



# PROPERTY INVESTOR NEWSLETTER

November | 2019

## PROPERTIES RECENTLY RENTED

### HOUSES

#### Magill

Modern 3 bedroom family home  
**\$640 p/w**

#### Mitchell Park

3 bedrooms + 2 bathrooms  
**\$420 p/w**

#### Forestville

Character family home  
**\$400 p/w**

#### Plympton Park

4 bedrooms + 3 bedrooms  
**\$550 p/w**

#### Kurrulita Park

3 bedrooms - quiet location  
**\$430 p/w**

### UNITS / APARTMENTS

#### Adelaide

2 bedroom furnished apartment  
**\$400 p/w**

#### Manningham

2 bedroom unit - small group  
**\$290 p/w**

#### West Beach

Large 2 bedroom unit  
**\$340 p/w**

## WELCOME ANDY!

We are delighted to introduce Andy Georgiou, who has been appointed as Property Manager/Salesperson, and is our newest member to Cullinan Property Management.

Andy comes to us with extensive property management experience and has fabulous organisational skills, as well as a wealth of experience in the real estate industry.

She is fully certified in property management and is licensed and registered to sell in the real estate sector.

Her thorough knowledge of the act, along with a full understanding of the needs for tenants and landlords, enables her to provide the best of service, that you have come to expect from us.

At Cullinan Property Management, **we will now also be selling properties**, with our primary focus still on managing properties for lease.

Therefore, please don't hesitate to contact us should you require an appraisal of your property, or allow us the opportunity to market and sell your property.

We are proud to have Andy on our team and look forward to utilising her skills in sales as well as property management.



Jo Cullinan



Mick Cullinan



Andy Georgiou



Kathy Dodd

## SELLING WITH TENANTS ... what do I need to know?

**SOLD**

Some things to consider with selling a tenanted property:

**Notify your tenants.** If you intend to place your property on the market you must disclose this prior to your tenants signing a lease agreement. Failure to do so may give them the right to break their lease without penalty. You are also required to provide 14 days notice to existing tenants should you decide to place your property on the market.

**Ending your tenants lease.** If your tenants are on a fixed lease, you cannot ask them to vacate your property (unless they break the terms of the lease). You can give 60 days notice for tenants to vacate from the date of the contract of sale if they're on a periodic lease agreement.

**House viewings & inspections.** Tenants must be provided reasonable notice (minimum 48 hours) before each open inspection, and no more than two inspections are allowed within a 7 day period. Although it's common for tenants to head out for a little while when an inspection is taking place, there's no official requirement for them to do so.

**Less control for you.** If a property is tenanted, owners have less control over how the property will be presented to potential buyers. While most tenants generally do the right thing and ensure that the property is in a clean and tidy state for inspections, simple oversights such as an unmown lawn can have an impact on potential buyers.

**Keeping tenants in place provides income.** While selling an untenanted property may be easier in many ways, don't forget that tenants provide a crucial source of income. For example, if your property takes three months to sell and then you need to wait another couple of months for settlement, you could spend several months without any rental income.

## SUMMER SERVICE SPECIAL!

With summer fast approaching, preventative maintenance is a must when it comes to your air conditioning system.

We can arrange for a summer service of your air conditioner as follows:

EVAPORATIVE COOLING	\$110.00*
DUCTED REFRIGERATED SYSTEM	\$110.00*
HIGHWALL SPLIT SYSTEM	\$ 88.00*

\*(Pricing includes GST)

Call today to book in your summer service.



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



**SOUTH AUSTRALIA**  
OWNED & OPERATED

## 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.



**CULLINAN** property management

*Certified Professional Management*