

PROPERTY NEWS

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

100% AUCTION SUCCESS RATE, \$13M-PLUS SALES

Do auctions work in the current market?
Is the local market auction savvy?

Which agent has a
great track record
of fast sales and
great prices?

SOLD@AUCTION

6 Queensborough Rd,
Croydon Park: Block of 6 x 2
bedroom units

\$2,155,000



SOLD@AUCTION

78 Leopold Street, Ashbury:
Five bedroom two storey
home with carport on 570 sqm

\$1,585,000



Property News had hardly opened the discussion with Riccardo and Marco Errichiello at Rich and Oliva Real Estate when we were quietly handed a folder headed "Auctions August 20-16".

Written boldly in red capital letters across the cover was: 100% Clearance Rate.

Not surprisingly, Riccardo couldn't contain his smile as he started to run us through some of the highlights.

"People will be surprised to learn of the range," he said.

Continued on pages 2 & 3 ▶

In this issue of Property News:

- Local homeowners love an auction
- Reducing your energy costs



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

Letter from the Editor

Dear Readers,

So much has happened since our last edition of Property News and in this issue we will give you an update on everything you need to know.

Whether you are selling or buying or are the owner of investment property, you need to keep up to date with the latest industry news.

In this edition, we will cover important issues that give helpful and current information on everything you should know.

This industry is extremely fast paced and it can be confusing to keep up with things, so if you have any questions please feel free to contact us.

We will be only too happy to help.

Kind Regards,



Riccardo Errichiello **Marco Errichiello**
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100% Auction clearance rate

SOLD@AUCTION

13 Fourth Street, Ashbury:
Five bedroom two storey home
on 765 sqm

\$1,455,000



SOLD@AUCTION

36 Howard Street, Canterbury:
Three bedroom home on
305 sqm

\$782,000



SOLD@AUCTION

3a Tangarra Street, Croydon Park: Three bedroom duplex on
220 sqm

\$710,000



SOLD@AUCTION

29 Armstrong Street, Ashfield:
Three bedroom + study on 440
sqm

\$907,000



SOLD@AUCTION

12 Eden Avenue, Croydon Park: Timber home selling at
land value - 567 sqm

\$825,500



SOLD@AUCTION

3 William Street, South Strathfield: 3 bedroom timber
home on 497 sqm

\$821,000



Agents are auction gurus

► **Continued from page 1**

“We’re looking at properties from \$297,000 to \$2.1m; at five, three and two bedroom homes, bungalows, duplexes and units.

“That’s a 100% auction clearance rate over two months for properties that run the full gamut of styles, sizes and prices in suburbs that included Croydon Park, Ashbury, Canterbury, Ashfield and South Strathfield.

“To put it into perspective, the 12 properties we have chosen represent just a few of the sales but total \$12,124,000.

“This is very much a successful market for auctions and the names on our database would indicate that the interest isn’t going to wane for a while yet.”

As their parents, Angelina and Ernesto, are regarded as auction gurus, Riccardo and Marco are more than delighted with their own auction results. If you want a fast result call Riccardo on 0421 827 997 or Marco on 0414 433 318.

SOLD@AUCTION

21 Roslyn Street, Ashbury:

Three bedroom bungalow with off street parking

\$903,000



SOLD@AUCTION

10/33 Hank Street, Ashfield:

Three bedroom townhouse with double garage

\$626,000



SOLD@AUCTION

36/2A Tangarra Street,

Croydon Park: Two bedroom unit with double lock up garage

\$485,000



LOCAL SERVICES

Conveyances/ Solicitors

James & Assoc
Russo & Co
Genford Conveyancing
Nain Ci & Assoc

206 Georges River Rd, Croydon Park
94 Burwood Rd Burwood
1/18a Hercules Street Ashfield
Suite 17/15 Ninth Ave Campsie

9797 9555
9745 3611
9716 6755
9787 3866

Finance

Adam Di Maggio
Mario Rehayem
Daniel Paci

Westpac Home Finance Manager
Westpac Premium Banking
Vault Mortgage

0459 802 724
8253 4967/0427 003 725
9810 5496/0401 167 149

0422 624 703
1300 557 047
0418 633 676

Building & Pest Inspectors

IPS Solutions
Inspect It
Multi construction

0413 800 538
0433 426 164
0414 470 738

Landscapers

Decker Landscaper
Stay Fresh Landscaping
AM Solution

Alex
Huss
Aaron

0404 454 055

Painter

E & S Painting

Elly- Croydon Park

0400 766 041
9642 1943

Beauty

Clare Skin Care
A&G's Beauty
on the Avenue

88 Wallis Ave, Strathfield 2135
www.beautyontheavenue.com.au

0418 110 152

Electrician

Quick Spark

John - Croydon Park

0408 090 311

Plumber

E C Greening & Sons

Paul - Croydon Park

0422 356 082

Handy Man

Mets Dincer

Croydon Park
donohueb@icafe.com.au

0417 018 600

Computer Services

Ben Donohue

www.morethankitchens.com.au

9557 7122

Kitchen Custom Panels & Hardware

More than Kitchens

29 Broad Street, Croydon Park NSW

9744 1697

Learning Centre

Croydon Park Cottage
Early Learning Centre

We are proud to work with these local businesses

Tips to cut your electricity bill!



Reducing energy costs not only saves money but helps the environment!

With electricity charges rising, reducing your electricity bill will not only save you money but will also help the environment.

Marco Errichiello, said some people thought they needed to move heaven and earth to reduce their energy bill, when in fact there were several things they could do to conserve electricity.

“Now is a great time to begin, so here are some tips that may make a big difference to your electricity bill,” he said.

- ✓ Use compact fluorescent light bulbs (CFLs). Throw those incandescent bulbs out and replace them with CFLs, which are energy saving bulbs.
- ✓ If you want to reduce lighting costs at night you can also opt for motion sensing lights that will only turn on when they sense motion, for example walking from one room to another.
- ✓ Also, look around the house regularly and turn off any lights that don't need to be on.
- ✓ Turn off and unplug electrical appliances that are not being used. Check that all unused appliances are completely powered off or unplugged from their outlets. Don't leave them on standby mode or plugged in when you're not using them. Check the computer, phone charger and electric drill battery charger; they may seem inconsequential, however they add up.
- ✓ Marco said that recently friends told him they went to a home where the family left the TV and computer on all day, even when they and the children were out. Now there's real potential for saving energy!
- ✓ Use heaters and air conditioners wisely. Make sure your air-conditioning filters are clean. Dirty filters can make your air-conditioning unit and heater use more energy.
- ✓ Another tip is to replace old appliances you know are not working efficiently. Sure replacing that old refrigerator is costly however it may cost you a lot more over time through inefficiency. Check them all out. Consider using a laptop instead of a desktop computer for low electricity consumption.
- While talking about laptops, one of the main causes of house fires is laptop computers being left plugged in for long periods of time. So unplug that laptop now and not only save power consumption, but perhaps save your house!

For sound advice about all property matters, contact Rich & Oliva on 9716 6222.

IS YOUR MANAGING AGENT PERFORMING:

RICH & OLIVA
REAL ESTATE

- **Video Inspection Reports?**
- **Calling owners with updates on market reviews?**
- **Calling owners before committing to repairs?**

Call the experienced team to see if they can help you on 9716 6222

www.richandoliva.com.au