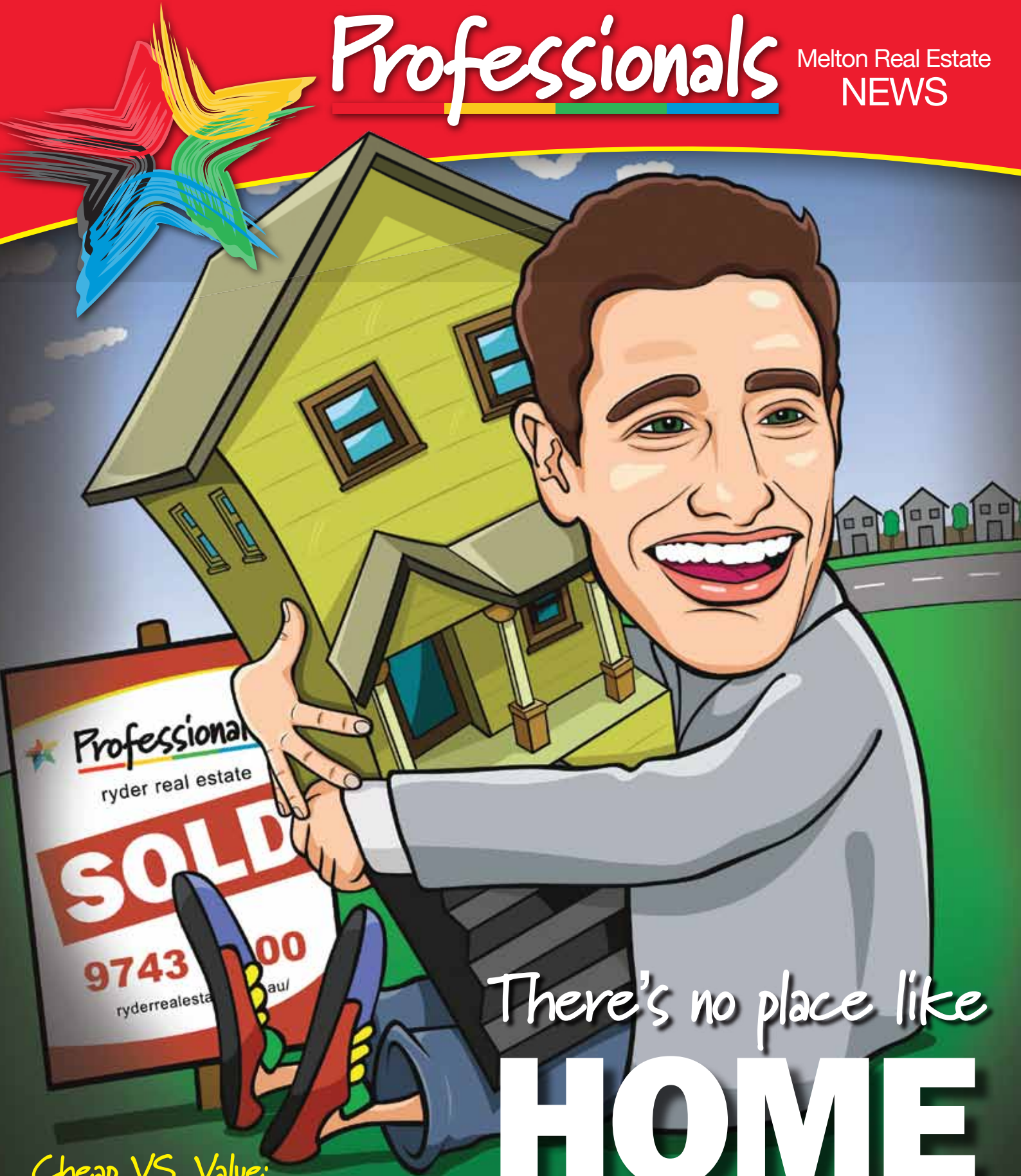


- 10 autumn spruce-up tips for you home
- Meet Kirsteen Ryder, our newest real estate agent

Professionals

Melton Real Estate
NEWS



There's no place like
HOME

Cheap VS. Value:

- Getting an accurate home appraisal
- Properties booming in Kurvunjang

Melton Real Estate NEWS

Why Property Prices Are Booming in KURUNJANG

New data from the Real Estate Institute of Victoria (REIV) shows that Kurunjang is the fastest growing suburb in the Melton Shire.

Kurunjang's median house prices increased 13.8 percent in the last September quarter, going from \$279,500 to \$318,000.

These figures are great, especially considering that property prices in most of Victoria have been falling, with the average house in metropolitan Melbourne falling by 2.8 percent and regional prices falling by 3.1 percent.

Kurunjang wasn't the only suburb in the area to buck the state property trend though, with property prices in Burnside Heights, Tarneit, Hillside and Melton South all going up in value over the last quarter.

On average though, properties in the Melton area did show a 4.8 percent drop since July, with median house going from \$315,000 down to \$300,000. Even with the recent drop though prices are still higher than they were in September 2010, when the median house price was \$285,000.

Properties in Melton remain to be the most affordable in Melbourne, and while there may have been a slight decline in some house prices over the last quarter, there is little doubt that house prices in the Melton Shire will only remain this affordable for so long.

meet KIRSTEEN RYDER, our newest sales agent

Kirsteen brings to the Professionals Ryder Real estate team a fresh, vibrant and friendly approach to real estate. As a Sales Agent at one of Melbourne's top listing agencies, Kirsteen's main focus is to help clients achieve their goals. Having spent over 15 years in customer service, she has highly developed customer service skills and approaches each new day with a spirit of real fresh inspiration. Kirsteen loves working for Professionals Ryder Real Estate and plans to continue progressing her career and the business for years to come. Kirsteen is a great mum and wife, and as it turns out, Kirsteen is also an outstanding real estate agent.



mobile: 0451 057 772 | email:kirsteen@ryderrealestate.com.au



10 AUTUMN SPRUCE UP TIPS FOR YOUR HOME.....

As we move into Autumn, we don't really think "spring clean" or "Summer fun", but that doesn't mean that Autumn can't be a great time to brighten up your home. Here are some helpful tips for sprucing your home up this Autumn.

- 1) Rack up dead leaves in your garden, patio, or outdoor living area. The romance of falling autumn leaves is nice but they can be unsightly when they've accumulated for long periods of time.
 - 2) Even with rainfall in most parts of the country, you should remember to keep the garden watered, and fertilising will help them survive the elements.
 - 3) Clean out gutters to prevent mould and moss growing (which are even less fun to get rid of) and also help prevent flooding during heavy rains.
 - 4) Stack firewood in a dry accessible place, but not too close to your house so to avoid attracting pests, bugs and white ants.
 - 5) Dust around door frames, window frames, blinds and shutters. It doesn't seem like much, but it can take away that stale smell and benefits your health.
 - 6) Give the garage some attention by going through and sorting out stored things. It's cleansing, rewarding and may free up room for the car!
 - 7) Attend to odd jobs that were put off during summer. You may be surprised at just how quickly you can achieve good results.
 - 8) Pressure spray the driveway and footpaths to give them a new lease on life. Hold the nozzle further away to avoid chipping paint.
 - 9) Clean out the fridge freezer, and pantry to make way for new groceries like soups and autumn vegetables.
 - 10) Set up your patio heater and outside entertaining area so that it can be used in colder weather and enjoy the outdoors all year round!
- Autumn isn't traditionally the time of year that people get out and clean or tidy their properties, but it can make a world of difference to you and your family, especially as the weather changes with the season.



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Premier Properties



West Melton | 44 Meadowglen Drive
\$449,000



4 2 2

IMMACULATE PRESENTATION

Situated on a large block of 800m² is this 4 bedroom, 2 bathroom residence that oozes appeal. All bedrooms are larger than average and have BIR's with a WIR to the master bedroom. Enjoy the double shower or spa in ensuite. The kitchen has a 2 drawer dishwasher and walk in pantry. The house also has a formal lounge, meals area, family room, rumpus room, double garage with rear access and large pergola.



A word from the director:

Welcome to the first edition of Melton Real Estate News. Managing Director Jayson Ryder, believes that offering the community better insight on local real estate news, is what people continue to ask for from Real Estate Agents. "At Ryder Real Estate, we treat people with respect and we understand, the community deserves an Agent who can deliver honesty, integrity and complete competency." "By providing the public with tips and information regarding the Melton Real Estate market, we hope the local community are able to make educated real estate decisions".

Jayson shifted his focus to real estate 18 years ago, and has established himself as a force to be reckoned with in the real estate market. His exceptional professionalism and comprehensive market knowledge is a benefit to all his clients.

Jayson Ryder
Managing Director



mobile 0417 341 755 | website www.ryderrealestate.com.au

West Melton | 26 Lomandra Bowl
\$349,000



4 2 2

BIG HOUSE ON A BIG BLOCK

Complete with 4 bedrooms, formal living plus open family room and separate rumpus. The kitchen has quality stainless steel appliances. Ducted heating and cooling, double garage with internal access, well established gardens to the front of the property and a huge exposed concrete paved area. When it comes to buying a modern property in Melton, look no further. Call today and arrange your inspection.



West Melton | 10 Park Lane
\$439,000



4 2 2

PREMIERING PRINCETON PARK

Welcome home to this stunning 2 storey residence in very popular Princeton Park Estate. Set on a Quarter Acre block with established gardens and a 6m x 7m Workshop Shed plus additional 2m x 7m undercover area in the backyard. This is in addition to the double garage and the alfresco pergola area adjoining the home. There are 4 bedrooms plus study, the master has ensuite and private balcony. Perfect for the growing family.



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meet DANIEL MULLAN,

Formerly Mullan Real Estate is where Daniel's quick wit and cool negotiating skills resonate from. Mullan Real Estate first established themselves back in the 70's, where Daniel's family legacy carved a long established history within the Melton Real Estate market.

Daniel has been looking after the needs of the local area for 18 years and with his unique family history calls for an impressive resume. When it comes to local agent experience, Daniel is one of the best, so if you want to talk real estate, talk to Daniel.

mobile 0417 597 680 | email daniel@ryderrealestate.com.au

Melton | 14 Cameron Court
\$620,000



5 | 2 | 6

COUNTRY QUIET WITH RESIDENTIAL CONVENIENCE

The home features 5 generous sized bedrooms, ensuite to main, sunken lounge with open fire place, large quality kitchen, study, and a huge laundry. Outside there are two carports a double garage, garden shedding, paddocks and a residential fenced garden area off the rear of the home. You better be quick, because homes on 1.5 Acre blocks within a 2min drive to town centre are getting harder to come by.

Brookfield | 9 Lloyd Court
\$264,000



3 | 2 | 2

YES YES YES

Featuring 3 good size bedrooms with full ensuite and walk in robe to the main. Large L shape lounge, that leads to a spacious kitchen, tiled meals area with sliding door access to a paved pergola, ducted heating and ducted cooling, room for the biggest of sheds/garages and an abundance of power and phone points. If you are working to a budget an inspection of this home will not be a waste of time.

West Melton | 5 Patricia Place
\$289,000



3 | 1 | 4

PRESENTATION PLUS

Features 3 good sized bedrooms, separate dining/kitchen also second living area, air conditioner, gas ducted heating, quality stainless steel kitchen appliances double carport under the roof line and large 6x6 colourbond workshop in the back. There is an outdoor living area that will provide privacy for the entertainer in you.

West Melton | 1/3 Borrowdale Rd
\$315,000



3 | 2 | 1

DOUBLE STORY DELIGHT

If you love to have all the room to move on the inside but are not too keen on hours of gardening on the outside then look no further. Featuring 3 good size bedrooms, full ensuite and walk in robes to main and built in robes to the remaining two. Separate living areas allow for entertaining, large fully appointed kitchen with under bench oven, gas hotplates and corner pantry.

Kurunjang | 63 Walsingham Crescent
\$269,000



3 | 1 | 4

PARKING FOR 4 CARS PLUS

Presentation of the home is excellent for this price range and features, 3 good sized bedrooms, separate dining/kitchen, air conditioner, gas heating, gas stove and electric oven, double garage under the roof line large 6Wx9Lx3H workshop in the back. With patterned paved drive way, outdoor living area and room outdoors for the kids to play. Those on a budget should put this home at the top of the list. Call today for your inspection.

Brookfield | 9 Fieldstone Way
\$375,000



4 | 2 | 2

THIS IS NO STANDARD BUILD

Nothing has been overlooked in the construction of this great family home located in Brookfield. Included is ducted heating, air-conditioning, quality carpets master bedroom with walk in robe and ensuite, modern kitchen with island bench, 900mm free-standing cooker and range hood, walk in pantry, dishwasher, down lights to living area, alarm, 9ft ceilings, custom cabinets to laundry, panel lift garage door with remote control, rear roller door with drive through access.

Kurunjang | 13 Barnong Close
\$259,000



3 | 1 | 1

AFFORDABLE COURT LOCATION

Here is a great opportunity to buy this 3 bedroom home in popular Kurunjang, located in a quiet court, close to Primary and Secondary Schools, Shops and Public Transport. This home features slab construction, good size lounge, large kitchen meals area, spacious kitchen and all three bedroom have built in robes. Outside there is a decking area, garden sheds and established gardens. All this is positioned on a 638sqm allotment of land. The perfect home for investment or first home buyers on a budget.

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Bacchus Marsh | 3 Hamilton Court
\$499,000



4 | 2 | 2

ONE WITH THE LOT

The home is separated by split level living, features two bedrooms, two bathrooms and two separate living areas. Directly of the living area is a huge pergola that is equipped with a stainless steel kitchen and bbq fitted to mains gas and also a built in spa bath. This area also provides direct access to the double car garage with remote roller door. Moving down into the block is an in ground salt water chlorinated, solar heated pool and cabana that is truly something out of a resort style location.

Kurunjang | 17 Tawriffic Street
\$330,000



4 | 2 | 2

DON'T LET THIS ONE GET AWAY

From the moment you step inside this immaculately presented house, you will feel right at home. Situated on a good size block of 568m², this 4 bedroom, 2 bathroom residence oozes appeal. Master bedroom has good sized walk in robe and full ensuite and other bedrooms all have BIRs. Modern kitchen with stainless steel appliances, family/ meals area adjoins undercover pergola. Double garage with rear access to the backyard.

Kurunjang | 73 Dalray Crescent
\$319,000



3 | 2 | 2

MODERN FAMILY HOME

This delightful family sized home is well located amongst other quality homes and is set on a spacious 800m² block. Comprising 3 large bedrooms, the main with ensuite and walk in robe, Formal living room plus a large open plan family room adjoining the kitchen meals. Features ducted heating, ducted cooling, Alarm System, dishwasher and modern decor throughout. There is a double Garage and side gate access to the backyard and a well constructed outdoor pergola area.

meet CLAYTON RYDER,

Clayton quickly involved himself in the Ryder family enterprise back when it began in 2009. He didn't want to miss his chance in being a part of a highly progressive business focussed on delivering a high calibre service to clients.

His unsurpassed loyalty to the family business is just a token of his deep seeded values when it comes to honesty, integrity and trustworthiness. If you are after an agent who calls it as he sees it, speak with Clayton.



mobile 0435 438 166 | email clayton@ryderrealestate.com.au

Brookfield | 15 Nelson Court
\$285,000



3 | 2 | 1

PRESENTATION BEYOND BELIEF

Located in Brookfield and within walking distance to the train station and Victoria University is this three bedroom two bathroom home. With formal dining, separate family room and the kitchen meals area. Other features include ducted heating and cooling, alarm system, single car garage with remote and an indoor spa, entertainment bar and a huge pergola.

Melton | 54 Falcon Drive
\$249,000



3 | 1 | 1

WHY BUY NEW

Well located in central Melton is this renovated 3 bedroom, 1 bathroom house. This stylish new home has been reconstructed with new kitchen, bathroom, laundry, floor boards. All bedrooms have BIR and ceiling fans, enjoy the afternoons sitting under the pergola. This property also includes split system air conditioning, walk in pantry, workshop.

Kurunjang | 6 Roderick Drive
\$275,000



3 | 2 | 1

ATTRACTIVE PACKAGE

This lovely home boasts three good sized bedrooms plus a study or home office. All Bedrooms have robes, the master includes ensuite. Open plan kitchen meals area featuring quality appliances including dishwasher, hotplates and microwave. Split system cooling and gas heating will have you comfortable all year round, and with a fully enclosed pergola, entertaining is a breeze. Walking distance to the shops and public transport this home should be on your shortlist.

Melton South | 4 Bridges Street
\$249,000



3 | 2 | 1

VALUE PLUS CONVERTED 4 BEDROOM

This family size home features semi ensuite to the main and a full bathroom to service the rest of the home. Originally 4 bedrooms in design, the 4th bedroom has been opened up off the family room creating a Bar Room. There are 2 separate living rooms, the formal has a dining room that adjoins the modern kitchen. Ducted gas heating and wall air conditioner feature for comfort while the low maintenance gardens and outdoor paved area add to the package.

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Melton | 47 Henry Street
\$269,000



3 2 1

CENTRAL DEVELOPMENT POTENTIAL

The house features 3 bedrooms all with built in robes, master with ensuite, formal lounge, dining and family room, gas hot plates, wall oven and dishwasher. Outside there is a covered pergola, powered single steel garage and side gate access. As this property would readily rent for \$260.00 per week, this is an investment opportunity not to be missed. Call now for immediate inspection.

West Melton | 2-7 Fishburn Grove
\$257,000



2 1 1

INVEST HERE OR MOVE IN

This brand new 2 bedroom unit offers exceptional value for money. With quality fixtures and fittings throughout, you can buy here with confidence. With Spacious bedrooms both with built in robes, separate living room to the kitchen meals, lock up garage and private yard area, it is all here.

Kurunjang | 276 Coburns Road
\$289,000



3 2 2

IMPRESSIVE IN EVERY WAY

The 3 bedroom home features recently renovated kitchen with s/s appliances and island bench, L shaped lounge, family/meals area, BIRS to all bedrooms, master with ensuite, ducted heating, solid fuel heater and split system cooling. Paving to outdoor living area, above ground pool and pergola plus double carport. First home buyers or investors, if you are looking for that home in the right location then inspect this today. The value is sure to impress you.



INVESTMENT PROPERTY TIP:

Wanting a higher rental return does not necessarily mean you will find a reliable tenant. A tenant who pays more than market rent may be willing to do so as they have had a bad rental history or worse. Charging a slightly lower rental amount can offer you more variety in finding a suitable and trustworthy applicant. We believe it is far more important to have the right tenant. A competitive price means more applications and more choice.

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Arnolds Creek | 3 Portman Avenue
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3  2  2 

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meet **EDDIE RACZKOWSKI,**

Servicing the Melton Real Estate area for 30 years, Eddie is truly your seasoned professional. Being a Licensed Estate Agent himself, he comes to you with a wealth of knowledge that is hard to beat. Eddie is proud of being part of Professionals Ryder Real Estate office as his values are aligned with their core principles and that is honesty and trust.



mobile 0417 349 944 | email eddie@ryderrealestate.com.au

Accurate Home Appraisals



Buying?
Selling?

Don't dive in head first,
contact Professionals

If you're looking to sell, sometimes you'll ask yourself 'how do I know that I'm getting an accurate home appraisal?'. Even with multiple agents coming to assess your property, you may find fluctuations in their evaluations.

A good real estate agent will walk you through their process of appraising your property. Some of the things that they should include in their evaluation include:

1. Previous sales in the area of similar properties in similar streets.
2. The current trends or mood of the buying public based on the overall area, not just their offices experiences.
3. Council regulations or changes in zoning and local planning.
4. Local housing and infrastructure developments in the area.
5. Changes in the community and population demographics.
6. The potential of your property and whether it needs updating or improving.

All of these factors can influence a property's appraisal price so if you're not sure what your property appraisal is based on, ask your agent for more details. You want to choose an agent based on their knowledge and dedication to selling your property, not based on the fact that they have the highest listing price or lowest commission rate.

You may also see agents with capped or 'special' commissions. This may appeal to you but dig deeper...can they really offer you the same service for less? Remember 'you get what you pay for'.

If you hire a 'cheap' agent then expect a cheap result, that is if you get a result at all. Beware of cheap agents it can cost you dearly.

We think we have the goods to be able to appraise and sell your home, so why not give us a try by contacting Professionals Ryder Real Estate on 9743 6400 or visit www.ryderrealestate.com.au

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A mortgage broker can help you better understand your borrowing capacity before you start house hunting, and importantly, will help to ensure your finances are sorted when you find your dream home. The earlier you meet with a Credit Advisor, the more informed you'll be upfront. Its a good idea to make an appointment when you initially start thinking about buying a home.

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