



# PROPERTY INVESTOR NEWSLETTER

Jul - Aug | 2019

## PROPERTIES RECENTLY RENTED

### HOUSES

#### Highgate

Brand new double storey home  
**\$580 p/w**

#### Marion

3 bedrooms + 2 bathrooms  
**\$365 p/w**

#### Golden Grove

Family home in quiet location  
**\$390 p/w**

#### Richmond

Modern 3 bedroom home  
**\$440 p/w**

#### Salisbury Heights

3 bedroom family home  
**\$310 p/w**

### UNITS / APARTMENTS

#### Glenelg South

2 bedrooms - modern living  
**\$390 p/w**

#### Broadview

2 bedroom unit - small group  
**\$320 p/w**

#### Enfield

Large 2 bedroom unit  
**\$280 p/w**

## TIPS WHEN SELECTING THE RIGHT INVESTMENT PROPERTY

- **The investment property is suitable for the local demographic**  
Know the demographics of the area and purchase a property that will be in high demand.
- **Seek out a property with a manageable block size**  
When you purchase a standalone home, ensure that the block size is not too large for a tenant to manage, otherwise you may find it harder to rent.
- **Select an area where employment opportunities are high**  
Most people like to live close to where they work, so consider buying an investment property close to an employment hub to maximise the chances of a strong ongoing tenancy.
- **Future development opportunities**  
When purchasing an investment, consider how future development can strengthen your portfolio (e.g. sub-dividing or adding an extension).
- **The investment property is in a good condition**  
It's highly recommended to carry out a building inspection and pest report to identify any costly issues that cannot be seen by the naked eye.
- **Avoid areas with an oversupply of rental properties**  
Research the area to find out if there is an oversupply of rental properties.
- **Buy a low-maintenance investment property**  
Look at the long term requirements for maintenance and how old the property is. A low maintenance property will save you money and assist in developing a happy relationship with the tenants.

**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.



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## EMERGENCY REPAIRS REMINDER

Did you know that a tenant may arrange for a suitably qualified person to undertake repairs if swift action is not taken to rectify an emergency maintenance issue?

### What is deemed to be an emergency repair?

A blocked or broken toilet (if there isn't a second toilet that is usable at the property), serious roof leak, gas leak, dangerous electrical fault, flooding or serious flood damage, serious storm, fire or impact damage, failure or breakdown of the gas, electricity or water supply to premises, a fault or damage that makes the premises unsafe or insecure, a fault or damage likely to injure a person, damage the property or unduly inconvenience a resident of the premises or a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access into or out of the premises.

It is important to act quickly on all emergency repairs.

## WINTER MAINTENANCE ...

With winter comes rain, and that can mean overflowing gutters and water coming into your property from leaks and exterior damage.

Some tips to protect your property:

- Have gutters cleaned to ensure that your gutters, downpipes and drains are free of leaves and debris, and that nothing needs repairing.
- Check flashings and the roof to ensure there are no leaks or worn tiles, so that water can't permeate into the property.
- Consider installing leaf guards on the gutters and extensions on the downpipes to direct water away from the 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.



*Certified Professional Management*