

# PROPERTY NEWS

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

# RESULTS KEEP ROLLING IN!

**SOLD**

47 Balmoral Avenue, Croydon Park



## Top Sales For Vendors In Croydon Park Area

[See page 3 for full details ►](#)

**SOLD**

60 Cheviot Street, Ashbury



**SOLD**

19 Hanks Street, Ashfield



In this issue of Property News:

- Houses and units keep on selling
- How to find the tenants who are best for you



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

# Houses And Units Keep On Selling

Whether they're selling a heritage home, a modern unit or a commercial business, vendors can count on Rich & Oliva to get the top results for them.

With sales staff Marco, Riccardo, Armando & Giancarlo at the helm, the staff has continued to achieve these great results in the past few weeks.

Among these outstanding results are:

**47 Balmoral Avenue Croydon Park:** six year old brick veneer home, sold prior to auction for \$1,200,000.

**60 Cheviot Street, Ashbury:** A 3 bedroom home on 580 square metres, needing cosmetic updating without a garage, sold for \$1,190,000.

**19 Hanks Street, Ashfield:** A 3 bedroom renovated Federation home on 525 square meters, sold for \$1,030,000.

**16 Jay Avenue, Belfield:** three bedroom home in original condition, on the market for the first time in 61 years, sold at auction for \$ 782,000.

**26 Holborow Street, Croydon:** circa 1880's heritage listed timber home on 426 square metres, sold for \$766,000.

**47 Baltimore Street Belfield:** timber home on 455 square metres, sold for \$710,000.

**4a Seymour Parade Belfield:** three bedroom home on battle axe block, sold for \$660,000.

**202 Georges River Road, Croydon Park:** A commercial shop with long term tenant, sold for \$550,000 returning \$32,000 p/a.



## 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,



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**RICH & OLIVA**  
REAL ESTATE

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# Vendors can be sure of nothing but the best when entrusting properties to these agents

Townhouses, villas and units also featured in the recent successful sales by the Rich & Oliva team. These included:

**2/5 Short Street East, Homebush:** new three bedroom plus study townhouse, sold for \$588,000.

**2/25 Fletcher Street, Campsie:** two bedroom townhouse with no strata, sold for \$502,000.

**1/93 Lincoln Street, Belfield:** two bedroom villa with carport and garage, sold at auction for \$472,000.

**72/20 Close Street, Canterbury:** two bedroom, three level unit with car space, sold for \$455,000.

**6/134 Croydon Avenue, Croydon Park:** two bedroom, top floor unit with lock up garage, sold for \$442,000.

**6/29 Dunmore Street, Croydon Park:** top floor, two bedroom unit with lock up garage, sold for \$410,000.

**6/161 Croydon Avenue, Croydon Park:** top floor, two bedroom unit with lock up garage, sold for \$410,000.

**6/37 Charlotte Street, Campsie:** two bedroom unit with security car space, sold for \$392,000.

**1/15 Clyde Street, Croydon Park:** ground floor unit with car space, needing work, sold for \$350,000.

**3/138 Ninth Avenue, Campsie:** ground floor, two bedroom unit with no balcony, sold for \$337,500.

**Make the most of the expertise of Rich & Oliva by contacting them on 02 9716 6222.**



## 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
<b>Finance</b>	Adam Di Maggio	Westpac Home Finance Manager	0459 802 724
	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

## How to find the tenants who are best for you

# Get It Right!

When you've bought an investment property, it's vital to select the right people as tenants.

Taking time and care in the selection process, or having a property manager who will do this for you, helps to ensure your tenants will pay their rent regularly and will look after your investment property.

### When selecting tenants, you should:

- Make sure they have filled out all the required information on the application. If they provide information that is vague or incomplete, there could be something about their past rental history that they want to hide.
- Follow up on references rather than just glancing over them. You need to be sure this applicant is genuine. If you have a property manager, it is easy to have the tenancy database checked to ascertain the credentials of the prospective tenant.



- Meet the prospective tenants personally or arrange for your property manager to interview them. This helps you to get to know them, and to ascertain whether they are the type of people to whom you are prepared to entrust your property. If a number of people apply for the tenancy, it's worth taking the time to meet and assess them all. It may be time-consuming for you or your manager but it will save problems and money in the long run.
- As with the credit check, find out the applicant's employment history. Someone who is capable of holding down a steady job will also be more capable of paying the rent regularly. A phone call to the person's employer will also help to verify employment.



Collect a rental bond that will be lodged with the Department of Fair Trading and also make sure you receive at least two weeks rent in advance of the commencement of the lease. Complete an inventory of the property and a report of its condition before the tenant moves in.

## JUST LEASED!

**RICH & OLIVA**  
REAL ESTATE



**CAMPsie**  
2 BR UNIT \$380 pw



**CROYDON PARK**  
2 BR HOME \$580 pw



**CROYDON PARK**  
3 BR UNIT \$460 pw



**KINGSGROVE**  
4 BR HOME \$720 pw

Call the highly successful team to help you on 9716 6222