

JULY 2014 ISSUE

HUSKISSON
4441 5188

SANCTUARY POINT
4443 3343

WHAT'S HAPPENING IN THE MARKET PLACE

The Reserve Bank of Australia decided to keep the official cash rate on hold at 2.5 per cent. The RBA's decision in June indicates that it is continuing with its policy of creating a period of stability on interest rates. By all indications, we can expect this situation to continue for some time which is good news for home owners and property buyers across the country.

Winter has arrived and we are expecting it to be a busy time of year for Australia's property market. We are hoping to see an ongoing effect of the buyer confidence continuing through the winter months. The extended period of low interest rates has created a lot of activity in the housing market of the Bay and Basin area, with great prices being achieved in a smaller time frame than normal.

High auction clearance rates have been a feature in most capital cities, which we see as a flow of effect along the coastal towns of NSW. Investors seem to have come back into the market place amongst the purchasers, along with signs of increased activity from first home buyers. Analysts as always expect property

markets to settle down during the traditionally quieter winter months; however there are still plenty of opportunities around for those looking to make a purchase.

Remember that winter offers opportunities for those looking to make a purchase, and also for the seller, that the other seasons don't.

“Supply and demand will always have a huge impact on the market just as interest rates do.”

With the same buyer demand in the market but with fewer properties for sale this could mean higher prices for you if you decide to list in the cooler months. Supply and demand will always have a huge impact on the market just as interest rates do.

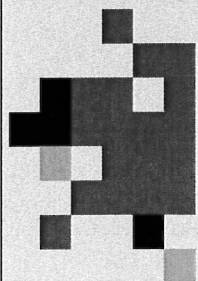
We are currently offering **Free Auction campaigns** for anyone wanting to list their property for auction along with **discounted advertising campaigns** for

anyone wanting to list their property For Sale.

Give one of our sales departments a call for a free no obligation appraisal, you may be very surprised!

Call Huskisson office on 4441 5188 or Sanctuary Point office on 4443 3343.

• ELDERS REAL ESTATE | HUSKISSON 4441 5188 | SANCTUARY POINT 4443 3343 •



SUZANNE ABBOTT
PROPERTY CONVEYANCER

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Bay & Basin, Nowra
& surrounding suburbs

4441 7312

Suzanne Abbott now conducts a mobile conveyancing service from a home based office. Please be assured of Suzanne's continued personal service and attention. Phone anytime on 0421 670 771 or 4441 7312

Southern Cross Labourers

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Handy Hints

- Place an empty paper bag over an electric light globe before removing it from its socket. If the globe should shatter, the bag will hold the pieces and avoid what could be a nasty accident.
- To re-use an old paint roller tray or to keep a new one clean, simply place the tray into a plastic bag. Pour in the paint and the bag will sink into the shape of the tray. Simply take off the bag and dispose of it.
- Cooking Spray will remove paint and grease from your hands!
- Sticking sliding doors? Spray your door tracks with aerosol furniture polish. The wax in the polish reduces friction, plus it won't attract dirt.

WINTER WARMER - MUMS CHICKEN SUPREME

(Serves 4 – Difficulty: Beginner)

1 Fresh Chicken quartered leaving the skin on
3 med/large Field Mushrooms
2 Tins of Condensed Mushroom Soup
Worcestershire Sauce
Butter or Margarine spread

METHOD: Place chicken quarters on a baking tray and bake in the oven at 180° until cooked – leave to cool.

Sauce: Peel the mushrooms roughly chop up into generous pieces. Melt the butter/margarine in a medium sized saucepan & stir in the mushrooms to soften & colour. Add the soup & worcestershire sauce (a generous amount but to your taste) & stir the mushrooms through the soup – warm through – do not boil.

Place the cooled chicken pieces into a suitably sized casserole dish & pour over the sauce, cover & place in a moderate oven (150°) for 1.5 hours. Don't let the casserole boil but let it simmer nice & gently. Serve with boiled rice, peas & corn. Enjoy!!

What's on in the Shoalhaven

EVENT	VENUE	DATE	TIME
Ghost Walk of Milton	Milton Cultural Centre	5, 12, 19 & 26 July	7.00pm start
Lady Denman Produce & Craft Markets	Lady Denman Heritage Grounds	5 July	9.00am – 1.00pm
Winter Orchid Show 2014 – Shoalhaven Orchid Society	Berry Showground Hall	5 & 6 July	11.00am – 3.00pm
Berry Country Fair	Berry Showground	6 July	8.30am – 2.30pm
40th King of the Mountain Foot Race 2014	Cambewarra Public School	6 July	7.30am – 9.30am
Huskisson Markets	Huskisson Sporting Ground	13 July	7.00am – 1.00pm
Sanctuary Point Library – Rhymetime	Sanctuary Point Library	14 July	10.30am
Tomerong Village Markets	Tomerong School of Arts	19 July	8.00am – 1.00pm
2014 Shoalhaven Careers Expo	UOW, Shoalhaven Campus	25 July	9.00am – 3.00pm
Soweto Gospel Choir	Shoalhaven Entertainment Centre	30 July	7.00pm

N. R. Wallace

BUILDING INSPECTIONS
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Neil Wallace, servicing the Shoalhaven area and south coast

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Pest inspections are carried out by a professional pest control company.

Jeanie In A Bottle

Louise Oldfield servicing Nowra and the Bay & Basin areas

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Phone anytime on 0411 055 289

WHAT'S HAPPENING WITH OUR SALES TEAM

Elders Huskisson / Sanctuary Point have had some great things happening during the month of May and previous months!!!

- THE LAUNCH OF OUR MONTHLY NEWSLETTER!!
- Gary Oakes our Principal is further expanding our area's of specialty and venturing into the Nowra region as well.
- Anna Marie Salis is focusing on our commercial business and is actively working in this market. Anna has also attained her license in Real Estate.
- Debbie Caines succeeded in the month of March to be 9th in NSW and 32nd in Australia for sales and also 32nd in NSW and 79th in Australia in the month of February. Debbie has also attained her License in Real Estate
- Rachel Lea succeeded in the month of May to be 37th in NSW and 72nd in Australia for sales.
- David Standen has attended intensive training in Sydney for the Elders High Flyers Seminar.
- Mike Stansfield succeeded in the month of February to be 31st in NSW and 78th in Australia for sales and has just completed an intensive auction training seminar in Batemans Bay.
- Jason Houseman recently joined us and has just completed an intensive auction training seminar in Batemans Bay.

THE RIGHT KIND OF P.M.T.

With over 35 years of combined experience in the real estate industry, the **Property Management Team** at Elders offers you the knowledge and expertise you need to look after your investment property.

Whether it be a permanent or holiday letting, you can be assured that Sue, Janine & Rebecca will work tirelessly to ensure their landlords optimize their investment by regular reviews, receiving the correct market rent and making the right choice of tenants to ensure minimum vacancy rates.

Call the **Property Management Team** at Elders on 4441 5188 or email

sue.smith@eldersrealestate.com.au and we will be happy to discuss what our team can offer you!

Quotes & Jokes

- When you finally go back to your old hometown you find it wasn't the old home you missed but your childhood!
- If you are positive, optimistic, enthusiastic and approach all your problems with the assurance of success you magnetise your conditions and draw to yourself the power of the universe!

PROPERTIES OF THE MONTH

97 Duncan St, Vincentia



3b/r 2 bath garage
Short walk to beach

39 McArthur Drive, Falls Creek



5b/r, 3 bath, 6 garage
Homestead on 5 acres

220 Island Pt Rd, St Georges Basin



4 b/r, 2 bath, 4 garage
Great block of 1.7 acres

PLEASE CONTACT OUR SALES TEAM ON 4441 5188 OR 4443 3343

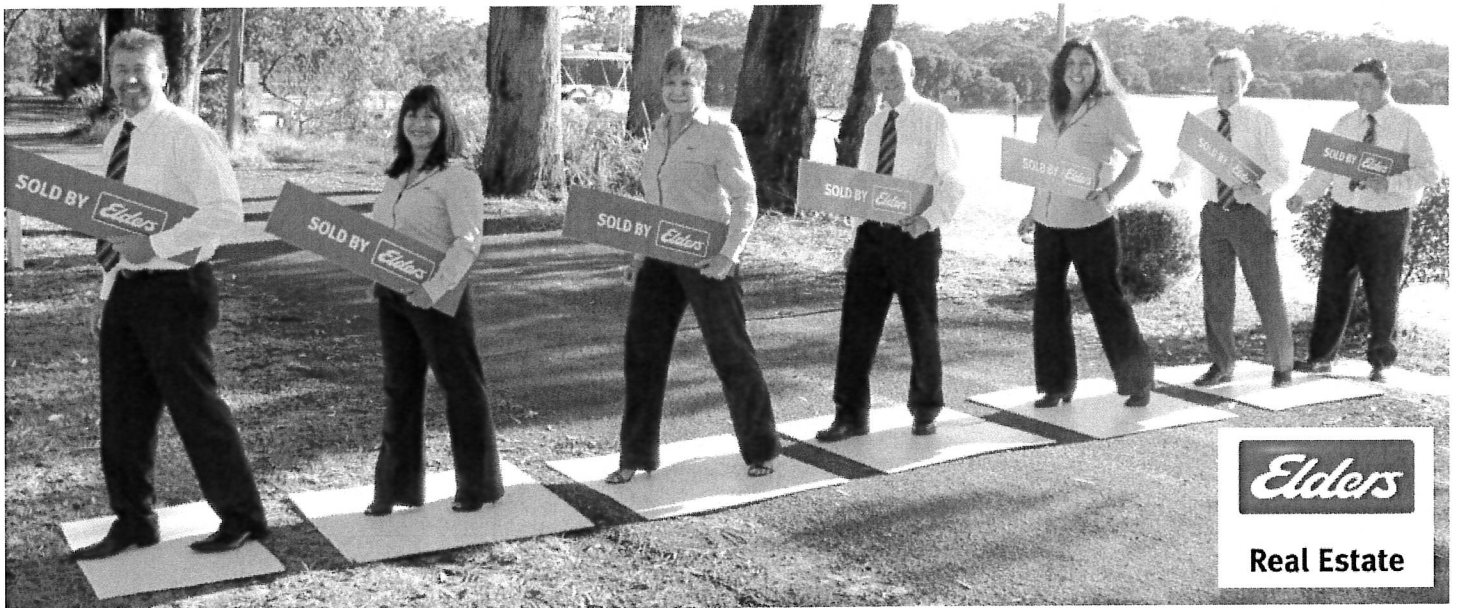


Servicing the Shoalhaven

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JUST SOLD

4 Tasman Road, St Georges Basin	\$339,000
63 Cammaray Drive, Sanctuary Point	\$335,000
32 Clifton Street, Sanctuary Point	\$175,000
68 Walmer Avenue, Sanctuary Point	\$257,000
117 Anson Street, St Georges Basin	\$385,000
34 Sanctuary Point Road, Sanctuary Point	\$105,000
17 Firman Glen, St Georges Basin	\$460,000
68 Fairway Drive, Sanctuary Point	\$242,500
216 Loralyn Avenue, Sanctuary Point	\$400,000
374 Elizabeth Drive, Vincentia	\$535,000
136 Walmer Avenue, Sanctuary Point	\$335,000
149 Sanctuary Point Road, Sanctuary Point	\$308,000
1 Fairway Drive, Sanctuary Point	\$279,000
15 Yallara Crescent, Sanctuary Point	\$410,000
25 Carmel Drive, Sanctuary Point	\$378,000
4 Endeavour Ave, Sanctuary Point	\$285,000
107 Church St, Tomerong	\$418,000
100 Elizabeth Drive, Vincentia	\$883,000
10 Fairway Drive, Sanctuary Point	\$250,000
4 Tasman Road, St Georges Basin	\$339,000
12 The Wool Rd, Basin View	\$290,000
1 Unicorn Ave, Sanctuary Point	\$276,500
59 Second Avenue, Erowal Bay	\$380,000
2 Knowles Street, Vincentia	\$480,000
122 Fairway Drive, Sanctuary Point	\$218,000
16 Flamingo Avenue, Sanctuary Point	\$312,000
3 Flora Street, Sanctuary Point	\$273,000
39 St Georges Avenue, Vincentia	\$642,000

JUST LISTED

41 Jacobs Drive, Sussex Inlet	\$649,000
9 Ketch Lane, Vincentia	\$459,000
39 Paradise Beach Road, Sanctuary Point	\$300,000
220 Island Point Road, St Georges Basin	\$539,000
Lot 116 Coaster Circuit, Vincentia	\$215,000
16 Flamingo Drive, Sanctuary Point	\$329,000
47 St Georges Avenue, Vincentia	\$665,000
18 Roulstone Crescent, Sanctuary Point	\$279,000
13 Boronia Avenue, Sanctuary Pt	\$115,000 - \$145,000
6 Deane Street, St Georges Basin	\$255,000
34 Walmer Avenue, Sanctuary Point	AUCTION
40 Tasman Road, St Georges Basin	\$369,000
2 Dunisla Street, Sanctuary Point	\$389,000
47 Bowen Street, Tomerong	\$139,000
491c Hawken Road, Tomerong	\$700,000 - \$780,000
21 Boronia Street, Sanctuary Point	\$359,000
266 Walmer Avenue, Sanctuary Point	\$769,000
255 The Wool Road, Worroving Heights	AUCTION
5 Snapper Road, Huskisson	\$125,000
26 Centaur Avenue, Sanctuary Point	\$120,000

HOW ABOUT YOURS?

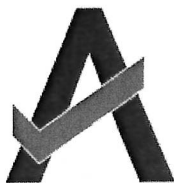
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