

# property investor newsletter



## Properties Recently Rented

### HOUSES

**Klemzig**

3 bedroom immaculate home  
\$620 per week

**Cumberland Park**

Large refurbished home  
\$880 per week

**Paradise**

3 bedroom home  
\$575 per week

**West Beach**

3 bedroom home - close to the sea!  
\$550 per week

**North Adelaide**

3 bedroom home - great location  
\$790 per week

### APARTMENTS / UNITS

**Brighton**

2 bedroom upstairs unit  
\$500 per week

**Glengowrie**

2 bedroom unit - sought after area  
\$525 per week

**Glenelg**

Modern fully furnished unit  
\$700 per week

**Linden Park**

2 bedroom updated unit  
\$520 per week

Autumn | 2025

## Possum & Pigeon Inspections

Should there be evidence of possums or pigeons at your property, we can arrange a thorough inspection and report at a cost of \$198. The pest control company we use can also provide a quote (as required) within 24 hours of the inspection.

**Possums** can cause significant damage to your property. They chew through electrical wires, which can lead to a risk of an electrical fire.

They can also damage your insulation, wooden beams and roofing materials.

Over time, their urine and droppings can also cause damage to your ceiling and walls, leading to unpleasant smells and the need for expensive repairs.

If left unchecked, possums can cause extensive damage to your property, reducing its value & making it unsafe to live in.



**Pigeons** can cause several problems, including damage to buildings, health risks and possible fire hazards.

- **Droppings:** Pigeon droppings are acidic & corrosive, which can damage building materials like stonework, brickwork, and metals.
- **Nests:** Pigeon nests can block flues or chimneys, which can lead to a build-up of gases and smoke and become a fire risk.
- **Gutters & drains:** Pigeon droppings can clog gutters and drains, which can cause water damage.
- **Rooftop equipment:** Pigeons can cause damage to air-conditioning units and solar panels.



## meet the team ...



Jo Cullinan  
Rentals & Sales



Mick Cullinan  
Rentals



Anelise Cullinan  
Rentals



Anna Mignone  
Rentals



Kathy Dodd  
Rentals



Stephanie Thorpe  
Sales

## LANDLORD REMINDER: HAVE YOU CLEANED OUT YOUR GUTTERS?



### NOW IS THE TIME TO DO IT!

It costs an average of \$200 to \$250 to have gutters cleaned (depending on the size of the property). A small price to pay over the expense of possible damage caused by water flowing into your property.

Well maintained gutters are an integral part of a property's well-being. They serve to control the flow of rainwater to protect the roof, walls, foundation and landscape.

But when neglected, gutters can turn from a necessity to a nightmare. A gutter clogged with leaves, sticks & other debris can cause a leaky roof or water damage to the interior or exterior of your home. Gutters full of organic matter can also make a nice home for pests, rodents and insect infestations.

We're happy to arrange gutter cleaning for you.



### Tips for landlord success ...

- Budget for the unexpected, as most maintenance issues are unforeseen (eg; a hot water service bursting)
- Avoid attending to property repairs yourself, if you are not insured and licenced to do so. We only engage qualified and insured tradespeople when arranging maintenance on your behalf.
- Avoid making agreements directly with tenants without your property manager's knowledge.
- Be aware that the tenant's care and maintenance of a property is subject to 'fair wear & tear'.
- Promptly respond to maintenance requests from us.
- Keep us updated if you're going away. This assists us should we not be able to contact you (particularly if you're heading to a destination out of phone range, etc).
- Ensure that you have quality landlord insurance.
- Engage a professional smoke alarm company to conduct annual checks to ensure your smoke alarms are compliant & functioning.
- Have reasonable expectations. An example would be that your property may have some wear and tear at the end of a tenancy.
- Know that all parties must act in accordance with current legislation requirements.
- Understand that we are working hard to manage and care for your property.

### CULLINAN PROPERTY MANAGEMENT ARE PROUD TO BE ASSOCIATED WITH THE FOLLOWING COMPANIES:



### OUR REFERRAL OFFER

We will give you a \$100 gift voucher (OR CASH!) should you refer someone to us and the property is signed for full management.



**IMPORTANT:** Clients should not act solely on the basis of the material contained in this newsletter. Every effort is made to ensure the content is accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter.