

### FOR LEASE FOR LEASE



**CEN. PARK \$400pw**  
Stunning fully renovated 1 bedroom unit. Combined lounge and dining area with fireplace, eat-in kitchen, modern bathroom, mirrored built-ins & LUG.



**KENSINGTON \$330pw**  
Bright and spacious renovated 1 bedroom with separate lounge & dining, clean and tidy kitchen and bathroom, built-ins, laundry facilities and yard.



**KINGSFORD \$460pw**  
Fantastic 2 bedroom unit with ensuite, built-ins, large balcony, internal laundry, modern kitchen, security car space, pool, gym and sauna.



**SURRY HILLS \$450pw**  
Set out over 2 levels is this renovated 2 bedroom unit. Brand new kitchen and bathroom, main bedroom with built-in, internal laundry & double carspace



**COOGEE \$400pw**  
Massive 2 bedroom unit plus sunroom. Modern kitchen, a sparkling bathroom and a large sunny balcony. Just a walk to the beach and cafes.



**RANDWICK \$360pw**  
2 bedroom unit in great location. Spacious bedrooms, L shaped living area, balcony, internal laundry, undercover car space in security building.



**RANDWICK \$350pw**  
Partly furnished 2 bedroom unit. Both rooms with built-ins, balcony, large living area, nice kitchen and bathroom and LUG. Walk to UNSW, POW Hospital.

### NEED HELP...

Let us come to your aid!  
Need to find a new home, an exceptional property manager, or an up to date opinion on the value of your home?  
Visit us online today...

### UNIT OWNERS PLEASE TAKE NOTE...

Your personal contents including carpets, light fittings, blinds, curtains, internal paintwork etc. ARE NOT covered by any of the Strata Plan Insurance Policies. We strongly suggest that you provide for this type of cover even if your property is for investment purposes. There are a number of companies that provide Landlord Insurance.

### " FEATURE PROPERTY "



### PAGEWOOD

### FOR SALE

Located in the most prestigious complex at the Eastlakes Golf Course in Pagewood named 'The Fairways', is a very rare security building of only 18 apartments surrounded by lush landscaping. On offer is a 2 bedroom contemporary apartment boasting 2 good sized bedrooms with built-ins and the main bedroom featuring a study corner and ensuite. The lounge and dining areas are open plan and the contemporary kitchen has gas appliances, not to mention the sparkling bathrooms with stone bench-tops. Also on offer is a large entertainer's balcony, internal laundry with dryer and a two car garage.

### RECORD PRICE FOR UNRENOVATED SEMI \$2 MILLION

19 SHACKEL AVENUE, CLOVELLY



This well positioned 2-3 bedroom semi in a quiet cul de sac, provides itself scope to a chic makeover. Take advantage of its elevated position and generous parcel of land set back from the street and lending itself to a 2nd storey (STCA) development. Dual street access with potential garaging at rear. It's tired and with a little imagination it could be transformed into a stunning home. Spacious living with storage below. Close to Burrows Park and Clovelly Bay.

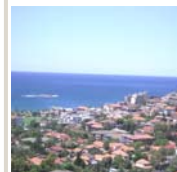
### BUYERS WAITING

We can help you find a buyer faster...  
We stay in contact with our expanding database of home buyers and investors. We could have the right buyer for your property.  
Interested? Contact us today...



Member of the Real Estate of NSW

### FOR SALE FOR SALE



**RANDWICK \$330,000**  
Stunning ren. 1 bedroom with breathtaking views over Pacific Ocean. New designer kitchen, carpet, fresh paint and new blinds. Single car space.



**RANDWICK \$310,000**  
One bedroom unit with district views, spacious bedroom with built-ins, balcony off combined living area, internal laundry, car space and pool.

### DO YOU OWN AN INVESTMENT PROPERTY

Do you currently own an investment property? Do you have family, friends or work colleagues who own an investment property?



If you answer yes to these questions you are eligible for our Property Management package deals. Contact our office today to find out how you can save money every year and increasing the return you will receive.  
Ask for Justin and he can arrange to submit you a proposal with our great competitive package deals.

Ph. (02) 9398 6111



Jerrie Penaranda  
0421 341 449



Justin-Jon Antonas  
0417 377 177

### PREFERRED TRADESMEN

Spiliou Kollias - Handyman	0408 112 939
Rose & Milne Plumbing	9665 4683
Electrospec Electricians	0412 228 827
Australian Hot Water	13 21 13
AA Adonis Rubbish Removals	0418 671 297
Peters Carpet Cleaning	9344 9073
Clear and Clean Strata Services	0415 588 377
Andros Kitchens	0412 134 713
CBD Locksmiths - 24 Hours	9232 8839
Sentinel Pest Control	9314 0259
Alpha Home Appliances	9314 0712



### ENGAGEMENT OF CONTRACTORS

Whilst a cleaner or gardener may not need a licence to provide their services, they do need public liability insurance, and if they are an employer a workers compensation policy to protect the Owner of property against any potential claims.

We are actively highlighting to each and every Owner the need to engage only "approved contractors", those that meet the requirements of being both licensed where applicable and definitely insured.

Part of the process of gaining accreditation as an approved contractor involves providing evidence of their ability to provide a safe work place and how to evaluate and implement these OH & S requirements

The days of engaging for example a retired person who is not insured or licensed to perform paid tasks for the Owners should be a thing of the past. Owners need to be aware of their exposure in such circumstances.

As Managing Agents we do not believe it is an acceptable risk for any owner to use unlicensed contractors for any repairs maintenance of property.

### RENTAL PROPERTY DEDUCTIONS:ATO

If you have a rental property, the Tax Office has some advice about what exactly constitutes rental income and deductions you can claim in your income tax return for the period that your property is rented or available to rent.

There are three categories of rental expenses:

- Expenses you can't claim - such as costs of acquiring and disposing of the property, water and electricity costs that the tenant pays or expenses that aren't directly related to the rental of the property;
- Expenses for which you can claim an immediate deduction in the year you incur the expense - such as advertising and leasing costs, cleaning and pest control, council rates, water rates, body corporate fees, property agent's management fees, property repairs, etc; and
- Expenses which are deductible over a number of income years. These include borrowing expenses (such as loan establishment or title search fees), capital works' deductions, and the decline in value of depreciating assets.

On the other side, the ATO states that rental income includes the full amount of:

- Rent money you receive, or become entitled to, when you rent out your property, whether it is paid to you or an agent
- Rental bond money retained because a tenant defaulted on rent, or because of damage to the rental property requiring repairs or maintenance
- Insurance payouts - for example, if you received an insurance payout to compensate you for loss of rent
- A letting or booking fee you derived
- Reimbursement of any deductible rental expenses you have incurred in relation to your rental activity - for example , if a tenant pays you an amount to cover the cost of repairing damage to some part of your rental property and you can claim a deduction for the repairs
- Any assessable amounts relating to the hire purchase and limited recourse debt arrangements involving your rental property, and
- Associated payments, including all amounts you receive, or become entitled to , as part of the normal, and repetitive and recurrent activities through which you intend to generate profit from the use of your rental property.

### ANTONAS COMMERCIAL

Attention all Randwick Retailers:  
Are you looking to relocate or sell your business, then give us a call...  
Recently Leased:

- 175 Alison Road, Randwick  
CANDLE AND HOMEWARE
- 207 Clovelly Road, Clovelly  
KITCHEN SHOWROOM
- 10 Belmore Road, Randwick  
PHARMACY

**Specialising in Retail Sales and Leasing...**  
**Contact George Antonas on**  
**0418 100 221**

### RENTALS STILL TIGHT

April vacancy survey results from the Real Estate Institute of New South Wales shows that while the situation may have eased slightly, the rental market remains tight. During April, the vacancy rate for Sydney rose slightly to 1.4% - up from the record low of only 1.2% in March. A figure below 2% indicates that the supply is barely meeting the demand.

### ANNUAL INSPECTIONS AND RENOVATIONS

Currently at Antonas Realty we are undertaking annual inspections for all of the properties that we manage. The annual report is a good indicator of the condition of your investment property and what repairs and maintenance may need to be carried out.

If you receive negative feedback in your annual report it may be time to consider carrying out some renovations on your property. By updating the appearance of your investment, you can increase the rental price your property achieves and in doing so, make it more attractive to potential renters. Should you wish to discuss your options, please contact our Property Management staff.

**LOG ONTO**  
**[www.antonas.com.au](http://www.antonas.com.au)**  
**AND CHECK OUT OUR NEW WEBSITE**

**George Antonas**  
**MANAGING DIRECTOR**



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**RANDWICK NSW 2031**

