



Platinum Club

June 2011



Professionals

mudgee

3 Great Investments

Investors build fortunes and create wealth and it's never too soon to commence this journey.



Townhouse — \$150K
2 Bed / \$195 Pw rental return



Villa— \$269K
2 Bed / \$280-\$300 Pw rental return



Cottage— \$285K
3 Bed / \$300-\$325 Pw rental return

Our Mudgee region is looking towards a fresh prospective as we move further towards a huge growth period as predicted for our area over the next several years.

This growth is primarily driven by the expansion mode of the three established mines being Ulan, Moolarben and Wilpenjong. As new residents set up in our region, existing accommodation is being stretched which in turn increases investment returns making it attractive for developers and investors alike, as they strive to get a foot hole in the beginning of the predicted boom cycle.

The past 6 weeks have seen some phenomenal sales and rental results. Investors as far away as Queensland, Victoria and Sydney have been active in the market after recent national publicity, highlighting Mudgee as an **Investment Hotspot.**

Some investors are even buying properties sight unseen based on healthy rental returns. Rents have steadily risen over the past 18 months with 3 bedroom units that were renting for \$280pw now fetching \$320pw and 4 bedroom executive homes increasing from \$320 - \$350pw to \$400-\$500pw.

For anyone intending to increase their property portfolio in the Mudgee region now is the ideal time. Detailed information may be obtained by calling our specialist Real Estate Team on 6372 2584.

WILD/ WET WEATHER TUNE UP

1. Check your roof for broken tiles or slates, loose iron and flashing leaks.
2. Check guttering is clear and consider installing a gutter protection barrier so leaves and debris blow off.
3. Ensure downpipes flow into the storm water drain or the tank system not under the home.
4. Check the flashing for leaks on chimneys and flue roof entry points for internal heaters.
5. Check for leaks under bathrooms, kitchens and laundries.
6. After storms check around the outside of the house and underneath for excessive dampness or water pooling.
7. Check for sub floor dampness as it can attract termites.
8. Check for mould spots on interior walls which could be a sign of dampness in the home.
9. Check seals around windows and doors for water penetration.

Other rental Investments available.
For more information please contact us on
6372 2584

Having sold 38
properties in the past
10 weeks we are in
need of homes to sell.



MUDGEE FARM WALKS

If you've ever wondered exactly what 'free range' means, get in touch with the seasons, or show your children exactly where their food comes from, Mudgee Fine Foods have come up with a great idea to get people back to grass roots level.

On the third Sunday of every month, (following the regular Saturday Farmers Markets) they are now conducting farm walks, where you can visit and experience a working farm.

There will be a variety of farms to visit, with a choice of two different ones each month. The walks will encompass a wide range of producers, from Olive Oil production to a working sheep and goat dairy with handmade cheeses. Each farm tour lasts approximately one hour.

FARM WALK INFORMATION

- Farm Walks run on the Sunday immediately following the Farmers Market which is held on the third Saturday of each month.
- Tour tickets need to be purchased **prior** to the tours, by 5pm Saturday, from the Mudgee Visitor Information Centre, 84 Market Street Mudgee, Tel: 1800 816 304.
- **Tickets are \$10/person or \$20/family.** This ticket covers either or both the farms on the day.
- Tours start at each farm at the designated time. Participants need to get themselves to and from each farm in their own transport.
- Please wear **covered shoes, no pets allowed**, and be prepared to learn, enjoy yourself, and get some dirt on you!

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www.professionalsmudgee.com.au



Top Winter Heating Tips

With the mercury in every Australian city except Perth and Darwin dipping to single digits during the nights, it feels like winter has finally blown in, full of cloudy days and toe-freezing evenings. If you want to avoid feeling like you're living in a tent, now is the time to get your house sorted for winter.

Top Tips to Keep Warm

1. Seal up all the gaps. Windows and doors can leak in substantial volumes of cold air. But some simple draught stoppers fitted in or around door and window frames and at the bottom of the door can make a huge difference.

2. Cover those windows. Single-pane glass has little insulation value, so you'll need to cover it to keep the cold air out (or warm air in), especially overnight. The idea is to provide an air-trap between the window covering and the window. That's why heavy curtains that extend across to the sides of the windows, and down to the floor are recommended.

A pelmet at the top is also needed to contain the warm air in the room. Pelmet stops the warm air from being drawn behind the top of the curtain by a thermal current created as the warm air from the top of the curtain travels behind it, and falls towards the floor as it cools, and travels back into the room.

3. Use the sun. Harness nature by drawing back the curtains and blinds during the day to letting the sun's rays warm up the house, especially if you have north-facing windows.

4. Set the thermostat. The experts say 18-21 degrees is warm enough for the inside of your home in winter. Keep in mind that every degree cooler you make the house can save you about 10% on your energy bills.

5. Shut it out. Close air-conditioning vents, and cover up with some cardboard and blue tack, or a similar removable covering, any permanent vents on your walls.

Add to your portfolio

If you are reading this on a chilly winter's day it may not feel like it right now, but if your area is growing beyond the national rate, you may well be.



Now is a good time for people to think about building or renovating a home, according to the Housing Industry Association (HIA), the voice of Australia's residential building industry.

One way to finance the purchase of further investment property is to use the equity in your home or other investment property you may hold.

Equity is the portion of the home's market value that you own. For example if your home has a market value of \$350,000 and you still owe the bank \$100,000 then your equity is \$250,000.

Home owners are often surprised to find they can use the 'equity' in their current home to help fund the purchase of an investment property. This is particularly the case as property values have risen strongly over the past 5 years in most areas.

The more the property increases in value the greater the 'equity' an investor can use as security to purchase their next investment property. This applies to both the owner occupied as well as investment property.

To learn more about investing the equity from your property portfolio contact the team at Professionals Mudgee



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