



Auctions



2 Chicago Avenue, Maroubra

Auction: Wednesday 22 Aug, 2012
 Crowne Plaza, Coogee Beach, 6.30pm
View: By App or As Advertised

Nader Hotait 0402 63 63 20
n.hotait@rwre.com.au
02 8347 6075



43-45 Robey Street, Maroubra

Auction: Wednesday 22 Aug, 2012
 Crowne Plaza, Coogee Beach, 6.30pm
View: By Appointment

Phillip Elmowy 0425 285 444
Anthony Vella 0412 232 904
02 8347 6000

Recent Sales



14 Dawes Street, Little Bay

58 Milroy Avenue, Kensington

104 Mons Avenue, Maroubra



13 Horner Avenue, Mascot

5/39-41 Doncaster Ave, Kensington

31 Holloway Street, Pagewood



347 Bunnerong Rd, Maroubra

365 Arden St, South Coogee

6/11 Bona Vista Ave, Maroubra

Feature Property



Matraville 4 Truscott Avenue

Grand Family Entertainer - Private North Facing Garden

Custom built to offer the ultimate in luxury and privacy, this palatial double brick home combines classical design with a highly practical layout to create an exceptional family residence. Set on one of Matraville's most prized avenues, moments to coastal parks and beaches, it features fluid formal and family living zones, gourmet granite top gas kitchen with butler's pantry, landscaped north facing garden and studio ideal as a teen retreat or home office. Impeccably appointed and presented in as-new condition ideal for entertaining.

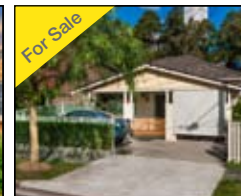
- Bay fronted living room with Blackbutt floors
- Sunny family room, north facing entertainer's terrace
- 5 double beds with BIW's, master suite with WIR
- Stylish bathrooms, stone finishes, fitted internal laundry
- Studio/rumpus room, cool room, wine cellar, alarm
- 4 car LUG (internal access), huge workshop, reverse air

Auction Saturday, 25 August 2012
 On Site at 2.15pm

View Saturday 2.00 - 2.15pm

Contact CAMERON AIRLIE 0410 560 961

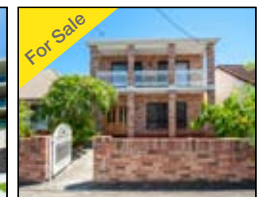
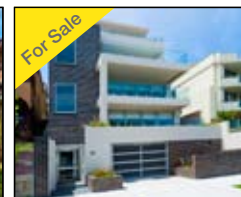
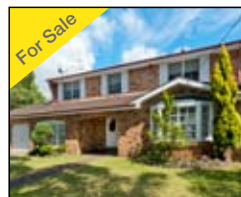
Investment Properties For Sale



62 Sackville Street, Maroubra

26 Baxter Road, Mascot

441/15 Green Street, Maroubra



1 Prothero Place, Pagewood

3/85 Bream Street, Coogee

63 Frogmore Street, Mascot

Maroubra/South Coogee 8347 6000
 781 Anzac Parade
 Maroubra 2035 NSW

Mascot/Rosebery 9669 5066
 Shop 114, 747 Botany Road
 Rosebery 2018 NSW

Commercial South Sydney 9317 2800
 747 Botany Road
 Rosebery 2018 NSW



Real Estate Matters

Rental

**Amendment to Residential Tenancies Act 2010
Termination Notices for Non-Payment of Rent**

Commencing operation from 06 July, 2012 we advise that a non-payment termination notice must inform the tenant that the tenant is not required to vacate the residential premises if the tenant pays all the rent owing or enters into, and fully complies with, a repayment plan agreement with the landlord.

This section has been amended so that the tenant must now also be informed that, irrespective of the fact that they have paid all rent owing or have entered a repayment plan agreement, they will still be required to vacate the premises where the Consumer Traders & Tenancy Tribunal has made a termination order on the basis that the tenant has frequently failed to pay rent on time.

Source: Real Estate Institute of NSW

Smoke Alarm Reminder

Where a smoke alarm is of the type that has a replaceable battery, it is recommended that the landlord put a new battery in at the commencement of a tenancy.

- After the tenancy begins, the tenant is responsible for replacing the battery if needed. Fire and Rescue NSW can assist elderly tenants or those physically unable to change a smoke detector battery.
- The condition report includes a specific reference to smoke alarms so that tenants and landlords are able to note and comment on the presence of smoke alarms at the beginning and end of the tenancy.

Whenever our office writes to you to advise that a tenant has given notice of their intention to vacate we will at that time give you the option if you would like us to engage a licensed contractor to check the smoke alarm and change the battery.

Source: Fair Trading NSW

Growing Our Business

We are always looking to grow our property management clients and forward our business' reputation. We welcome the opportunity to have our business in front of both existing and potential clients on a regular basis and have an opportunity to demonstrate our services. Over the years we have not overly pitched for business. Relying on referral business based on strong letting results, fundamental management basics, good selection of tenants, and low vacancy factors coupled with low rental arrears.

We specialise in the management of Residential, Commercial and Industrial properties in our core trading area & neighbouring suburbs.

Growing Your Business

Often properties may not be publicly marketed For Sale. We often sell investment properties in off market transaction's to our existing clients. We have recently sold pairs of semis; blocks of 4, 6 and more; and mixed residential/commercial investments. If you are looking to add more properties to your investment portfolio and would like to be included in opportunities as they arise, please advise your Property Manager, or speak with Anthony or Phillip direct.



Anthony Vella
Director
0412 232 904



Phillip Elmowy
Director
0425 285 444



Dennis Theodorou
Sen. Prop. Manager
0418 977 083



Orazio Palazzolo
Sen. Prop. Manager
0400 170 141



Michael Guirguis
Property Manager
0413 120 363



Matt Skene
Sen. Prop. Manager
0412 133 192



Koxan Oey
Property Manager
0413 117 773



Amber Halil
Property Manager
0404 868 441



Kerrie Pelayias
Prop Manager Rep
0404 292 181



Teresa Mullins
Bus Dev Manager
0414 681 107



Larissa Iervasi
Property Management
0406 661 048

Maroubra/South Coogee 8347 6000
781 Anzac Parade
Maroubra 2035 NSW

Mascot/Rosebery 9669 5066
Shop 114, 747 Botany Road
Rosebery 2018 NSW

Commercial South Sydney 9317 2800
747 Botany Road
Rosebery 2018 NSW

Important note: The information in Ray White Maroubra's monthly newsletter has been compiled from sources we consider reliable and given in good faith. All endeavours are made to ensure Ray White Maroubra's Newsletter is current and accurate however, we make no representations or warranties as to its accuracy, reliability, completeness or currency of the content. Readers should seek their own independent professional advice before making decisions.

