

■ Latest Market Update

■ Why sell in Winter

# Professionals

Melton Real Estate  
NEWS



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# Melton real estate news



## A word from the director:

Now that the winter season is set upon us, some of the important topics we are covering are breaking the taboo of holding off on selling your property until Spring. Regardless of the seasons or the weather most purchasers are very eager to buy a property that suits their needs. There tends to be a shortage in properties for sale during the cooler months as most property owners postpone selling their home until the weather turns around. By doing this, sellers need to consider there are many other sellers with the same belief system that list their home at the same time as you. This gives buyers an abundance of homes to choose from and a lot more opportunity to negotiate on price.

We believe we have the marketing tools to sell you're your home and competent sales agents to complete the sales process for you, we ask all sellers to go against the grain and sell your home sooner rather than later.

**JAYSON RYDER**  
Managing Director

mobile 0417 341 755  
www.ryderrealestate.com.au



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## WHY SELL IN WINTER.....

*Most home owners, especially those contemplating selling, take more than a passing interest in property sales and Auction results. If asked, most property owners would say that Winter is not a good time to sell because it is cold, wet and the garden does not look at its best. Strangely, this opinion is not shared with prospective purchasers.*

Most purchasers, during the colder months of the year, are very committed and anxious to obtain a property that suits their needs.

At Professionals Ryder Real Estate we monitor all incoming phone calls and year after year, we have proved that contrary to popular opinion, the Winter months are an excellent time for selling. Auction results at this time of year highlight the lack of supply which causes clearance rates to improve even beyond the current high levels enjoyed in the first few months of "year". Some of the best sale prices are regularly achieved during the months of June, July and August.

Buyers have less to choose from because plenty of home owners hold off selling until Spring. Consequently, the length of time any property is on the market is often less than later in the year because of the relatively small number of properties available for sale.

Also, availability of finance is better than it has been for years. Interest rates remain at a very reasonable level and the quality of buyer enquiry is still excellent. Simply put, all these factors mean there is an abundance of well qualified buyers ready to act!

*If I can be of any assistance to any of your real estate needs, please do not hesitate to contact us at Professionals Ryder Real Estate on 9743 6400.*



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Melton Bacchus Marsh Werribee 9743 1333 [www.calleapearce.com.au](http://www.calleapearce.com.au)

## IMMACULATE PRESENTATION - \$449,000



Melton West

- Situated on a large block of 800m<sup>2</sup> in quiet court location
- Enjoy the double shower or spa in ensuite
- Formal lounge meals area, family room, rumpus room, dbl garage
- Ultra modern kitchen, full s/s appliances incl 2 drawer dishwasher
- Landscaping with feature gardens that would impress all
- Step outside to a large pergola great to entertain

Address: 44 Meadowglen Drive, Melton West

View Online: [ryderrealestate.com.au](http://ryderrealestate.com.au)

Web ID: #529233



## 6 ACRES OF HEAVEN - \$649,000



Toolern Vale

- Master with parent retreat, ensuite and WIR
- 2 storey sandstone residence on 6 acres
- Large formal living area complete with bar
- Large family meals area with wood heater
- Split system heating, ducted cooling, ducted vacuum, solar power
- 4 car colour garage workshop

Address: 334 Hjorths Road, Toolern Vale

View Online: [ryderrealestate.com.au](http://ryderrealestate.com.au)

Web ID: #544277



## COUNTRY WITH RESIDENTIAL CONVENIENCE - \$599,000



Kurunjang

- 1.5 Acre corner block just a 2 minute drive to town centre
- Ensuite to main bedroom, 5 bedroom plus study
- Sunken Lounge with open fire place
- Large quality kitchen adjoining open dining room
- Outside has two carports, double garage, garden shed, paddocks
- Country setting with convenience of city living

Address: 14 Cameron Court, Kurunjang

View Online: [ryderrealestate.com.au](http://ryderrealestate.com.au)

Web ID: #541234



## OUTSTANDING INVESTMENT - \$249,000



Melton West

- New two bedroom unit
- Rental return of \$250 per week on ongoing lease
- Quality fitting and fixtures
- Separate living room to kitchen
- Single lockup garage
- Private courtyard and alfresco area

Address: 2/7 Fishburn Grove, Melton West

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Web ID: #513856



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Lot 6 Production Road, Melton Ph: 9746 7350 Mob: 0410 684 477 E: [wmms@bigpond.com](mailto:wmms@bigpond.com)

# Premier Properties

## LOADS OF CHARACTER - \$330,000



Brookfield

- 3 Bedrooms, 2 bathrooms, spa in main bathroom
- Cathedral ceilings, exposed beams gives the house a unique characteristic
- Within walking distance to train station, Victoria Uni and Woodgrove S/C
- Coonara wood heater, gas wall furnace and ducted cooling
- Inbuilt BBQ under pergola
- House needs to be seen to be fully appreciated

**Address:** 32 Blackdog Drive, Brookfield  
**View Online:** ryderrealestate.com.au  
**Web ID:** #527557



## ADD UP THE PLUSES - \$370,000



Melton West

- Set on 805m2 block located in sought after Westlake Estate
- Master with full ensuite and walk in robe, built in robes to other bedrooms
- Spacious kitchen plus family meals area and rumpus room
- Electric shutters on external windows to reduce energy costs
- Quality window furnishings and light fittings, ducted evaporative cooling
- Large open gardens, covered and paved pergola area

**Address:** 32 Fleetwood Circuit, Melton West  
**View Online:** ryderrealestate.com.au  
**Web ID:** #557366



## A COMPLETE PACKAGE - \$345,000



Brookfield

- Only 3 years old located in sought after Brookfield Estate
- Display home design fully tiled wide entry and hallway
- Spacious kitchen overlooking family/living and dining room
- S/ Steel appl, dishwasher, ducted heating and sun blinds
- Double lock up garage with internal access
- Paved alfresco area, garden shed and side access for trailer or boat

**Address:** 9 Faircroft Drive Brookfield  
**View Online:** ryderrealestate.com.au  
**Web ID:** # 550871



## ALL THE WORKS DONE - \$269,000



Melton South

- Professionally renovated with all the extras of a new home
- Ornate cornice, new carpets, fresh paint, down lights throughout
- Remodelled kitchen, dishwasher and walk in pantry
- Centrally located bathroom with spa bath
- Two separate living areas with sunken rumpus room
- Ducted heating and cooling, pergola, garage and workshop

**Address:** 38 Manson Drive, Melton South  
**View Online:** ryderrealestate.com.au  
**Web ID:** #558671



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**PREMIERING PRINCETON PARK - \$409,000**



Melton West

- Huge two story home on large block of 1006m2
- Established gardens with colour bond workshop garage
- Alarm, ducted heating and ducted cooling
- Modern kitchen with stainless steel appliances
- Master bedroom with full ensuite and private balcony
- Three separate living areas

**Address:** 10 Park Lane, Melton West  
**View Online:** ryderrealestate.com.au  
**Web ID:** #506106



**ONE WITH THE LOT - \$499,000**



Melton West

- Huge 1200m2 plus block
- Features two bathrooms and four bedrooms plus study
- Two large living areas at opposite ends of the home
- In ground salt water solar heated pool with cabana
- Four car colour bond workshop garage
- Fully landscaped block

**Address:** 3 Hamilton Court, Bacchus Marsh  
**View Online:** ryderrealestate.com.au  
**Web ID:** #527961



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## EDDIE RACZKOWSKI

Licensed Estate Agent



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.

mobile 0417 349 944

eddie@ryderrealestate.com.au



### PARKING FOR 4 CARS PLUS - \$269,000

- Ideal for both Investors and first home buyers
- Presentation of the home is excellent for this price range
- Features 3 good sized bedrooms, separate dining/kitchen
- Double garage under the roof line and 6Wx9LX3H workshop

Address: 63 Walsingham Crescent, Kurunjang

Web ID: #534072

Online: ryderrealestate.com.au



Kurunjang

### AFFORDABLE COURT LOCATION - \$255,000

- 3 bedroom home with built in robes
- Quiet court location, close to shops and schools
- Good size lounge and spacious kitchen
- Outside there is decking area and garden sheds

Address: 13 Barnong Close, Kurunjang

Web ID: #533907

Online: ryderrealestate.com.au

## 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.

mobile 0417 597 680

daniel@ryderrealestate.com.au



Melton

### LOTS TO GAIN - \$233,000

- Four bedrooms and one bathroom
- Central location close to schools, shops and public transport
- Good sized block on nearly 600 m2
- Split system cooling, ducted heating and timber flooring

Address: 3 Falcon Drive, Melton

Web ID: #549218

Online: ryderrealestate.com.au



Melton

### CENTRAL GEM - \$249,000

- Three bedrooms and one bathroom
- Large block just under 600sqm
- Split system heating and cooling
- Ideal investment with rental appraisal of \$250 per week

Address: 30 Vista Drive, Melton

Web ID: #544288

Online: ryderrealestate.com.au



Melton South

### FANTASTIC OPPORTUNITY - \$239,000

- Newly constructed Townhouse now available
- 3 bedrooms upstairs with central bathroom
- Kitchen with stone bench tops, living/dining downstairs
- Low maintenance housing in high demand with current rental climate

Address: 22/62 Andrew Street, Melton South

Web ID: #539604

Online: ryderrealestate.com.au

## LAND FOR SALE

19 PETERPAN CRESCENT, KURUNJANG	385m2	\$130,000
1A MARINA DRIVE, MELTON	200m2	\$139,000
1B MARINA DRIVE, MELTON	200m2	\$139,000
9 MICASA RISE, MELTON WEST	704m2	\$169,000
Lot 242 SUSAN PLACE, MELTON WEST	568m2	\$173,000
LOT 136 AMELIA PLACE, MELTON WEST	749m2	\$175,000
62 ARNOLDS CREEK BLVD, MELTON WEST	650m2	\$175,000
15 EQUINE CIRCUIT, MELTON SOUTH	767m2	\$228,000
2 CANDLEBARK PLACE, MELTON WEST	1122m2	\$285,000

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## 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.

Contact your local personal MFAA accredited mortgage broker  
Sarah Cilia directly on 0449 731 056



Authorised Credit Representative Number 400090

Sarah Cilia T/A SAF Finance Group is an Authorised Credit Representative (AC-00000695) of BLSSA license number 391237

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