

# PROPERTY NEWS

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

## Unique penthouse has stunning park views

**Ideal for executive who wants  
quick access to CBD**



Read our full  
report on page 3

**In this issue of Property News:**

- How to make a buyer fall in love with your property
- List now and take advantage of rising market
- Properties for sale



## Letter from the Editor

Dear Readers,

We are very proud to bring you this edition of Property News.

With so much happening in the industry, we had no trouble filling this edition with interesting and informative articles to help you with your real estate needs.

As we only have a limited amount of room to cover the basics of each topic we would be only too happy to meet with you and discuss your individual needs.

Getting involved in the real estate market can be overwhelming but with the right guidance and information, we can make the process more enjoyable.

If you have any queries, please drop in and see us at our centrally located office.

Best wishes,

**Iris Leong**  
**Director**



2 Potter Street  
WATERLOO NSW 2017

phone: **9698 8689**

fax: **8399 2186**

email: **sales@amsure.com.au**

web: **www.amsure.com.au**

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# Feng Shui

## your home for sale

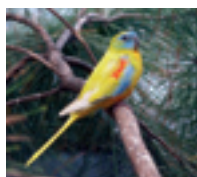
### How does this method turn an unfamiliar house into an inviting home?

**When you walk into a house for the first time, your senses take in absolutely everything – the sight, sound, smell, taste and feel.**

Many sellers mistakenly believe that preparing your home for sale is all about the way your home looks.

However, many other aspects can affect the way your home 'feels' to a potential buyer.

By applying Feng Shui methods and by creating the right mood, a buyer will be able to see themselves living in your home – and once you have achieved this, you can start filling out the paper work!



**SOUND** A simple way to appeal to the sound sense is to play some soft relaxing music during inspection times. Installing a wind chime at the front door will also provide something extra to stimulate a buyer's imagination.

But there is nothing better than hearing the sound of birds twittering in the backyard, so if you are feeling adventurous install a bird feeder to encourage them on to your property.



**SMELL** When a potential buyer walks into your home, the last thing they want to smell is the remains of cleaning products, freshly painted walls or floor polish. So to mask these smells you need to create your own scents, to lure the buyers into your home. The smell of freshly baked cookies is a wonderful way to make potential buyers feel at home, burn essential oils or place a large bunch of aromatic flowers in the living area of your home.



**TASTE** Providing food is an overlooked method, when sellers are trying to make people feel at home during an inspection.



Place a bowl of individually wrapped lollies or chocolates in the front entrance and encourage potential buyers to help themselves. This method will instantly make them feel more comfortable in their surrounds and encourage them to picture living in your house.



**TOUCH** This is a tricky one, as you do not want people running their hands over every part of your clean house.

But the sense of touch can be created visually by adding texture.

Use a combination of different plants in your garden, place different textured pillows on the sofa and vary the floor surfaces by using textured mats and rugs.

If it is a hot day, open the windows to allow buyers to feel a cool breeze on their skin, however it is cold make sure you trap the warm air inside the house.

Ensuring the potential buyers are comfortable with the temperature inside the house helps them to feel more at home.

**If you follow these few simple tips, it is easy to transform the Feng Shui of your home and make a buyer fall in love with your property.**

# High demand pushes up prices!

## Agent urges owners to list now to take advantage of rising market

**A stunning two bedroom Penthouse apartment in the Waterloo area is attracting strong buyer interest with the Director of Amsure Realty warning that the property is not expected to last long.**

Iris Leong told Property News that the superb Penthouse had aroused a lot of interest in buyers, especially those seeking a luxurious inner city apartment of exceptional quality.

“This is a unique residence which has a huge terrace that offers beautiful park views. Access to the terrace, with its swimming pool and sauna, is gained via an internal spiral staircase.

“With a spacious living room that flows to the balcony, this is an exquisite apartment that is ideal for an executive or professional businessperson seeking a well-located inner city suite that has immediate access to the CBD,” Iris said.

“Both the master bedroom with its ensuite bathroom and the second bedroom have access to the balcony and each one has built in robes.

“The open plan kitchen is equipped with only the finest fixtures and fittings and the internal laundry is of a generous, practical size. Situated in an apartment block offering secure parking and a gymnasium



this property is well priced at \$650,000.”

**Iris said there had been so much demand for inner city units and apartments that prices had risen 20 per cent over the past six months.**

“We are now finding it difficult to list enough quality stock to satisfy our clients. The high demand over the past six months has dried up the amount of properties available for sale. There are just not enough coming on to the market to meet the demands of the many qualified buyers we have on our books.

“Nearly all our listings are under contract and aside from the Penthouse we only have a few apartments for sale at present.

“They include a lovely two bedroom apartment with a study priced at \$600,000. This is an exceptionally spacious residence

in the Waterloo area. It has a magnificent wrap around balcony which offers superb panoramic views.

“The main bedroom has a walk-through robe and ensuite bathroom flowing to the balcony. The second bedroom embraces a romantic, private Juliet balcony. The study is so large it could easily be used as a third bedroom,” she said.

“This is an affordable apartment that features access to a swimming pool, sauna and gymnasium.”

Iris said the agency also had a great one-bedroom apartment for sale at \$499,000.

“This stylish property has a tiled entry way and a striking curved balcony. The bedroom has access to a balcony and a built in robe. This is a particularly large apartment with an internal laundry and features access to a swimming pool, sauna and gymnasium.”

Iris said that with prices rising in the inner city area this was an ideal time for owners to put their apartments on the market.

“We feel the market is still strong and are advising vendors to list now to take advantage of the rising market.”

**For a free market appraisal of your apartment contact Amsure Realty. Iris and her colleagues will give you a no obligation valuation and advise you about the best way to present your property to the market to maximise the price.**



## Some recent properties sold by Amsure Realty

### February

Atarah 2 bedroom  
\$560,000



### April

Jewel 2 bedroom  
\$595,000



### May

Lumina 1 bedroom  
\$424,000



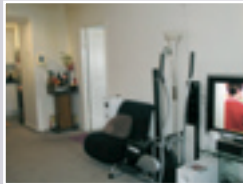
### June

Tiara 1 bedroom  
\$380,000



### March

Tiara 1 bedroom plus studio, roof terrace  
\$610,000



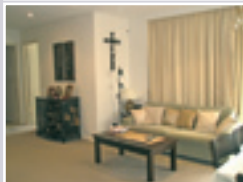
Aria 2 bedroom plus 1 study  
\$660,000



Aria 1 bedroom  
\$375,000



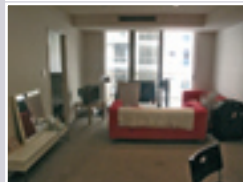
Jewel 2 bedroom  
\$585,000



Tiara 2 bedroom  
\$580,000



Atarah 2 bedroom  
\$542,800





# Properties for sale



Iris Leong Ph: 0419 888 618 To view all our other properties please visit [www.amsure.com.au](http://www.amsure.com.au)



## 9 Broome Street, Waterloo

**\$600,000**

### 2 bedroom plus study - Atarah 2 bed plus study/2 bath/1 Car space

This is a spacious two bedroom plus one study room apartment with stunning wraparound balcony in an amazing picturesque environment in the Waterloo area. Main bedroom provides walk-through robe, ensuite bathroom flowing to the balcony. Second bedroom embraces romantic private Juliet balcony. Its generous study area could be used as a third bedroom. Affordable and reasonably priced for the first homebuyer. Other features: swimming pool & sauna, gym, easy access to CBD area.



## 806 Bourke Street, Waterloo

**\$580,000**

### 2 bedroom - Tiara 2 Bed/2 Bath/2 Car space

Amazing two bedroom apartment in Waterloo area.

Features:

- Master bedroom provides ensuite bathroom
- Open plan kitchen
- Laundry
- Spacious living room
- Living room and bedroom provides access to balcony
- Swimming pool and sauna
- Gym
- Easy access to CBD area



## 22 Crystal Street, Waterloo

**\$499,000**

### 1 bedroom - Jewel 1 bed/ 1 bath/1 Car space

This is an stylish one bedroom apartment with striking curved balcony in the Waterloo area. Master bedroom has balcony access and built in robe. Tiled entry way and internal laundry are also considerably provided. The apartment also embraces large internal dimensions. Other features: swimming pool & sauna, gym, easy access to CBD area.

## Want to rent your property?



Amsure Realty Property Management staff are committed to protecting your investment and obtaining the best possible return.

For an obligation free appraisal of your rental property contact us and we'll look after you.



Call us today  
on 9698 8689!



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**NOLAN QIN**

Solicitor

**Sydney Office**

Level 1, 80 Clarence Street, Sydney NSW 2000

t: 02 9262 6628 | f: 02 9262 6621

m: 0407 929 710 | e: [nolan.qin@maximlegal.com.au](mailto:nolan.qin@maximlegal.com.au)