

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Bonville Home Sells In 2 Days At Full Price

The sale of 1 Rutland Street, Bonville, demonstrates the hot demand for properties in the local area.



In this issue of Property News:

- Property Planning Checklist - Selling
- Bonville Property sold in 2 days
- Tax planning for your investment property

Langlands
PROPERTY

(02) 6651 2822

LETTER FROM THE PRINCIPAL

Dear readers,

In this month's issue of Property News, we feature an article to help landlords at tax time.

Plus in this month's newsletter, we give you some guidance on planning your next move.

Also, remember that with current interest rates, there has never been a better time to sell your property. To evaluate how best to sell your property please phone us today and we would be happy to share how home owners have been successful in selling.

Kind regards,

Amanda Langlands

Principal



1-3 Elizabeth Street
Coffs Harbour NSW 2450

phone: (02) 6651 2822

email: amanda@langlandsproperty.com.au

web: www.langlandsproperty.com.au

Disclaimer Notice: Neither Amanda Langlands, Langlands Property, nor Newsletter House Pty Ltd, nor the publishers and editors of articles in this issue, accept any form of liability, be it contractual, tortious or otherwise, for the contents of this newsletter or for any consequences arising from its use or any reliance placed upon it. All the information contained in this publication has been provided to us by various parties. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

©Newsletter House Pty Ltd 2017
Ph: 02 4954 2100 www.propertynews.info

Property Planning Checklist

SELLING

To help you get a head start with planning your next move, here is a checklist that will hopefully point you in the right direction!



Make sure your lawns are mowed and the gardens are presented at their best. Buyers don't want to look at your property thinking this needs a lot of work.



Ensure the entrance way is inviting. A nicely painted door and a clean entry adds to the first impression you are trying to create.

Add a coat of paint where necessary. Clean or re-paint the walls, ceilings, skirtings and doors. A clean and freshly painted home invites people in!

Clean the entire home. Start from the windows and work your way through. Create a gleaming presentation!



Have the carpets professionally cleaned.

Clear away clutter. Buyers like the feeling that there is room to move and over packed rooms can appear cramped.



Make sure your home is tidy. Ensure there are no dishes lying around to be washed, make the bed and make sure the bathroom looks its best.

Fresh flowers and a couple of colourful magazines on the coffee table invite you to sit down and relax. Don't go over the top with strong incense or perfume as some people may have an allergic reaction.



Leave on bedside lamps to add warmth. In summer, leave the air conditioner on. In winter, turn on the heater or light the fire.

Repeat visits require extra effort. Buyers who are interested in your home are always more critical on repeat visits, so make sure the place is just as well presented the second time around!

Bonville property sold in 2 days at full asking price

Langlands Property was responsible for the fast sale of 1 Rutland Street in Bonville, NSW. The home was listed on the market for just two days before being snapped up by eager buyers.

The sale of the home demonstrates the strong demand for properties within the Coffs Coast area, as population growth and investors push the market for homes.

“As metropolitan area prices are thriving, baby boomers are taking the opportunity to sell up and make the sea change to Coffs Harbour. Neat and tidy homes with low maintenance are being snapped up,” said Amanda Langlands, listing and selling agent of 1 Rutland Street.

Amanda reassures sellers in the area that there were plenty of disappointed buyers who missed out on even looking at 1 Rutland Street, and are eagerly looking to purchase homes of a similar character.

The three-bedroom, two-bathroom property at 1 Rutland Street was very well-maintained and presented, which Amanda believes was a significant reason why the home sold so quickly.

It's elevated position within a desirable residential estate was also a big drawcard for potential buyers.

Due to the quality of homes and



demand for the area, the median price of homes in Bonville has risen in the last three months.

After just one inspection and one offer was made 1 Rutland Street sold for full price.

The property sold in the first weekend of being listed on the market. The sellers of the home were ecstatic with the positive result, adamant that the sale of the home could not have occurred without the assistance and expertise of Langlands Property.

“Amanda and the whole team at Langlands Property have gone above and beyond every step of the way, even

after the contracts were signed and on matters unrelated to the sale of this property – nothing was too much trouble!” said John Roberts, the seller of 1 Rutland Street.

Langlands Property understands the stress of relocating, offering customers their expert opinion and assistance wherever it is needed.

“If you are looking for true customer service I wouldn't go anywhere else!” said John Roberts.

Contact Langlands Property today to list your home on the market, or alternatively to see what is currently for sale in the Bonville area.

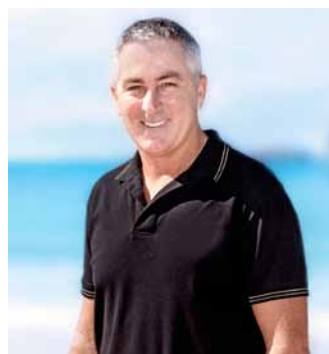
We Have The Experience And Local Market Knowledge You Need



Amanda Langlands
Principal / Licensee
0408 561 682



Michael Close
Real Estate Agent
0481 107 718



Shayne Long
Real Estate Agent
0401 853 770



Stephanie Fuller
Sales Support
0431 268 750

Call one of our sales specialists today on 02 6651 2822 to sell your property

Langlands
PROPERTY

Tax Planning for your investment property

Our Annual Tax Planning Guide for Landlords

With Tax time around the corner we examine possible Tax Deductions for your investment property

Owning an investment property can offer financial rewards through tax incentives. There are many expenses associated with your investment property that you can claim for. A qualified accountant specialising in property tax can be your best friend at tax time. But it's also worth knowing the kind of things you can claim for.

Maintenance costs

These pertain to the physical condition of the property and include things such as cleaning, gardening and pest control.

If you maintain the gardens, these costs are tax deductible including such things as dump fees, tree lopping and replacement plants.

Any repairs made are generally tax deductible. But be careful, the ATO sees a distinct difference between a repair and an improvement. A repair is restoring something to its original condition whereas an improvement involves an addition or upgrade. Any improvement is a capital expense and can be depreciated.

Management costs

These costs include managing the

administrative aspects of owning an investment property.

Accounting and bookkeeping would obviously be included as well as the management of your tax. Legal expenses of buying and selling your property are not tax deductible but legal matters pertaining to the property can be, such as the cost of evicting a tenant.

Advertising is a claimable expense when you advertise your property for rent though not when you are advertising it for sale, which is a capital expense.

Real estate agent fees are tax deductible as are the costs associated with obtaining a quantity surveyor to prepare a capital works and depreciation deduction report.

Insurance that is purchased to protect your investment property is tax deductible.

Travel expenses can be tax deductible provided the travel is specific to your investment property. If you travel to view your investment property or collect the rent then that must be the prime purpose for the travel in order for you to claim the deduction.

Ownership costs

These may involve things that occur as a direct result of owning a particular property, so things like council rates or

body corporate fees.

Financing costs

Expenses in relation to finance arrangements may be tax deductible. These can include bank fees and borrowing costs. The interest payable on your loan is deductible but not the payments made on the principle amount.

Other Costs

There are a few other things you can claim for when owning an investment property you may not think of like stationery and relevant phone calls. In some circumstances the costs of attending property investment seminars may be tax deductible.

Also there is depreciation which is a non-cash deduction that allows you to claim a deduction for the wear and tear of the property over time.

This list is not conclusive and every situation is different. It is always wise to keep complete records of everything to do with your investment properties and obtain a qualified property tax specialist accountant for advice. This will be the best way to ensure you maximise your deductions.

This is general advice only. Contact your accountant for advice specific to your circumstances.

We Have The Property Management Team You Have Been Looking For

Our locally based, trained professional Property Management team will look after your property as though it were their own.

Phone them today on
02 6651 2822



Georgia Adams
Property Management

Ashlee Downton
Administration

