



## FOR LEASE FOR LEASE



**RANDWICK \$600pw**  
As new 2 bed apartment in award winning Pindari complex. Featuring built-ins, dishwasher, marble finished floors in bathroom, int. laundry & car space.



**RANDWICK \$410pw**  
2 bedroom apartment with 2 spacious bedrooms, combined lounge and dining, good kitchen & bathroom, balcony, int. laundry and LUG.



**KENSINGTON \$350pw**  
2 bedroom apartment, main with built-ins, combined lounge & dining, internal laundry & LUG. Great apartment, close to UNSW & transport.



**KENSINGTON \$380pw**  
Renovated 2 bedroom unit with generously sized bedrooms, large living areas, renovated kitchen & bathroom, balcony with Racecourse views & LUG.



**RANDWICK \$360pw**  
Situated in a great location is this 2 bedroom + study unit. Offers large rooms, & well presented kitchen and bathroom. Close to shops, transport & Tafe.



**MASCOT \$300pw**  
This 1 + study apartment is in the heart of Mascot. Large combined lounge & dining areas, modern kitchen, neat bathroom & LUG. Security building.

## EXCEPTIONALLY STRONG PERFORMANCE THROUGHOUT 2007 FOR COMMERCIAL PROPERTY

As 2007 draws to a close, we can reflect upon a year that has posted very positive overall results for property. With volatility in world financial markets the local share markets have provided a bumpy ride for investors and areas of uncertainty for the future.

Well located properties with solid leases have proven to be excellent performers and continue to be very sought after in a tightly held marketplace.



Justin-Jon Antonas  
0417 377 177



## “ FEATURE PROPERTY “



### RANDWICK

A great opportunity to secure a first level spacious apartment in this highly sought after location. Close to Randywick Racecourse, UNSW and POW Hospital.

- Generously sized bedrooms
- Spacious near new kitchen
- Two Balconies
- Spacious living
- Internal laundry
- Lock up garage

Auction 15th December 2007 at 1pm On Site

### AUCTION



## A LETTER FROM THE PRINCIPLE

We all value what we own and we base all that value on how much we paid and how much our possessions mean to us. This is reasonable, but we tend to forget that when we buy. We then seek the best value for money and the best deal possible.

As sellers we want to achieve a price that properly reflects our expectations and as buyers we want a price that fits our budget. Marrying together these two separate desired is a job a good real estate agent tackles every day. To achieve a satisfactory outcome your agent must first realise that it is both the reality and their client's expectation. And to do the job properly the agent has to be a good negotiator.

We value the expertise of our professional sales staff because on a daily basis they not only demonstrate the skills to make this happen but also they acknowledge and expect this is part of their job. Valuing that aspect of real estate sales is part of our continuing success and the reason our client's value our service .

With a continuing improvement in the market we would value the chance to help you with the sale of your home and look forward to the opportunity of demonstrating our professionalism to you.

In a relatively short period our property management portfolio has grown well beyond our optimistic expectations. The reason for this is the quality of service we provide and the reputation and expertise of our property management team.

## LOG ONTO

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

## OVERVIEW: NSW PROPERTY MARKET

Latest figures show our property market is booming. Australian Property Monitors figures have shown that house prices have continued to surge in the last 12 months with Sydney showing a modest increase of 4.9% annual house price growth. The interest rate rise may create challenges for first home buyers, but it also creates some fantastic opportunities.

With few vacant properties, rising rents and investment yields, decreased affordability for owner occupiers and insufficient supply of new dwellings to meet demand, all the fundamentals are in place for property markets on the eastern seaboard to continue moving forward making 2008 a great year for investors.

## FOR SALE FOR SALE



**RANDWICK \$430,000**  
Spacious & sunny top floor 2 bedroom unit boasting large bedrooms, spacious living area, large balcony, internal laundry, large kitchen & lock up garage.



**RANDWICK FOR SALE**  
Superb block of 9 units to be sold in one line. Free-standing brick construction with basic maintenance grounds. Gross annual rental \$157,820.



**KINGSFORD \$415,000**  
Spacious 1st floor unit close to UNSW. Featuring 2 large bedrooms, renovated kitchen and large living spaces with a balcony & lock up garage.

## A VIEW TO A KILLING

A panoramic outlook can add as much as 30 per cent to a home's value. So just how much does a Sydney view cost? Is a harbour view more valuable than an ocean view? Is a river view in the south or west just as prized by locals?

Sydneysiders are geographically spoilt for vista choice, with a great coastline, harbour, rivers, bays, valleys and hills as backdrops. Each region has a unique setting which commands top dollars for that specific area.

In the east of Sydney and the CBD its almost impossible to quantify how much a view is worth. One thing is certain though, if you can see it from all rooms in the house, its more valuable.

While the Opera House and Harbour Bridge command premium prices, for many properties it comes from a less desirable westerly aspect. Some owners will trade off the iconic view for a better northerly aspect. A view of both the harbour and the ocean can almost double the price of a property. Homes overlooking Centennial Park are also prized, while in the CBD, apartments in College St are in demand.

## DUMPING OF RUBBISH

Randywick City Council is providing residents with 2 free scheduled clean-ups and 2 free on-call clean ups per year. This hopefully will assist in combating the growing problem in the area of irresponsible people dumping their unwanted goods on the footpath and outside apartment blocks.



PREFERRED TRADESMEN

Spilios Kollias - Handyman	0408 112 939
Rose & Milne Plumbing	9665 4683
Bruce Scott & Co—Electricians	9349 1320
Australian Hot Water	13 21 13
AA Adonis Furniture Removals	0418 671 297
Peters Carpet Cleaning	9344 9073
Clear & Clean Strata Services	0415 588 377
Andros Kitchens	0412 134 713
CBD Locksmiths - 24 Hours	9232 8839
Sentinel Pest Control	9314 0259
Coastal Rubbish Removals	0418 472 303

COAST CARE WEEK

Help Randwick City Council celebrate Coast Care Week at the Des Renford Aquatic Centre Open Day, Heffron Park, Maroubra on Saturday 9th December 2007.

Experience the thrill of scuba diving and snorkelling, for free, in the safety of an outdoor pool with professional dive instructors on hand. Or, you can take in an aqua aerobics session to see if its for you.

There will be a sustainability stall with free environmental advice and rainwater tank displays. Visitors will also be able to see the water recycling and re-use system in action, which helps the Des Renford Aquatic Centre save 15 million litres of water each year.

Kids will love the exciting activities on offer, including the giant inflatable pool obstacle course, jumping castle and face painting. The Open Day is also a great opportunity to donate presents for Christmas, giving those less fortunate a helping hand this holiday season.

This is the last in a four-part series of Sticky Beak Open Days, highlighting the environmental initiatives of Council's Community Nursery, Depot and Recycling Centre.

BATTLE OF THE BUYERS

Considering the ongoing shortage of properties, the average house hunter requires a sophisticated game plan of research and preparation if they have any hope of winning the "battle of the buyers". Whether it's anticipating pre-auction sales or defeating other punters in a multiple offer situation, today's prospective buyers have significant hurdles to overcome before they can shift from being a hopeful house hunter to a happy home owner.

Multiple offers often happen in a 'seller's market' when competition for residential property is greatest and there are more buyers than there are properties for sale. "Succeeding in a multiple offer situation requires more than just submitting the highest bid", says Mr Molloy, REI Qld Managing Director. "Buyers should also be aware that sellers will examine all the terms and conditions of each offer before deciding to accept any particular offer". "Some sellers may be prepared to accept a lower price if the offer is unconditional rather than take the risk that a higher offer may not proceed to settlement, because of the special conditions required by a buyer.

With multiple offer situations becoming commonplace in today's market, it is important that buyers understand their rights when applying for a hotly contested property. Mr Molloy said agents had a lawful obligation to submit all offers that comply with the seller's instructions of sale, except in certain circumstances. A prudent agent will inform prospective buyers of this situation in writing, therefore allowing them to submit an offer if they have not already done so, or to revise a previous offer.



HOUSEHOLD CHEMICAL CLEANUP DAY

Do you have unwanted or old household chemicals that you need to get rid of, but don't know how to do it in an environmentally friendly way?

Randwick City Council in conjunction with the NSW Department of Environment and Climate Change, is holding a free Chemical Clean Out day on Saturday 1st December 2007 at Heffron Park car park, Fitzgerald Avenue, Matraville.

You can safely dispose of chemicals such as paints and paint related products, pesticides, herbicides, poisons, solvents, and household cleaners, motor oils, fuels and fluids, batteries, gas bottles, fire extinguishers, pool chemicals, acids and alkalis, hobby chemicals and fluorescent tubes, between 9am and 3:30pm on the day.

By dropping off chemicals that have expired or are no longer needed, you will be helping to protect our environment and wildlife, while making your home a safer place to live.

For further information on Chemical Clean Out day, please visit the Randwick City Council website at: [www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au) or phone 1300 722 542.

THINKING OF SELLING

Then you will need Antonas Realty. We guarantee to better or match any local commission rate.

Call today 9398 6111



MERRY CHRISTMAS 2007

May this new year bring you the beauty of friendship, the joy of good health, the comfort of peace, Santa and bundles of blessings.

Have a prosperous new year 2008.

George Antonas



Member of the Real Estate of NSW

George Antonas  
MANAGING DIRECTOR

CONTACT US  
Ph. 9398 6111  
21 Belmore Road  
RANDWICK NSW 2031

