

■ What does the future hold for Monbray College

■ Why is good photography important

Professionals

Melton Real Estate
NEWS



FULL MOON RISING

NOW IS THE TIME TO INVEST IN REAL ESTATE

Melton Real Estate NEWS



Why Is Good Property Photography Important?

If you're looking to sell your property, one of the first things a good agent will do is employ a professional photographer for you. Because photos are generally the first impression that potential buyers get of your property, it's vital that they serve their purpose well - and that's showing all the features of your property, in order to attract buyers.

Most homebuyers are time poor and rely on the internet to shortlist properties that are attractive to them. Properties that don't have lots of good quality photos can often be overlooked by buyers, especially if there are other property listings with photos that they can peruse easily.

They say a picture is worth a thousand words, but it's also important to have a great property description to go with the photos, even a short video and floorplan to help give potential buyers as much information about your property as possible. Your Professionals agent will be able to market your property with all of these tools to maximise its appeal to homebuyers.

A word from the director:

Welcome to our second edition of Melton Real Estate News. In this Month's publication we talk about how the property market continues to outperform all other investments including the share market. With the Australian population growing and the mining industry booming property investment is a great opportunity to capitalize on the rental market. Consumer confidence in the residential market is starting to slowly improve however there is a lack of property demand from prospective buyers, so this means investors can currently find incredible value within the property market. It's a buyer's market out there! View some of our property listings today and snap up some incredible value in the Melton property market.

JAYSON RYDER

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What does the future hold for Mowbray College?

Mowbray College is an independent co-ed school which caters for students from prep to year 12. The school's philosophy has a very strong belief of that it takes a village to raise a child.

Much like a family at home, the bonds created by staying with the same Homegroup class and generally the same Homegroup teacher's can form an immeasurable amount of growth in a child's education. Students are given the opportunity to form an extension of their own family within an academic environment. Coupled with parental participation in your child's academic and social development the amount of personal growth can be immeasurable to your child's abilities and possible future. So the question to the Melton community and its surrounds is, Can Melton truly afford to lose a school like Mowbray?

With the lack of enrolments and negative rumor, the school's future is held in hands of the community. With Melton's low socio economic area, providing an education program as vast as Mowbray College, we as a community have a responsibility to band together and show support in times of need to a school that has provided a quality education program to our children. Log on to www.mowbray.vic.edu.au to view Mowbray's outstanding curriculum



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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.

Brookfield | 14 Viscosa Road
\$289,000



3 2 2

FIXED PRICE PACKAGE

The Nexus is a free flowing home with open plan living. Perfect opportunity for first home buyers to buy this home with only a 5% deposit. Complete with Caesar Stone bench tops grand island kitchen bench, walk in butler's pantry and large European stainless steel appliances. The Master suite offers a contemporary design including an ensuite equipped with designer fixtures and fittings. Outside features front and rear landscaping, a remote control garage with internal access. This house and land package offers unsurpassed quality and construction.



Toolern Vale | 334-360 Hjorths Road
\$669,000



4 2 4

THE VERY GOOD LIFE

This 2 storey, sandstone residence, will feel like home as soon as you walk in the door. Downstairs enjoy a large formal living area, complete with bar, study, large family/ meals area with wood heater, kitchen and 3 bedrooms, all with BIRs, bathroom and laundry. The family area leads straight out to 6 acres of your own private bushland. Upstairs retreat, master bedroom, WIR and full ensuite. Other features include 4 car garage, workshop, split system heating, ducted cooling, ducted vacuum and solar power.

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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KIRSTEEN RYDER

Agents Representative

Kirsteen's highly developed customer service skills has shown that even in 2012's tough property market, Kirsteen has had the highest sales figures enviable of any sales agent in Melton.

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Kirsteen@ryderrealestate.com.au

Melton South | 4 Oxley Court
\$275,000



4 | 2 | 4

YOUR OWN PRIVATE PARADISE

Situated on a 906sqm block is this 4 bedroom, 2 bathroom residence that has all the added extras. Comprising 4 good sized bedrooms, 2 spacious bathrooms, family area, new kitchen adjoining meals area, rumpus room, split system air conditioning, gas wall furnace and a wood heater. The spacious master bedroom has a BIR and large ensuite and all other bedrooms have BIRs. Outside we have a beautiful in ground swimming pool, Cabana area, paved pergola and a pizza oven.

Melton | 14 Cameron Court
\$599,000



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.

Melton | 20 Quail Crescent
\$265,000



3 | 1 | 4

RENOVATED HOME WITH INGROUND POOL

This 3 bedroom home has been tastefully renovated and offers buyers a unique opportunity that must be seen to fully appreciate. Set on approx 600m2 with established gardens, with a inground pool and spa, both solar and gas heated. The home comprises of a modern kitchen with dishwasher, modern decor throughout, Split System heating/cooling, modern bathroom. In a quiet central Melton location.

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.

Melton | 46 Norma Street
\$299,000



3 | 2 | 1

ALL BOXES TICKED

This beautiful 3 bedroom, 2 bathroom family home is located just a short stroll from Woodgrove Shopping Centre, public transport, schools and is only 1 street back from High Street. In a quiet court location, this home features large kitchen with ample bench space, full ensuite to master bedroom, ducted heating and cooling, security roller shutters, 1.5 car lock up garage with remote control and beautifully manicured gardens.

Melton | 3 Falcon Drive
\$233,000

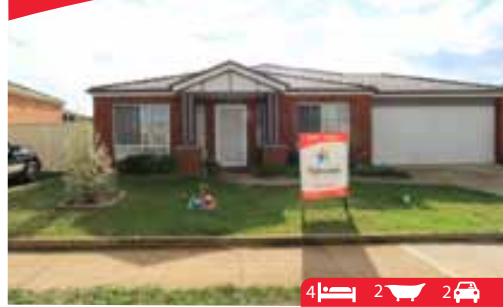


4 | 1 | 4

A BIT OF WORK BUT LOTS TO GAIN

This 4 bedroom, brick veneer residence is not a new home but is neat and clean and ready to be moved into or rented out. Located close to schools, public transport, Melton Waves and shops and is on a good size block of nearly 600 m2. Features include timber floors, ample kitchen cupboards, ducted heating, double shower, split system air conditioning, ceiling fans and a covered pergola. Would readily rent for \$250 per week, this is perfect for the investor or budget conscious.

Melton | 23 Sirius Way
\$315,000



4 | 2 | 2

LARGE FAMILY HOME ON LARGE BLOCK

This delightful family home is well located and is set on a spacious 675m2 block. Comprising 4 good sized bedrooms, the main with ensuite and walk in robe, the others with built in robes, formal living room plus a large open plan family room adjoining the kitchen meals and a rumpus room. Features include ducted heating, stainless steel appliances, 900mm upright oven, modern bathroom, and double garage.

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 off 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
\$315,000



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.

Melton South | 3 Morshead Street
\$239,000



3 | 1 | 2

FANTASTIC FRONTAGE

With 22m frontage there will be no issue with getting cars, trucks or boats into the backyard. This property represents an opportunity for buyers after wide frontage in a hard to find price range. Perfect for investment, it would also suit buyers looking for a property with potential to improve its value. Slab constructed 3 bedroom home, dual way bathroom, good size lounge, open kitchen meals area that has access to the paved veranda area. Ideally located close to schools, shops, parks and train station.

West Melton | 36 Panorama Drive
\$299,000



3 | 2 | 2

READY MADE INVESTMENT

Complete with ducted heating and double garage, this quality built home is less than 3 years old and set on a spacious low maintenance block. Comprising 3 spacious bedrooms, main with ensuite & large walk in robe, and the other 2 both have BIR. Formal Lounge, large family living room off the kitchen plus meals dining area. The large functional kitchen with stainless steel appliances including dishwasher. Currently rented for 285 per week, it would make an ideal investment.

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 | 1 Norma Street
\$279,000



3 | 1 | 4

PRETTY AS A PICTURE

Best describes this lovely 3 BR family home, positioned in a great location only a short stroll from major shopping centres. Comprising spacious master bedroom with walk through robes and two way bathroom, "L" shaped lounge / family meals area. Features include polished timber floors, carpet only 6 months old, drapes, gas heating, air conditioner, recently resealed roof tiles and new guttering, manicured front and rear yards, covered outdoor pergola, huge garage (8m x 9m approx) accommodates 4 cars.

CLAYTON RYDER
Agents Representative

Clayton's 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
clayton@ryderrealestate.com.au



Brookfield | 9 Clare Street
\$299,000



4 | 2 | 2

INCLUDES FREE SOLAR POWER

This Brand new built 4 bedroom home in Riverina Estate is now available and with Solar Electricity included, it has the potential to be free from power bills completely. Includes Ensuite and Walk in Robe to the Master bedroom, built in robes to the others, modern well appointed kitchen with dishwasher, ducted gas heating, Split System Cooling, Outdoor Alfresco, low maintenance yard with established gardens, double garage with direct internal access.

Melton | 30 Vista Drive
\$249,000



3 | 1 | 1

CENTRAL GEM

This home is located only one street behind the main street and is within walking distance to both retail shopping and business districts. Featuring three generous sized bedrooms, one bathroom with separate toilet and an open living area that is over looked by the kitchen and dining. Outside there is a garden shed, low maintenance gardens and secure fencing. Other features include split system cooling polished hardwood floors, gas heating and off street car parking for at least two cars.

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Investment Properties of the Month



DANIEL MULLAN

Agents Representative

Daniel has been looking after the needs of the local area for over 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.

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daniel@ryderrealestate.com.au

West Melton | 2-7 Fishburn Grove

\$257,000



2 bedrooms 1 bathroom 1 car

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.

Melton | 2/15-17 O'Neils Road

\$235,000



2 bedrooms 1 bathroom 1 car

CENTRE OF ATTENTION

This two bedroom, one bathroom unit is so central you can sell the car and walk everywhere. Features include a single car lockup garage with remote roller door, large under cover pergola area, low maintenance gardens, gas heating, wall air-conditioning and new carpets throughout the residence. For those looking for a home close to everything or the investor after the ideal property, do not overlook this one.



ARE YOU CLAIMING YOUR MAXIMUM DEDUCTIONS ON YOUR INVESTMENT PROPERTY?

Tax time is fast approaching, and now is the best time to organise a Tax Depreciation Schedule for your investment property. Claiming maximum tax deductions can make significant difference in the return on your investment! Older properties can also attract high returns. Your accountant needs a Tax Depreciation Schedule to maximize your claim and this only needs to be carried out once, as it lasts for the depreciable life of the property (40 years). A professional assessment of your property will identify all legal deductions, increasing the return on your property. Ask your Property Manager for more information.

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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.

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VALUE, LOCATION & OPTIONS

Outstanding House and land package, perfect for the first home buyer, investor or those wanting to downsize. Located in prestigious Arnolds Creek estate with its completed community centre and soon to be constructed commercial retail hub all within a short stroll of this home. Features of the home are 3 Bedrooms, main with full ensuite and walk in robe, BR 2 also has a walk in robe, beautifully equipped kitchen with stainless steel appliances, open plan living, Double garage. With a number of styling and colour packages you have the option to make this house your home.

A COMPLETE PACKAGE

Here is an ideal family home suitable for the first home buyer, retiree or those just wishing to downsize. Located in the sought after Brookfield Estate this modern home approx 3 years old boasts 3 generous size bedrooms, master with ensuite and walk in robe, fully tiled wide entry and hallway, spacious hostess kitchen overlooking open plan family/living and dining room. Features include stainless steel appliances, dishwasher, ducted heating, sun blinds, Double Lock up Garage with internal access, landscaped yards, paved alfresco area, garden shed plus side access.

Why Now is the time to invest in Real Estate



Investing in real estate is a big commitment but looking at today's rental market across most parts of Australia, there's a lot of investment opportunity coming up in 2012 if you look in the right places.

Rental shortage is something being felt in many city and regional areas, especially those centres that are located near corporate mining facilities. If trends continue on the same path as they have over the past five years, RP Data expects that the annual rate of rental growth will continue to beat the rate of home value growth, which is why now is the ideal time to invest in real estate.

Specking with real estate professionals, and researching current market trends and fluctuations online will give you a good indication of suburbs and regional

centres that are experiencing a healthy rental market. Buying an investment when property is in high demand will mean that you're likely to yield high returns and face minimal vacancy rates.

The Australian population is growing, and with industries such as mining, property investment can be a great opportunity to capitalise on tightening rental markets. Always talk to your financial advisor about your circumstances, and your local real estate professional about what the current opportunities are for your property investment portfolio.

References:

www.rpdata.com

www.yourinvestmentpropertymag.com.au

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FINANCE
GROUP

Buying a house?

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. It's a good idea to make an appointment when you initially start thinking about buying a home.

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