

## Outstanding Auction Clearance

February saw a 90% clearance from the 11 Auctions submitted during the month with average days on market at 34!

A very solid start to our Auction year with exceptional clearance rates above reserve results.

Five Auction programs are already underway for March with strong buyer interest already over all properties.

Keen competition from buyers is continuing from last year ensuring further premium dollar results for our vendors.

Buyer demand is far outstripping supply for both rural and residential property, so now is a great time to talk to any of our team to obtain an appraisal or to discuss our marketing strategies that get top results!



## Our Websites

### **Domain Website**

We now have our properties featured as Premium Plus ensuring Page one presence for the suburb. This initiative is working very well and gets more buyers to our properties.

### **Realestate.com.au**

Premiere placement occurs on all our properties ensuring Page 1 or Page 2 for the first 45 days of marketing.

Again, this initiative brings up to 20 times the buyer enquiry of other standard website listings.

**Domain**  
Domainrural

 **realestate.com.au**  
Australia's No.1 property site

**allhomes**  
.COM.AU

## Smart Tours

Exclusive to our agency for the Goulburn area, the Smart Tour program provides a professional voice over with video display for our properties advertised on the above websites, our Elders website, and all of our signage.

An SMS sent via your mobile phone activates the video giving a comprehensive overview and description of the major features of the property. Here is an example:

Play the video tour now. Just text **TOUR132** to  
**0418 322 878** (cost: 1 standard text message)

  
**SMART TOURS**  
PROPERTY VIDEOS

# Properties Of The Month

## Rural Property Of The Month

High on a hill with a magnificent north easterly aspect this unique property will impress those looking for peace, privacy and views. Features include:

2.5 hours Liverpool/Sydney, 60 mins Canberra

10.02 Ha or 25 acres. 3 main paddocks, dam

Very comfortable homestead, huge verandah

Downstairs lounge, dining, bathroom & timber country kitchen

Upstairs, 2 bedrooms main with balcony,

Bathroom, lounge room and study

Bungalow with kitchenette, toilet and wood heating

Horse shelter, chicken run, vegie garden

4 rainwater tanks, 84,000 litre storage

5 bay colourbond shed, solar panels

**Guide Over \$580,000**



**139 St Clair Road Lake Bathurst**

**AUCTION: 11am Saturday 24th April - On Site**

## Residential Property Of The Month

Located in a quiet neighbourhood close to popular schools, this home offers plenty of positives

Main features include:

Brick and tile construction

Four bedrooms including guest room and ensuite

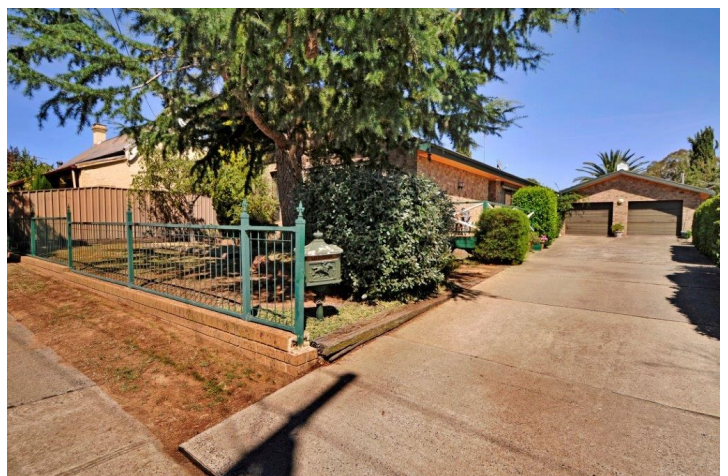
Lounge, family, meals area off kitchen

Double garage, drive through to covered BBQ entertainment area

Inground pool 9m x4m, garden sheds

Land size 902m<sup>2</sup>, established gardens and grounds

**Guide \$370,000 to \$390,000**



**20 Edward Street, Goulburn**

**AUCTION: 11am Saturday 2nd April - On Site**

# ELDERS REAL ESTATE GOULBURN

**Contact us today!**

Rural & Residential  
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Property Management  
Office

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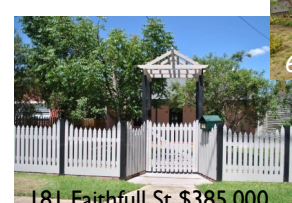
## Recent Rural Sales

150 Golden Plains Road, Quialligo  
62 Newfoundland Road, Bannaby  
3967 Range Road, Grabben Gullen  
1873 Brayton Road, Brayton  
Lots 167/78 Brayton Road, Bannaby  
Lot 115 Swallowtail Road, Bannaby  
Lot 140 Swallowtail Road, Bannaby  
Lot 21 Swallowtail Road, Bannaby  
Lot 25,258 Bannaby Road, Bannaby



## Recent Residential Sales

1 Clyde Street, Goulburn  
21 Albert Street, Goulburn  
43 Park Street, Goulburn  
62 Deccan Street, Goulburn  
31 Queen Street, Goulburn  
31 East Street, Crookwell  
63 Macarthur Street, Taralga  
181 Faithfull Street, Goulburn



## The Elders Team



Ray Croker - 0427 118 600



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[goulburn.eldersrealestate.com.au](http://goulburn.eldersrealestate.com.au)