

THANK YOU

Our relationship with Matt Scarce started in 1996, when we bought our Erindale property through Scarce Real Estate.

Several years ago we successfully rented it out with their help, and we have just completed the successful sale of the property some 20 years later.

Throughout, we found Scarce Real Estate to be thoroughly professional, and the whole Scarce team to be personable, diligent and thorough.

We would have no hesitation in recommending their full range of property services.

R and S Yandle.

Dear Matt

I would like to thank you and Rhys for your professional service. I particularly like the way you both kept me informed throughout the process and of course the price you were able to get for me.

A Cocca



WINNER



HOME SELLERS
CHOICE AWARDS

EASTERN SUBURBS SPECIALISTS SINCE 1957

MEET THE TEAM



TRACY STRINGER

Tracy is our Property Manager for the Southern portfolio. With over 20 years' customer service experience in corporate and government roles in addition to Residential Property Management, Tracy prides herself in being able to provide a friendly and efficient service to her landlords and tenants.

Tracy understands the vital importance of effective communication between all parties to ensure her clients are always kept well informed.

You will always be a high priority for Tracy who will ensure your property is handled as though it is her own.

You can contact Tracy on **0458 185 150**
or email rentals2@scarce.com.au



MELISSA CLARK

Melissa is our Director of First Impressions. With over 5 years' experience in real estate and over 20 years' experience in customer service Melissa has a strong level of empathy with our clients and understands the pressures of buying, selling and renting.

As your first point of contact with Scarce, Melissa will assist you and direct your enquiry to the appropriate contact within our organisation to ensure you are extremely satisfied with the service you receive from our team. Her aim is to make the process as seamless and stress-free as possible.

You can contact Melissa on **8332 1488**
or email reception@scarce.com.au



SCARCE NEWSLETTER ONLINE

Would you like your newsletter emailed?
Love getting our newsletter but are conscious about the environment? Feel free to subscribe to our digital version, simply send an email to salesadmin@scarce.com.au with your request or call our office on 8332 1022 to register today.

4 EASY WAYS TO REVAMP A COURTYARD SPACE...

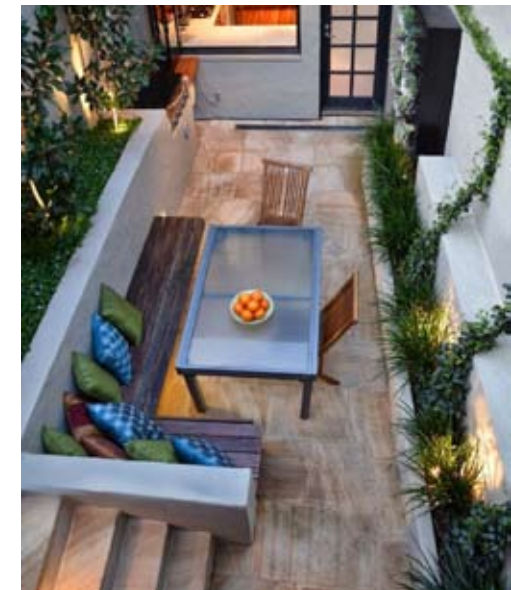
As Aussies, most of us adore the outdoors, in some way or another. Whether it's a terrace, patio, deck, teeny tiny balcony or cute courtyard, size doesn't necessarily have to matter when it comes to outdoor spaces – if you know what to do with them.

1. ADD A VERTICAL GARDEN

To maximise available space add a vertical garden to an unused wall. Tip: be sure to feature the herbs you know you'll use often. There's no point planting that elusive pineapple sage if you'll never use it. Layering by colour and texture will also add visual interest, while making the courtyard space look even bigger.

2. GET PRUNING

If a courtyard is really overgrown and needs love, where do you start? A good clean up and declutter of the courtyard can give it a new lease on life. Prune or reorganise plants and get rid of anything that is out of place. Take a look at your outdoor furniture and make sure it's in scale to the rest of the courtyard. Keep it simple – a clean and simple courtyard will give the illusion of more space.



3. CHOOSE FURNITURE WISELY

Built-in seating is the new craze these days, and it makes so much sense. In a small courtyard, having that extra space to store odd bits and bobs is super handy – particularly when storage inside is tight.

Choose savvy furnishings that double as extra storage to help you get the most out of your courtyard. For example, a built-in seat or dining area helps give a courtyard structure and maximises the usability of all the available space. You can achieve this via walls that double as seats or seats that double as storage. Select a dining set where the seats fit discreetly underneath and can be tucked away when not in use it is also recommended buying pieces that suit your most common use – which is generally hosting the family or a small group.

4. START FROM THE GROUND UP

A bigger revamp, yet one that will further add to the enjoyment of your courtyard, is to consider a landscaping change that will make a big impact. The best options are adding large format pavers or turf.

Pavers work best in small spaces as they give the impression of more space, choose a dark colour for a modern and minimalist look and avoid intricate patterns.

HOW TO SAVE FOR YOUR FIRST HOME...



The hardest part of buying your first property is saving the deposit. According to Mortgage Choice's 2016 First Home Buyer Survey, it takes about two years for two-thirds of first homebuyers to save a big enough property deposit.

Saving a property deposit has never been easy and requires discipline – usually at a time when young people are finally earning a decent salary and have money to spend.

Many prospective homebuyers struggle to set aside money to save each month because their expenditure exceeds their income. With property prices potentially rising faster than a would-be first homebuyer's ability to save a deposit, another strategy may involve paying lenders mortgage insurance – but only after seeking professional advice on their financial situation.

While it is becoming harder for many buyers to save a deposit, there are a few tactics they can employ to reach their savings goal faster.

Strategies to increase their savings include:

- shopping around for a better savings deal from their lender
- building a budget
- asking for discounts, and
- simply taking their lunch to work.

Those who bring their own lunch to work every day, can ultimately save themselves upwards of \$50 a week, or \$2600 a year – money that can then be put towards a home deposit.

For help finding your first home,
contact our sales team on 8332 1022.

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