

My Properties Of The Month



103 Bayview Road
SOUTH DUNEDIN

**INSPECT
TODAY!**



29 Ascot Street
ST KILDA

**VIEW
TODAY!**

Some of my Recent Sales



Space
Reserved
Here for your
home

**MORE Properties
Wanted NOW!**



Southern Wide Real Estate

'Real People in Real Estates'

It definitely is a buyer's market at present and sellers are aware of that. However this will not last and buyers and sellers both need to be realistic.

Set out below are some pitfalls that buyers should be aware of:

(1) Home ownership units:

These are normally held under The Unit Titles Act 1972 or as a cross lease. When purchasing a home ownership unit, it is necessary to ascertain whether a conservatory or a carport has been added at a later date. You should get your solicitor to peruse the lease or title before signing any contract.

(2) Boundaries:

Generally the fences coincide with the legal boundaries. However, occasionally this is not the case and serious problems can occur because either a building has been built over the boundary or land is occupied which actually belongs to a neighbour. If you are in any doubt, about the boundaries, you should consult a surveyor.

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Residential, Rural, Life Style & Commercial Properties

My Recipe For The Month

Lahm Bi Kal or Meat with Vinegar

Ingredients:

- 1/2 kilo of beef cubes
- 1 1/2 kilo of very small onions
- 1 kilo zucchini
- 4 garlic cloves
- 1 1/2 cups red vinegar



1. Peel the onions without cutting, fry and set aside.
2. Use new oil, and fry meat. When the meat is half done, add the garlic
3. Next add the fried onions over the meat and the garlic.
4. Add the zucchini after you have cut in it half.
5. Add small glass of water.
6. When the water is evaporated, add the vinegar, leave to boil until it also evaporates and now it is ready to be served.

Recipe kindly supplied by -

Afife Harris of Lebanese Cuisine





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LOOKING TO SELL – THEN PRESENT IT WELL.

When selling your property, two things we all most want are a quick sale and top price. Your home is usually your single biggest investment so it is worth putting in that extra effort to make it look 100%. Here are a few handy hints for helping you get your house looking the best:-

KEEP IT CLEAN – Cleanliness is the most important factor in selling your home. Remove all grime and dust, banish all cobwebs, and remove any trace of shower scum. Air you home out before open homes etc. to remove unwanted smells.

DE-CLUTTER – Remove all surplus furniture and possessions.

NEUTRALISE IT DOWN – Pays to neutralise loud colour schemes and multi coloured bedroom walls. Use bright accessories instead for that splash of colour.

DON'T FORGET THE OUTSIDE. – Clear away old planters, leaves in the guttering. Mow the lawn. Clean the paths and driveways (water blast if necessary). Remove weeds from gardens, pick all dead flower heads etc. Tidy shrubs and hedges. Lay fresh woodchips/pebbles.



State of Play

Darvil Taylor, Mortgage Broker from Roost report as follows:

How high will rates I go this cycle?

"The most important thing to note is simply that going through 2012-2013 with a high level of floating rate debt could turn out to be quite dangerous and people should give thought to getting some of their debt locked away at fixed interest rate – sometime before the end of the year.

Fix or float?

There is still no sign that fixed interest rates are going to jump up in the near future so I would be quite content to stay on a four decade low floating mortgage rate working away at getting the principal down. At some stage later this year I would want to fix a portion of my loans in order to mitigate upside risks to floating interest rates over 2012-2013 as the Reserve Bank fights inflation of a magnitude we can only guess at currently. Speaking of guessing, that is also all one can do currently with regard to picking when fixed rates will jump up. All one can do is monitor the situation"

** A Happy clients comments **

Hi Martin,

"Thanks for letting me know I do appreciate your emails. I might not buy a house for a year but the last time an agent communicated with me in this way I bought 2 houses off him...."

Cheers Christine



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Licensed under the Real Estate Agents Act 2008

Winter Newsletter



Thinking of
Selling or Buying
Call me Today

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