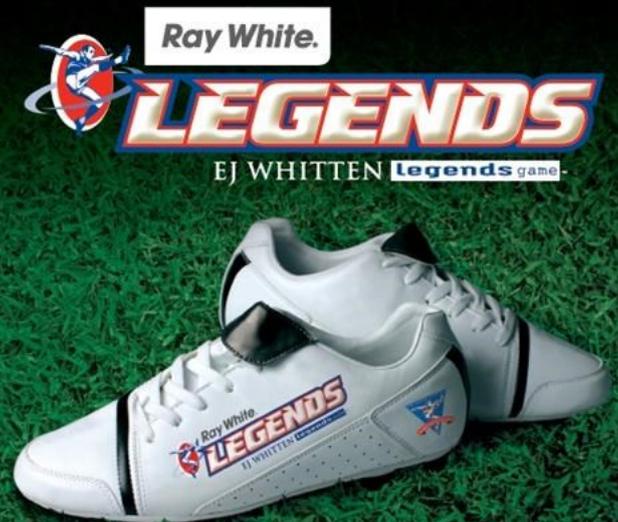
A: Richard Branson, Ray Charles and Lindsay Fox

Q: What is your greatest accomplishment?

A: Proposing to my beautiful wife

Q: What would you do with \$1 million dollars?

A: Buy more property!



VICS vs ALL STARS
WEDNESDAY 10th JULY 2013
7:30PM AT ETIHAD STADIUM

VISIT OUR WEBSITE
AND NOMINATE YOUR CLUB LEGEND
TO PLAY IN THE 2013 RAY WHITE
EJ WHITTEN LEGENDS GAME
ENTRIES CLOSE 21/06/13