

property investor newsletter

Spring | 2023

Properties Recently Rented

HOUSES

Lightsview

*Stylish 3 bedroom home
\$620 per week*

Gumeracha

*Attractive 3 bedroom home
\$450 per week*

St Peters

*Executive living - great location
\$1250 per week*

Enfield

*Brand new 3 bedroom home
\$640 per week*

Woodcroft

*Generous size family home
\$550 per week*

APARTMENTS / UNITS

Hyde Park

*3 bedroom renovated homette
\$600 per week*

Adelaide

*Furnished 2 bedroom townhouse
\$800 per week*

Tonsley

*2 bedroom modern apartment
\$500 per week*

Queenstown

*2 bedroom homette
\$430 per week*

RECENTLY SOLD PROPERTIES



We're excited to announce that both of the above properties were recently sold by Jo Cullinan resulting in extremely happy vendors!

If you've been thinking about selling your property, call Jo to arrange a free, no obligation market appraisal. We aim to make selling your property a pleasant and stress-free experience and understand every home is different. providing a customised experience for all our vendors.

CURRENTLY FOR SALE

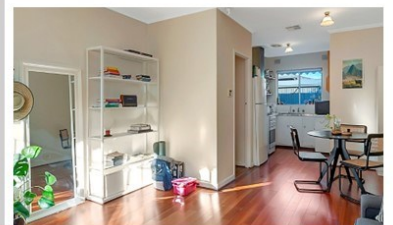
\$460,000 - \$500,000

Maitland Avenue, MITCHAM

This single storey Colonial style home unit is set in a sought after Eastern suburb location. Set within a neat and tidy group with good street appeal that is enhanced by the lawned frontage and well maintained gardens. It is within close proximity to Mitcham shopping centre, cinemas, Unley Primary and High Schools, Mercedes and Scotch Colleges.

Comprising:

- 2 good size bedrooms
- Main bedroom with bay window & built-in robes.
- Large open plan living/dining.
- Functional kitchen with gas cooking.
- Bathroom with full bath, separate shower and w.c.
- Separate laundry.
- Reverse cycle air conditioning.



Simply great property
management from fully
certified property managers



Jo Cullinan



Mick Cullinan



Anna Mignone



Kathy Dodd

As the warm weather is on its way back, and we say goodbye to the cold winter days, it's the perfect time to get out into the garden!

Spring is the perfect time to plant & cultivate different herbs, fruits and vegetables. Plenty of sunlight, regular watering and quick drainage will see your garden flourish.

Some popular herbs to plant include chives, coriander, dill, mint, oregano, sage, thyme & basil.

There is also a range of fruits and veggies that thrive in the warmer weather & longer days that Spring provides.

Some ideas include spinach, celery, kale, carrots, cucumber, tomatoes & honeydew melon.

Make sure you continually trim and harvest your herb garden. This will allow for continued growth and elevate your Sunday roast to another level with these homegrown goodies!



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



Australia's No.1 property site*



The easiest way to find property



REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA



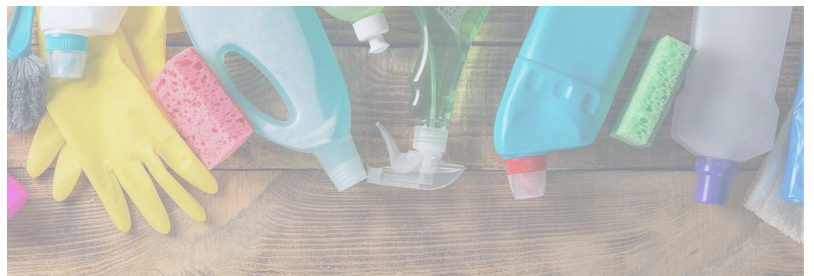
AUSTRALIA'S LARGEST NATIONAL TENANT DATABASE



MAKES MOVING EASY



Australia's Leading Landlord Insurance Specialists



SPRING CLEANING CHECKLIST ...

Morning:

- Strip all beds & start washing sheets, pillowcases and comforters. Maybe vacuum / flip mattresses while the bedding is off the beds also.
- Empty all garbage bins, take them outside and hose & scrub them down. Leave them to dry in the sun.
- Clean oven interior, hotplates & grill.
- Scrub showers & bath and clean the bathroom.

Afternoon:

- Spot clean upholstery and rugs.
- Dust the rooms you've decided to do today starting at the top. This could include bookshelves, tops of cabinets, light fixtures, light bulbs, furniture, door frames, etc. The idea is that you're dusting every inch of dust down to the skirtings.
- Polish any wooden furniture.
- Clean doors. You've already dusted the door frames, so take a damp cloth to the doors and handles.
- Continue changing bedding loads as needed in your washing machine
- Clean your windows & window tracks. Remove & clean screens (if possible). Clean glass sliding doors and screen doors (don't forget the tracks).

Evening:

- Replace bedding.
- Return garbage bins to their rooms.
- Vacuum under furniture and under rugs. Vacuum all the floors throughout the house now that the dust you stirred up from dusting has had time to settle.
- Clean your phone, i/pad/computer & keyboard.
- Choose one small area to declutter. You don't need the sunshine to help you see what to declutter (like you would with spot cleaning your lounge suite, for instance) and ending with a de-cluttering session sets you up for a very visual win and with any luck, the urge to do more when you can!
- Make a list of tasks you wish you'd been able to do, and make a plan for finishing them up during your regular cleaning routine.



**Mick Cullinan says
"GO COLLINGWOOD
GO YOU PIES"**

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.