

July 2013 Update

Choosing The Right Home

Give some thought as to what type of home you require and where you would like to live. It may be a brand new house in a new area that appeals to you because of the kind of people, young families perhaps, who will be living there. Maybe you would prefer an established house, an older style home or a property with acreage. Are you interested in renovating? Importantly, you must consider not only what looks attractive, but what will suit the size of your family now and in the future.

Make a list of your priorities. Do you need to be near public transport? Are there schools in the area that meet your needs? How will you get to work and what cost will be involved? If there is limited public transport will you require an extra car? If you are a one car family, are shops in close proximity? Access to the home may be an important issue either now or in the future. You don't want a major expedition every time you run out of milk! Is the garden relatively maintenance free? If you don't enjoy the garden you may wish to consider an apartment or a townhouse.

When you have decided what you are looking for, the number of advertisements and properties won't be so daunting. Select those that appear to offer the criteria of your requirements and attend open for inspections or make an appointment with the real estate agent .

Location

Many consider location to be the most important ingredient in a property purchase. In fact, some experts say there are only three things to consider when purchasing real estate. The first is 'location', the second is 'position' and the third is 'where the property is!'

When selecting a property, whether to live in yourself or as an investment property, you should consider factors that affect not only your own lifestyle but also the needs of future buyers. For instance, if you run a small business from home, a prominent road may be idea. Conversely a quiet secluded court where children can play safely may be exactly what the young family require. Accessibility of the home and walking distance to public transport is vital to the non driver, the elderly and student children.

Every city and town has areas that are likely to appreciate in value more than others, so it is important to get the 'feel' of an area. Drive around and familiarise yourself with all the amenities and see if you feel comfortable, then talk to the real estate agents in the area. A good estate agent with sound local knowledge will quickly point you in the right direction and advise you where to buy and just as importantly where not to buy. So give our friendly area specialists a call today!

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

Ray White

Cheltenham / Dingley Village



You Tube

Property of the month:



2 Wyndarra Crescent, Dingley Village

Sophistication and Style

Stunning newly renovated family home exudes a sophistication & style that is rarely seen. This unique home offers practicality with a flowing floor plan, yet offers a finish that many would envy.

The special features of this home are:

- Enormous theatre room/music room/rumpus with a wood fire & balcony.
- Dining room which flows through to the lounge
- Open plan kitchen, meals & family room
- Freshly renovated kitchen with luxurious stone bench tops & stainless steel appliances
- 4 generous sized bedrooms all with robes
- Master bedroom with walk through robes to an impressive renovated ensuite with his & hers vanities
- One bedroom has been converted to your own private gym
- Stunning & extravagant bathroom with a free standing bath
- Laundry with enormous storage
- Outdoor entertaining area which overlooks the inground pool/spa and landscaped private garden
- Heating, cooling & alarm
- Double lock up garage with internal access
- Cellar/storage room off the garage

CONTACT: Dora Kambouris on 0408 114 403

dora.kambouris@raywhite.com

PRICE: \$729,000



Some of our New Listings:



304C Warrigal Road,
Cheltenham



13 Linlithgow Tce, Waterways
\$550,000-\$600,000



28 Snowdon Dve, Cheltenham
\$539,000



17 Wolbers Rd, Dingley Village
For Sale



13 Jubilee Blvd, Waterways
\$549,000



2/57 Centre Dandenong Rd,
Dingley Village

Some of our Recent Sales:



1C Kayden Street,
Cheltenham



8 Chifley Court,
Dingley Village



2/9 Heather Grove,
Cheltenham



32 Turner Road,
Highett

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 Genevieve Hill



During her extensive real estate career, Genevieve has developed a reputation for working well above & beyond the call of duty to serve her clients' best interests. She takes much pride in going the extra distance to deliver both impeccable service & top results. Genevieve's broad industry knowledge and strategic negotiation skills also mean she has set record sale prices in all areas she's worked in. Genevieve understands the property market's changing dynamics and demographics and has extensive experience working in Bayside & surrounds. Genevieve knows that buying & selling property can be daunting. She is wholly committed to making the experience as painless, trouble-free & successful as possible. You can contact Genevieve on 0423 094 639 or g.hill@raywhite.com

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

A: Blurred lines by Robin Thicke

Q: What is your favourite quote?

A: "Don't judge a book by its cover"

Q: What is your favourite book?

A: Rich Dad, Poor Dad by Robert Kiyosaki

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

A: I don't really get spare time, but if I did I would have to say doing a good puzzle

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

A: Marilyn Monroe, Clint Eastwood and Leonardo DiCaprio

Q: What is your greatest accomplishment?

A: My two girls and purchasing my home

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

A: I would invest \$500,000, take my family on a holiday to Europe and pay off my daughters school fees till Year 12!



Josh Bartlett
Getting your finance
back on course...

LoanMarket
home finance brokers

0402 235 001
josh.bartlett@loanmarket.com.au
4/107 Tulip Street,
Cheltenham 3192