

property investor newsletter

Summer | 2021

Properties Recently Rented

HOUSES

North Adelaide

3 bedroom home - secure parking
\$600 per week

Brompton

Character filled 2 bedroom home
\$420 per week

Clearview

Modern 3 bedroom home
\$460 per week

Forestville

Delightful 2 bedroom bungalow
\$430 per week

Gilles Plains

3 bedroom home - spacious living
\$420 per week

Semaphore Park

3 bedroom home - ocean views
\$650 per week

APARTMENTS / UNITS

St Agnes

2 bedroom unit
\$370 per week

Manningham

2 bedroom unit
\$310 per week

Prospect

2 bedroom townhouse
\$450 per week

THINKING OF SELLING? WE CAN HELP ...

If you've been thinking about selling your property, contact us to arrange a free, no obligation market appraisal.

At Cullinan Property Management & Sales we aim to make selling your property a pleasant and stress-free experience. We understand that every home is different, and we focus on providing a customised experience for all our vendors.

Whether you're looking to sell at Auction (or by Private Treaty) we can help you every step of the way, to secure the best result for you.

We engage the services of one of Adelaide's top auctioneers who has extensive experience, and is highly regarded in the industry to achieve the best result possible.

Call Jo today, to see what we can do for you!



SOLD



24 Maxwell Road, Manningham
Beautiful 2 bedroom home, tastefully renovated and sited on an amazing 715 sqm level allotment.

SOLD



56 Tulloch Drive, St Clair
Chic 3 bedroom townhouse offering a low maintenance lifestyle. Open plan living, modern and bright !

SOLD



303/210 Churchill Rd, Prospect
Apartment located on the top floor of modern low-rise building. Two bedrooms, plus large balcony with views.

Merry Christmas
& Best Wishes for a Happy New Year

Simply great property
management from fully
certified property managers



Jo Cullinan



Mick Cullinan



Anna Mignone



Kathy Dodd

The Best STICKY DATE PUDDING



INGREDIENTS

- 340G FRESH DATES, SEEDED AND CHOPPED
- 1½ CUPS (375ML) BOILING WATER
- 1½ TEASPOONS BICARBONATE OF SODA
- 150G UNSALTED BUTTER, CHOPPED
- 1 CUP (175G) BROWN SUGAR
- 3 EGGS
- 1½ CUPS (225G) SELF-RAISING FLOUR

BUTTERSCOTCH SAUCE

- 80G UNSALTED BUTTER, CHOPPED
- 1½ CUPS (265G) BROWN SUGAR
- 1 CUP (250ML) POURING CREAM

METHOD

1. Preheat oven to 160°C. Place the dates, water & bicarb soda in a medium bowl and set aside for 5 minutes. Place the date mixture, butter, sugar and eggs in a food processor and process until well combined. Sift the flour over the date mixture and process until smooth.
2. Pour the mixture into a lightly greased 20cm square cake tin lined with non-stick baking paper and cook for 55–60 minutes or until cooked when tested with a skewer. Allow to cool in the tin for 10 minutes before turning out onto a wire rack.
3. To make the butterscotch sauce, place the butter and sugar in a medium saucepan over high heat and stir until the sugar has dissolved. Gradually add the cream, stirring to combine. Bring to the boil and cook for 6–8 minutes or until thickened slightly.
4. Slice the sticky date pudding into squares and serve warm or at room temperature, drizzled with the butterscotch sauce. Serves 6–8.

WELCOME

We are delighted to introduce Nicole Miglis, who has recently joined the team as an Admin Assistant.

Nicole comes with great experience in administration and IT. She will be working in a part-time capacity and we love having Nicole's 'switched on' nature around the office.

We are excited to welcome Nicole!



EMERGENCY REPAIRS

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 another toilet that is usable at the property), a serious roof leak, a gas leak, a dangerous electrical fault, flooding, fire or impact damage, failure or breakdown of the electricity, gas 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 in an emergency.

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



realestate.com.au
Australia's No.1 property site*

domain.com.au
The easiest way to find property



rentfind
Inspector



REISA
REAL ESTATE INSTITUTE
OF SOUTH AUSTRALIA



AUSTRALIA'S LARGEST
NATIONAL TENANT DATABASE



MAKES MOVING EASY



terri scheer

Australia's Leading Landlord Insurance Specialists

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.