

# PROPERTY NEWS

Ideas to help you when you're buying, selling or renting

## CROYDON PARK HOME SELLS FOR \$1.1MILLION!



How do these agents continue to achieve such top results?

**SOLD** 44 Windsor Avenue, Croydon Park

Full Story Page 3 >>



**SOLD** 34 Oak Drive, Georges Hall



**SOLD** 11 Melrose St, Croydon Park



**SOLD** 9 Coorilla Ave, Croydon Park

**In this issue of Property News:**

- How to reduce stress when moving
- Croydon Park home sells for \$1.1M!
- Reap the rewards of a tight rental market



Winner for the most outstanding real estate agency in the prestigious 2009 Inner West Local Business Awards.

**Partly because it's a major upheaval in your life, whether your new property is the place next door or somewhere across the country.**

You can however, reduce the stress by taking time to plan and prepare the move. The smoother the transition, the less trauma you should experience.

You'll need to decide whether to use professional removalists or to hire a truck or van and do it yourself. Professional removalists can do all the packing for you, which would save you a lot of physical effort and time.

However, if you can't afford a removalist or prefer to save the money that it would cost, try to be as organised as possible about the way you pack and transport your belongings from one home to another.

**A few tips include:**

You'll need to begin your packing some time before you move, so start by packing things that you don't use regularly. There's nothing worse than having to rummage through boxes full of items looking for something essential. As moving day approaches, begin packing items that you use more regularly.

Keep one box until last. It should contain the things you will need until the time you move, such as equipment and products for a final clean of the house.

Label each box clearly, indicating its contents and the room where it belongs.



# Reduce Stress When Moving

Just in case there is a last minute hitch, pack a small bag with a change of clothes, toiletries and anything else you might need for overnight in case the delivery of your goods is delayed or your moving date changes at the last minute.

If you're doing your own moving, work out the distance you'll have to travel between the two properties and how many trips you will need to make. This helps you to carry out the moving operation as

comfortably as possible. Depending on the distance involved, you may decide it is better to do the move over two days rather than trying to settle into your new home at midnight.

**Footnote: In the midst of all the packing and transporting, don't forget to arrange the connection of utilities such as gas, electricity and phone at your new home. It's no fun unpacking in the dark!**

## Letter from the Editor

Dear Readers,

We are very proud to bring you this edition of *Property News*.

With so much happening in the industry, we had no trouble filling this edition with interesting and informative articles to help you with your real estate needs.

As we only have a limited amount of room to cover the basics of each topic we

would be only too happy to meet with you and discuss your individual needs.

Getting involved in the real estate market can be overwhelming but with the right guidance and information, we can make the process more enjoyable.

If you have any queries, please drop in and see us at our centrally located office.

Kind Regards,



Riccardo Errichiello 0421 827 997



Marco Errichiello 0414 433 318



Armando Errichiello 02 9716 6222



Giancarlo Errichiello 02 9716 6222

**RICH & OLIVA**  
REAL ESTATE

[www.richandoliva.com.au](http://www.richandoliva.com.au)

129 Georges River Road, CROYDON PARK NSW 2133  
p: (02) 9716 6222 f: (02) 9797 9760 e: [enquiries@richandoliva.com.au](mailto:enquiries@richandoliva.com.au)

**Disclaimer Notice:** Neither Marco & Armando Errichiello, Rich & Oliva, nor Newsletter House Pty Ltd, nor the publishers and editors of articles in this issue, accept any form of liability, be it contractual, tortious or otherwise, for the contents of this newsletter or for any consequences arising from its use or any reliance placed upon it. All the information contained in this publication has been provided to us by various parties. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.  
©Newsletter House Pty Ltd 2012 Ph: 02 4954 2100 [www.newsletterhouse.com](http://www.newsletterhouse.com)

# Sales right across the spectrum!

## There's no stopping the success of this exceptional agency

Getting the best results for their clients is the aim of every member of the team at Rich & Oliva Real Estate.

And whatever type of property you have to sell, they know just how to go about achieving those results.

There are several reasons for the success for which they have become so well known throughout the Croydon Park area and surrounding suburbs.

For one thing they are a united family business, working together to ensure their clients can count on the outstanding outcomes that have distinguished the business since it started in 1989.

For another, they have exceptional local knowledge acquired from living and working in the area. Their awareness of the local real estate market can make thousands of dollars worth of difference to the final selling price of a property.

Add to this the experience acquired over the years and it's easy to see why Rich & Oliva continue to clock up the type of results shown by these recent sales results:

**44 Windsor Avenue, Croydon Park** - A ten year old, two storey home on approximately 455 square metres: Sold for \$1,100,000.

**9 Coorilla Avenue, Croydon Park** - A three bedroom home with swimming pool on an irregular block of approximately 530 square metres: Sold at auction for \$870,000.

**11 Frederick Street, Canterbury** - A two/three bedroom home on approximately 405 square metres: Sold prior to auction for \$735,000.

**32a Wentworth Street, Croydon Park** - A twelve year old three bedroom duplex on approximately 260 square metres: Sold for \$695,000

**34 Oak Drive, Georges Hall** - A split level home on approximately 680 square metres: Sold - price not disclosed.

**11 Melrose Street, Croydon Park** - Original three bedroom property, needing lots of work, on approximately 330 square metres: Sold for \$615,000.

**2/63 Albert Crescent, Burwood** - A modern, ground floor one bedroom unit

with no balcony or car space: Sold for \$328,000.

Whether your property is large or small, in pristine condition or needing some tender loving care, you can count on an outstanding result when you contact Rich & Oliva Real Estate on 9716 6222.



**SOLD** 11 Frederick St, Canterbury



**SOLD** 32a Wentworth St, Croydon Park

## LOCAL SERVICES *We are proud to work with these local businesses*

<b>Conveyances/ Solicitors</b>	James & Assoc	206 Georges River Rd, Croydon Park	9797 9555
	Russo & Co	94 Burwood Rd Burwood	9745 3611
	Genford Conveyancing	1/18a Hercules Street Ashfield	9716 6755
	Nain Ci & Assoc	Suite 17/15 Ninth Ave Campsie	9787 3866
	Northington Lawyers	123 Queen Street Ashfield	02 9816 2212
<b>Finance</b>	Adam Di Maggio	RAMS Home Lending Manager	0457 837 304
	Mario Rehayem	Westpac Premium Banking	8253 4967 / 0427 003 725
	Daniel Paci	Vault Mortgage	9810 5496 / 0401 167 149
<b>Building &amp; Pest Inspectors</b>	IPS Solutions		0422 624 703
	Inspect It		1300 557 047
	Multi construction		0418 633 676
<b>Landscapers</b>	Decker Landscaper	Alex	0413 800 538
	Stay Fresh Landscaping	Huss	0433 426 164
	AM Solution	Aaron	0414 470 738
<b>Painter</b>	E & S Painting	Elly - Croydon Park	0404 454 055
<b>Beauty</b>	Clare Skin Care		0400 766 041
	A&G's Beauty on the Avenue	88 Wallis Ave, Strathfield 2135 www.beautyontheavenue.com.au	9642 1943
<b>Electrician</b>	Quick Spark	John - Croydon Park	0418 110 152
<b>Plumber</b>	E C Greening & Sons	Paul - Croydon Park	0408 090 311
<b>Handy Man</b>	Mets Dincer	Croydon Park	0422 356 082
<b>Computer Services</b>	Ben Donohue	donohueb@icafe.com.au	0417 018 600
<b>Kitchen Custom Panels &amp; Hardware</b>	More than Kitchens	www.morethankitchens.com.au	9557 7122
<b>Learning Centre</b>	Croydon Park Cottage	29 Broad Street, Croydon Park NSW	9744 1697
<b>Air Conditioning</b>	Sun Air		0431 740 392



# Reap the rewards of a tight rental market

**Question:** When is a good time to invest in property?  
**Answer:** Now!

**The prediction is that property investors will do well in 2012 on the back of the same tight vacancy rates and soaring rents they enjoyed in 2011.**

During 2011, investors throughout Australia enjoyed a landlords' market. The Australian Bureau of Statistics has indicated that over the 12 months there was a 4.6 per cent-plus rise in rents. Sydney recorded the fastest rising rents while Melbourne was at the other end of the spectrum with zero rental growth, and even declines in some areas.

With the exception of Melbourne, the positive news is expected to continue, with

the rental market still doing exceptionally well and rents continuing to increase.

This is good news for those who already have an existing investment property portfolio. For those who are still thinking about taking the plunge, the situation suggests that it is the right time to start.

Along with the high demand for rental accommodation, the combination of relatively low interest rates with the long-term potential for strong yields and capital gains presents the ideal conditions for property buyers looking to get into the market. As long as you have the finances to buy, 2012 will provide you with some

great opportunities to get your property investment under way or to add to a portfolio already established.

Once you've bought your property, you want it to work for you. A good strategy is to buy blue chip, median-priced properties in areas where there is always that high demand. And don't forget that proximity to facilities such as shops, transport and schools is always an advantage in ensuring your property is tenanted.

So if you're dreaming of securing your financial future through property investment, start checking the real estate agency windows, advertisements and websites.

**Your investment property is waiting for you and there's no better time than now to secure it.**

## JUST LEASED!

**RICH & OLIVA**  
REAL ESTATE



**CROYDON PARK**  
3BR Home \$710 pw



**BELFIELD**  
2BR Home \$480 pw



**CROYDON PARK**  
4BR Home \$750 pw



**CROYDON**  
2BR unit \$450 pw

**Call the highly successful team to help you on 9716 6222**