



EASTERN SUBURBS PROPERTY GROUP

NEWSLETTER SEPTEMBER 2011



Founded in 2007 Eastern Suburbs Property Group was built on a passion for real estate and a desire to exceed customer's expectations. Making a move away from the characteristics of the large franchise organisations, there was clear direction right from the beginning toward 'service'.

Eastern Suburbs Property Group has a prominent office position and dynamic window display in Dover Road, Rose Bay which is another of our greatest assets with thousands of cars passing and thousands of people walking past everyday of the week.

We look forward to hearing from you and going above and beyond to meet your real estate requirements.

STATE BUDGET 2011 - MAIN POINTS:

- JOB CUTS - 5000 public sector jobs to go through voluntary redundancy.
- SAVINGS - Department must find annual savings of 1.5 per cent.
- PORT TO BE PRIVATISED - Port Botany to be privatised to pay for Pacific Highway upgrade.
- PRISONS CLOSED - Berrima, Parramatta and Kirkconnell to shut.
- STAMP DUTY - Exemptions for first home buyers restricted to new homes from January 1.
- ELECTRICITY - Rise in electricity prices to cover the cost of the solar bonus scheme.
- INCENTIVE FOR DRIVERS - Almost half of all drivers will pay as little as \$25 a year to renew their licence if they do not lose a demerit point for five years.
- LUNA PARK - The 22,000 bulbs that light up the face of Luna Park will be replaced with more environmentally friendly LED lights, which the government says could reduce energy use by 90 per cent. Nearly \$800,000 will be spent on the lights!

Source: www.smh.com.au

DEADLINE SET FOR FIRST-HOME BUYERS

The state government has set an end-of-year deadline on its stamp duty concessions for first home buyers wanting to buy established homes. First-home buyers currently pay no stamp duty on properties under \$500,000 and receive a discount for properties valued up to \$600,000.

From January 1, the stamp duty savings will apply only to new homes, including ones bought off the plan. First-home buyers of established homes will have to pay full stamp duty from that date, which amounts to \$17,990 for a \$500,000 home and \$22,490 for one worth \$600,000.

New budget announcement coincided with the release of figures from the Bureau of Statistics showing that the proportion of first-home buyers taking out home loans in NSW was the lowest for 6.5 years.

The government says the measure, which will save it more than \$1 billion over four years, is designed to stimulate the housing construction sector. Treasury estimates that as a result first-home buyers are expected to buy about 20,000 new homes by 2014-15.

Source: www.smh.com.au



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PROPERTIES CURRENTLY FOR LEASE



10 B Conway Avenue, Rose Bay \$1,480/week
- 2 bedrooms with built-ins, separate study or 3rd bedroom, 2 bathrooms
- Large fluid open living & dining, ultra modern kitchen
- Auto double garage & massive storage
- City & Harbour Bridge views, a luxurious executive lifestyle.



Apt 1, 547 Old South Head Road, Rose Bay \$950/week
- 3 bedrooms - all with built-ins robes, 2 bathrooms, 1 secure parking
- Open plan living; Large entertainers terrace
- Sleek modern kitchen and Miele appliances
- Reverse cycle air-conditioning; Lift access.



Apt 7, 34 - 40 Spencer Street, Rose Bay \$1,750/week
- The enormous 200 sqm, top floor house like apartment has it all
- 3 oversized bedrooms with built-ins, bathrooms fully tiled with bath & spa
- Amazing balcony's & entertaining areas, double garage
- In addition there is an alarm, reverse cycle air, outside pool & entertaining area.



Apt 1, 69 Bay Street, Double Bay \$1,450/week
- 4 bedroom townhouse, the master with ensuite & private balcony; 3 bathrooms
- Spacious living & dining rooms also open out to an enormous 135m2 private terrace
- Family size kitchen fitted with granite bench tops & Miele appliances
- Lock up double garage, internal access, 2 storerooms, Alarm, reverse cycle air con.



Spencer Street, Rose Bay \$1,500/week
- FULLY FURNISHED executive 3 bedroom retreat, walking distance to shops and cafes
- 2 principal double bedrooms with built-ins & 2 bathrooms, master with ensuite
- Large open living/dining with bi-folding doors opening to a terrace BBQ area
- CeasarStone/Miele/gas kitchen; Int l'dry; Ducted air con; Double security garage.

SOLD IN 5 DAYS!!!



Apt 5, 32 - 34 The Avenue, Rose Bay \$601,000
- Boutique 2nd floor apartment, 2 double bedrooms with Robes
- Good size kitchen area with Breakfast bar
- Bathroom with bath & sep shower
- Undercover parking for 2 vehicles, common laundry facilities.

PROPERTY MANAGEMENT

Eastern Suburbs Property Group offers a complete property management service for property investors. We can assist in building your property investment portfolio as a secure means of investment for your future.

If you have a property to lease please give us a call and we will help you.

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