



Melton South

WALK EVERYWHERE - \$263,000

- 3 bedroom property within walking distance to shops and station
- Boasts new appliances, carpet, blinds and freshly painted
- Undercover pergola with manicured gardens
- Renovated two way bathroom

Address: 1 Kamil Street, Melton South

Web ID: #561359

Online: ryderrealestate.com.au



Melton South

FANTASTIC FRONTAGE - \$235,000

- Good size allotment with frontage of over 20m
- Slab foundation 3 bedroom home
- Sliding door access to the paved veranda area
- Dual way bathroom with access from the main bedroom

Address: 3 Morshead Street, Melton South

Web ID: #540484

Online: ryderrealestate.com.au



Brookfield

UNDER CONSTRUCTION - \$355,000

- Located in the ever popular Brookfield
- 4 Bedrooms and two living areas
- Double garage with remote panel lift door
- Colorbond fences, solar hot water system

Address: 9 Fieldstone Way, Brookfield

Web ID: #527809

Online: ryderrealestate.com.au



Kurunjang

ATTRACTIVE PACKAGE - \$275,000

- Three good sized bedrooms plus study
- Open plan kitchen meals area
- Quality appliances including dishwasher and microwave
- Fully enclosed pergola ideal for entertaining

Address: 6 Roderick Drive, Kurunjang

Web ID: #504773

Online: ryderrealestate.com.au



Kurunjang

INVESTMENT VILLA - \$259,000

- Brand new villa, currently rented at \$13,000 per annum
- 3 bedrooms BIR, central bathroom, separate laundry
- Open plan modern kitchen and meals lounge area
- Private backyard and lock up garage

Address: 7/4 Black Night Way, Kurunjang

Web ID: #444319

Online: ryderrealestate.com.au



Melton West

VALUE, LOCATION & OPTIONS - \$309,000

- Outstanding House and land package
- Located in prestigious Arnolds Creek estate
- Beautifully equipped kitchen with stainless steel appliance
- 3 Bedrooms main with full ensuite

Address: 1 Portman Avenue, Melton West

Web ID: #456318

Online: ryderrealestate.com.au



Melton

MELTON CENTAL STARTER - \$249,000

- Centrally located on 580 sqm block
- Three large bedrooms and one bathroom
- Both gas heating and wall air-conditioning
- Outdoor pergola and alfresco area

Address: 3 Hudson Place, Melton

Web ID: #494055

Online: ryderrealestate.com.au

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.



mobile: 0451 057 772

kirsteen@ryderrealestate.com.au

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

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Premier Properties

STYLISH VILLA UNIT - \$235,000



Kurunjang

- Modern 2 bedroom Unit with lock up garage
- Includes ducted heating and evaporative cooling
- Wide open space and plenty of parking area
- Well appointed kitchen with stainless steel appliances
- Private court yard and rainwater tank
- Overlook beautiful open reserve parkland

Address: 2/ 32 Black knight Way, Kurunjang
View Online: ryderrealestate.com.au
Web ID: #560337



ROOM ON A BUDGET - \$269,000



Melton South

- 4 Large bedrooms all with Built in robes
- 2 living areas to suit larger families
- Timber kitchen with good cupboard space
- Double carport with remote roller door
- Main bathroom as well as full ensuite
- Ideal location close to schools shops and transport

Address: 12 Lawson Road, Melton South
View Online: ryderrealestate.com.au
Web ID: #561858



CENTRE OF TOWN - \$279,000



Melton

- Main bedroom has WIR with two way access to bathroom with spa
- Tasmanian Oak timber floor, modern kitchen, ducted heating, evaporative cooling
- Manicured gardens, 9000 litre rain water tank
- Large paved pergola area, single car carport
- Drive through access to 9mx5m colour bond workshop garage
- Sell the car because this home could not be in a better location

Address: 21 Vista Drive, Melton
View Online: ryderrealestate.com.au
Web ID: # 559373



PRESENTATION BEYOND BELIEF - \$289,000



Brookfield

- Price Presentation and Quality in Brookfield
- Walking distance to railway station and Victoria University
- 3 bedroom two bathroom and garage
- Huge outdoor pergola area
- Unbelievable entertainment bar area , Indoor spa
- 782m2 block with magnificent gardens

Address: 15 Nelson Way, Brookfield
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INCLUDES FREE SOLAR POWER - \$289,000



Brookfield

- Brand new four bedroom two bathroom
- Two car garage and solar electricity
- Modern design kitchen with stainless appliances
- Ducted heating and remote garage
- Located near park lands and bike trails
- Ready to move in and enjoy

Address: 9 Clare Street, Brookfield
View Online: ryderrealestate.com.au
Web ID: #548498



CORNER BLOCK CENTRAL LOCATION - \$279,000



Melton

- 3 BR family home with two way bathroom
- Central location short stroll from town and major shopping centre
- Corner allotment with potential for subdivision (STCA)
- New guttering and recently resealed roof tiles
- Manicured front and rear gardens
- Huge garage/workshop with rear roller door access

Address: 1 Norma Street, Melton
View Online: ryderrealestate.com.au
Web ID: #546744



DOUBLE STORY DELIGHT - \$299,000



Melton West

- 3 good sizes bedroom, with ensuite to main
- Large fully appointed kitchen with cesare stone bench tops
- Impressive double story presence with 9 foot ceilings
- Ducted heating and split system air conditioning
- Twin feature doors to the balcony to take in the views
- Upstairs and down stairs living area

Address: 1/3 Borrowdale Melton West
View Online: ryderrealestate.com.au
Web ID: # 528290



VALUE PLUS IN QUIET COURT - \$249,000



Melton South

- Three bedrooms and two bathrooms
- Two separate living areas
- Modern kitchen with stainless steel appliances
- Ducted heating and air conditioning
- Landscaped gardens and paved outdoor area
- Walking distance to schools shops and train station

Address: 4 Bridges Street, Melton South
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NEWS - JUNE 2012

Market Update.....

RPdata, one of Australia's leading authorities on real estate market statistics, recently released their first quarter market report for 2012, stating that the country's property market is showing signs of stabilising with home values rising 0.2% in March 2012. In a struggling economy, it's good to see a positive result for the real estate market, making the outlook good for 2012.

With Sydney's housing market being the primary growth driver for the improved marketing during the March 2012 quarter where property values rose 1.1 per cent, values in other state capital cities didn't show the same improvement with Melbourne's property values dropping 0.8 per cent and Brisbane 0.4 per cent.

Average home values for the eastern state's capital cities sit at: Sydney - \$525,000; Melbourne - \$465,00; and Brisbane - \$400,000. What is interesting to learn though, that despite the changes in dwelling values, the overall capital city aggregate change across the country was zero per cent, which signals to market researchers, a strengthening of the real estate market not seen in recent times.

Another contributing factor to a steadying housing market is the return of lending to first home buyers, and lowering of rate of mortgage arrears which have fallen from 0.7 per cent to 0.6 per cent.

The rental market still remains the strongest sector of the real estate market, with yields still growing for investors. High demand and housing shortages in capital cities and rural areas that support mining populations still command the market and there's not much pointing to a change in the foreseeable future.

References:

http://www.rpdata.com/research/national_housing_market_stabilises_in_first_quarter_of_2012.html

Fire Risks- Ideas on Protecting your family this winter

Snuggling down by a warm fire on a cold wintery day can be great, but with winter comes an increased risk of house fires. Clothes left to dry too close to a heater, a build-up of fluff in the drier, wood heaters and unguarded heaters all contribute to this risk. Across Australia each year an average of more than 50 people die in house fires – equal to one a week. Most of these tragedies happen between 9pm and 6am when the household is asleep. Research by Australasian Fire Authorities Council found not having a smoke alarm increased the possibility of a fatality by 60%. Many families owe their lives to working smoke detectors which woke them before broke out. Fire authorities warn it only takes two to three minutes for a small fire to grow big enough to involve a whole room. For a quick emergency exit without needing to find a key, put lever handles on doors. Deadlocks have been known to cause people to become trapped inside burning houses.

With prevention always being better than cure, here are some tips for reducing the chance of a fire in your home:

Clean the exhaust fan grille over the stove to remove dust, fat and grease build-up and de-fluff your clothes drier every time you use it, Remove extension leads if possible, Always turn off the power points when not in use – don't leave your TV turned off by the remote, or your computer on sleep mode when you are sleeping, Get rid of double adaptors and reduce use of power boards, and Install a safety switch on power and light circuits.

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APARTMENT COMPLEXES COULD BE ON THE CARDS FOR MELTON

It's no secret that Melton's population is growing at a rapid pace and while it's great that so many people want to call Melton home, we need to make sure that we have enough homes for everyone to live in.

So with a growing demand for Melton property, the Melton Council is considering the idea of building more apartment-style complexes.

By building apartments, Melton would be able to accommodate more new residents and allow for more people to live near popular hubs.

If apartments were built in Melton, they could be up to six stories high and they would likely be built near public transport and major facilities. Apartment complexes in Melton would likely be similar to those recently built in Caroline Springs which have been built near its major activity centres.

A lot more homebuyers are looking for low-maintenance living and apartments are ideal for that. If apartment blocks are built near the train station or near buses it would also make a popular choice for those who can't afford to live in inner-city Melbourne but still want easy access into town.

What are your thoughts on building apartment complexes in Melton? Tell us your thoughts by emailing us at ryderrealestate@bigpond.com.au



Winter Is Here

We wanted to provide you with some handy tips for keeping your home at a comfortable temperature without breaking the bank on heating throughout the cooler months of the year

1. On a sunny winter's day, capitalise on the sun's power by opening up curtains during the day and trapping the warmth inside by ensuring you close the curtains at night.
2. Seal gaps under doors and around windows to avoid draughts.
3. If you're not using all of the rooms in your house, close doors to rooms that are not being utilised so that you're only heating the areas that need it.
4. Cook up hot meals and let the warmth of the stove or oven filter throughout your home. If you have small children, ensure they're not endangered by open oven doors or boiling water on stove tops.
5. For homes with a fire place, ensure the chimney and/or flue are clean to avoid unwanted smoke or ash getting inside your home. Also remember to keep firewood in a dry place.
6. Rugging up with warm clothes, a blanket, slippers or whatever winter woollies you have is the best way to cut down your heating bills.
7. Eating warm meals helps warm you up from the inside, so get out the winter recipe book and start looking for your favourite winter warmers.

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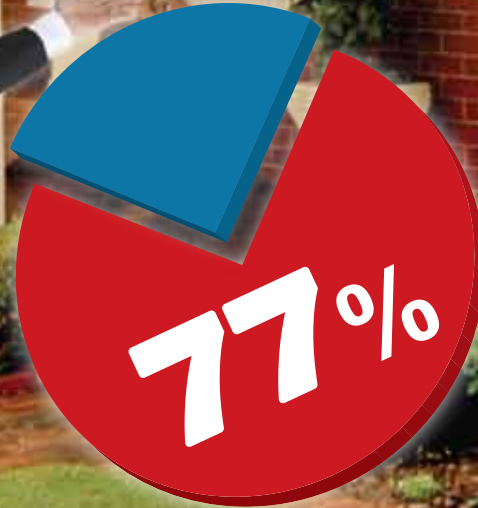


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