

property investor newsletter

Summer | 2022

Properties Recently Rented

HOUSES

Kurralta Park

3 bedroom modern home
\$500 per week

Dover Gardens

Near new 3 bedroom home
\$510 per week

West Lakes

3 bedroom home overlooking lake
\$750 per week

Blair Athol

3 bedroom home with large yard
\$420 per week

Highbury

Neat & tidy 3 bedroom home
\$490 per week

Enfield

Newly built 3 bedroom home
\$575 per week

APARTMENTS / UNITS

West Beach

2 bedroom unit close to the sea!
\$490 per week

Payneham

2 bedroom unit
\$390 per week

Prospect

2 bedroom unit in small group
\$390 per week

PROPERTIES **SOLD** AT FIRST OPEN!



We're excited to announce that both of the above properties sold at their very first open inspection, resulting in extremely happy vendors!

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

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



*Merry
Christmas*

AND A HAPPY NEW YEAR



The team at Cullinan Property Management wish you and your families a safe and happy Christmas and we look forward to working with you in 2023!

Simply great property
management from fully
certified property managers



Jo Cullinan



Mick Cullinan



Anna Mignone



Kathy Dodd

Ending the year on a high note ...

Here are some simple ways to end 2022 on a positive note:

Review the year. It's a great idea to write down some of the highlights of all the good things that have happened to you, as well as your achievements.

Share and celebrate your successes with family and friends. This self acknowledgement and appreciation will be a great platform to start the New Year. You deserve it!

Send messages of appreciation and give thanks to those people who have helped make this year special for you. Express gratitude and forge stronger friendships & relationships into the future.

Finish off any unresolved matters. Look at completing any small unfinished and niggling tasks around the house or at work, and make sure that these things do not play on your mind into the New Year.

Do a good deed. The festive season should be one of celebration but, for many people, this isn't the case. Consider doing a good deed to make the end of the year brighter for someone less fortunate than yourself. You could look around the house for any clothing, books or toys that you can donate to a worthy cause, or get involved in charity events taking place in your area.

Relax and enjoy yourself. It's time to relax and spend quality time with your friends and family. Put the negatives of the past year behind you, and give yourself a well-deserved break!

It's important to feel completely refreshed and recharged as you begin the new year.



SELLING WITH TENANTS

... what do landlords need to know?

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.

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.