

■ 4 x Free Gym Memberships

■ Six Common Renovating Mistakes

Professionals

Melton Real Estate
NEWS



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■ What would you give up to buy a house in Melton

■ Moving home without the stress

Melton real estate news



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A word from the director:

With the London Olympics approaching Professionals Ryder Real Estate would like to join in on the festive spirit by giving away four 30 day memberships working in conjunction with Mick's Gym from the Melton Indoor Sports Stadium. Now is a good time to focus on our own health and well being and making a change to living a happy and healthy lifestyle. With obesity approaching epidemic proportions in Australia let's be positive and take action with our own health and fitness. Simply visit our website and click the Facebook link at the top of the page, then 'like us' to be automatically in the running for your free membership. On a business note, the Melton market is showing positive results of buyers and sellers with solid sales results in both May and June. We are optimistic about the coming months.

JAYSON RYDER
Managing Director
mobile 0417 341 755
www.ryderrealestate.com.au



WHAT WOULD YOU GIVE UP TO BUY A HOME IN MELTON?

If you want to start saving money to put towards a home loan, you may like to start thinking about what parts of your lifestyle you're willing to make sacrifices on.

The Mortgage Finance Association of Australia (MFAA) recently conducted a survey to find out exactly what potential buyers are willing to give up, in order to buy a home.

Some of the most popular lifestyle changes mentioned in the survey included eating out less often and taking lunch to work. Others also tried to reduce their household costs, took cheaper holidays and tried to avoid splurging on luxuries like clothes and movie tickets.

While the above may not seem like huge sacrifices though, it's amazing

how quickly they can add up and allow people to get closer to their savings goals.

MFAA's survey found that on average, those who had made sacrifices such as the ones mentioned above were making savings of around \$15,500 pa, which represented 16 per cent to 23 per cent of their total take home income.

It's the little things that add up and prevent a lot of us from saving. So start to think about what you spend your money, and what you could cut back.

Do you need to buy that coffee every morning or do you need to buy that must-have gadget? If you avoid these small luxuries you could have enough savings for a home deposit in just a year's time.

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Melton West

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- 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
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6 ACRES OF HEAVEN - \$600,000



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
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Melton South

ROOM ON A BUDGET - \$265,000

- 4 Large bedrooms all with Built in robes
- 2 Living areas to suit larger family
- Double carport with remote roller door
- Main bathroom as well as full ensuite

Address: 12 Lawson Road, Melton South

Web ID: #561858

Online: ryderrealestate.com.au



Melton

CENTRE OF TOWN - \$279,000

- Main bedroom has WIR with two way access to bathroom with spa
- Tasmanian Oak timber floor, ducted heating, evaporative cooling
- Manicured gardens, 9000 litre rain water tank
- Large paved pergola area, single car carport

Address: 21 Vista Drive, Melton

Web ID: #559373

Online: ryderrealestate.com.au



Melton West

OUTSTANDING INVESTMENT - \$249,000

- New two bedroom unit
- Rental return of \$250 per week on ongoing lease
- Quality fittings and fixtures
- Single lockup garage

Address: 2/7 Fishburn Grove, Melton West

Web ID: #513856

Online: ryderrealestate.com.au



Brookfield

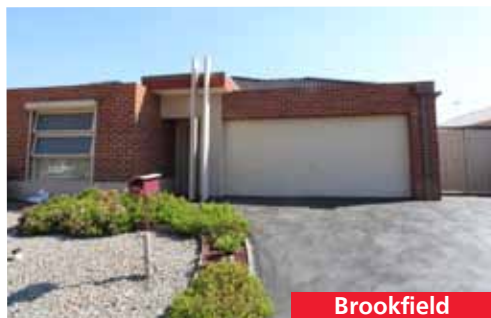
INCLUDES FREE SOLAR POWER - \$289,000

- Brand new four bedroom two bathroom
- Two car garage and solar electricity
- Modern design kitchen with stainless appliances
- Ducted heating and remote garage

Address: 9 Clare Street, Brookfield

Web ID: #548498

Online: ryderrealestate.com.au



Brookfield

A COMPLETE PACKAGE - \$345,000

- Only 3 years old located in sought after Brookfield Estate
- Spacious kitchen overlooking family/living and dining room
- S/ Steel appl, dishwasher, ducted heating and sun blinds
- Double lock up garage with internal access

Address: 9 Faircroft Drive, Brookfield

Web ID: #550871

Online: ryderrealestate.com.au



Melton West

ADD UP THE PLUSSES - \$370,000

- Set on 805m2 block located in sought after Westlake Estate
- Master with full ensuite and walk in robe, BIR to other bedrooms
- Spacious kitchen plus family meals area and rumpus room
- Quality window furnishings & light fittings, ducted evaporative cooling

Address: 32 Fleetwood Circuit, Melton West

Web ID: #557366

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



Melton

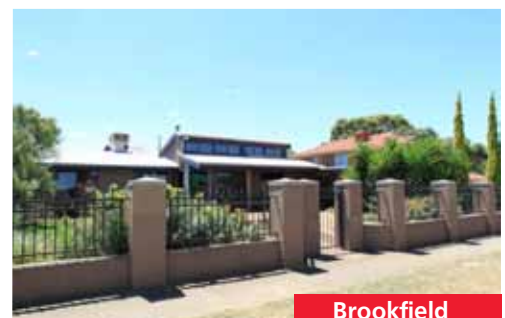
CORNER BLOCK CENTRAL LOCATION - \$265,000

- 3 BR family home with two way bathroom
- Corner allotment with potential for subdivision(STCA)
- Manicured front and rear gardens
- Huge garage/workshop with rear roller door access

Address: 1 Norma Street, Melton

Web ID: #546744

Online: ryderrealestate.com.au



Brookfield

LOADS OF CHARACTER - \$330,000

- 3 Bedrooms, 2 bathrooms, spa in main bathroom
- Cathedral ceilings, exposed beams gives the house a unique look
- Coonara wood heater, gas wall furnace and ducted cooling
- Inbuilt BBQ under pergola

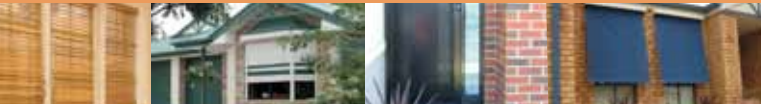
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Melton South

WALK EVERYWHERE - \$259,000

- 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



Melton West

GREAT INVESTMENT OPPORTUNITY- \$269,000

- Well maintained 3 bedroom family home
- Two separate living areas with the meals area adjoining the kitchen
- Polished hardwood floor boards, ducted heating and cooling
- Single lock up garage, plus a double carport with remote roller door

Address: 12 Edinburgh Place, Melton West

Web ID: #565645

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

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Melton South

AFFORDABLE INVESTMENT - \$210,000

- Neat and tidy 2 bedroom unit
- Comes with existing Tenant and return of \$200 per week
- Gas heating, spacious lounge, separate kitchen & meals area
- Lock up garage and a private back yard

Address: 4/7 Coventry Place, Melton South

Web ID: #563795

Online: ryderrealestate.com.au



Brookfield

PRESENTATION BEYOND BELIEF - \$279,000

- Price Presentation and Quality in Brookfield
- 3 bedroom two bathroom and garage
- Unbelievable entertainment bar area, Indoor spa
- 782m2 block with magnificent gardens

Address: 15 Nelson Way, Brookfield

Web ID: #527164

Online: ryderrealestate.com.au



Kurunjang

STYLISH VILLA UNIT - \$235,000

- Modern 2 bedroom Unit with lock up garage
- Includes ducted heating and evaporative cooling
- Well appointed kitchen with stainless steel appliances
- Overlooking beautiful open reserve parkland

Address: 5/32 Black Knight Way, Kurunjang

Web ID: #560337

Online: ryderrealestate.com.au



Melton

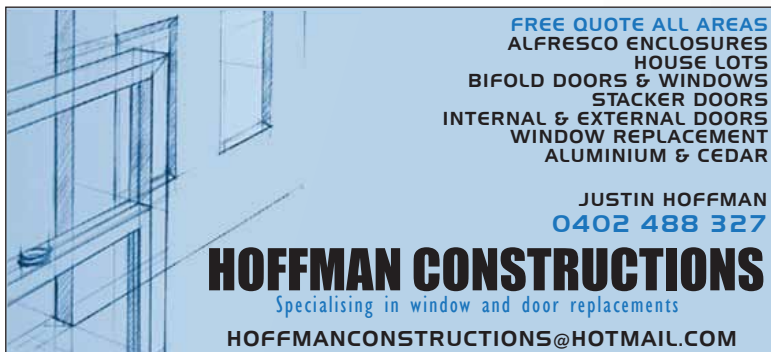
MELTON CENTRAL STARTER - \$249,000

- 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

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NEWS - JULY 2012

Six Common Renovating Mistakes.....

Everybody seems to be excited about renovating again with the return of the popular television show *The Block*, but while renovations are a great way to bring life back into an old home, here are some renovation mistakes to be aware of so you can avoid extra costs, lengthy delays or worse!

1. Not getting council approval - Always ensure that changes to your property including minor works, extensions, and structural changes comply with council standards. There are fines for not submitting plans to council, as well as large costs of having to re-renovate to standard.
2. Going overboard - Unless it's your style and you plan to live in the home for a long period, it can be more beneficial to stay neutral and simple when it comes to colours, fittings and fixtures. This is especially important if you're thinking of selling in the near future - you don't want to deter buyers!
3. Doing your own handy work - Always leave plumbing, gas fitting, electrical and structural work to qualified professionals of the trade. Doing your own handy work can not only be illegal, but also extremely hazardous to you and the people living in the home.
4. Not considering the origin of your house - Sometimes change can be great, but it's always important to consider the origin of the house, because it may be of value if you're looking to sell, especially if the home contains period features.
5. Spending more than you need to - Also known as overcapitalising, remember to spend money where you can make money. I.e.: consider the cost of something and the value it adds to the home.
6. Not spending money on quality - Shop around, because in many cases, you can find the same product at a cheaper price, but don't skimp on the quality. Taking shortcuts on quality may cost you more if you have to replace items sooner rather than later.

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KNOWING WHAT RENTERS WANT !!

The rental market is as competitive as ever, so it's important for landlords to make sure their property is attracting good quality tenants. Luckily for landlords, a survey was recently carried out by rent.com.au that provides insights into the wants & needs of renters.

According to the survey, one of the biggest things that renters look for is greater flexibility in their lease conditions. A lot of renters aren't just looking for a place to stay in; many renters consider their rental property to be their long-term home. They even want to improve the home with 71.8 per cent of rental respondents wanting the ability to be able to hang pictures up and 56.6 per cent wanting to modify their gardens.

Pet ownership seems to be another issue for renters. The survey showed that 71.4 per cent of renters want to be able to have a pet at their rental property, and 60 per cent would be influenced in choosing a property due to this issue. Understandably though, a lot of property owners are reluctant to allow pets onto their property for fear of damage, but there are a lot of responsible pet owners around and many of these are reliable long-term renters. With this in mind, it might be worth considering allowing pets if it's not governed by body corporate by-laws that disallow them.

A few more interesting findings from the National Renters Survey include 79.6 per cent of renters consider a good kitchen to be highly important in making a rental property a home, and that half of renters take 12 or more weeks to find a suitable property to rent. The reason that renters may take so long to find an appropriate property though could be because over 60.3 per cent of renters find it difficult to turn up to inspections due to work or education commitments.

Landlords may like to look at their lease agreements as a small change may be able to help attract long term tenants and improve rental returns. Every rental property is different though, so if you would like advice specific for your property please get in touch with your local Professionals Real Estate agent

WANT TO MOVE HOMES WITHOUT THE STRESS??



Everybody has to do it at some point, but not many people like it. Moving homes can be a very stressful time, but it can be made a whole lot easier if you plan ahead. Here are some things you should start thinking about as soon as you find out you're moving.

Organisation – Start packing and sorting through your belongings as soon as you can so you don't get caught out at the last minute. It's also a good idea to make a list of all the things to do before you move so that nothing gets forgotten along the way.

Removalists – Removalists can help make your move quicker and easier, especially if you have a lot of belongings or you don't have much muscle power. On moving day don't forget to be nice to your removalists (offering a drink is a nice gesture), if you're kind to them they're much more likely to move fast and be gentle with your belongings.

Utilities – If you would like your electricity, gas or internet connected at your house before your move, you need to remember to arrange it beforehand. It's usually a good idea to arrange your utilities a few weeks before you move.

Mail – It's important to make businesses and associates aware of your change of address. Keep track of your mail in the weeks leading up to your move and inform senders of your new address. It's also a good idea to head to Australia Post and have your mail redirected for 3-6 months, so that none of your mail goes astray.

While there are stressful aspects of moving homes it can also be used as a great time to start afresh. If you were using a utility provider at your previous address that you weren't happy with then use this opportunity to find a new and better deal.

Good luck with your next move!

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