

## THANK YOU

I just wanted to thank you and your team for the assistance you have provided over the past 12 months, with the sale of our 2 properties. I am particularly appreciative of the efforts both you and Darren have put in with the sale of the property in Yarrabee Road, Greenhill, given the unique location and nature of the property. Of particular note is the continued communication, given that both properties were sold with neither of us being in the state. I would be more than happy to recommend your services to anyone looking to sell a property in Adelaide.

**B Sard**

Recently we have sold our property in Beaumont through Scarce Real Estate. We could not have been happier with the service we received from Matt Scarce and Grace Centofanti. We really appreciated their knowledge and experience of the local area. They made us feel confident and well informed about the sale process. Their guidance and excellent customer support was also much appreciated. Their professionalism and experience was very evident, as was their honesty and integrity. We were thrilled with the time and effort that was put in to reach the final price, it went beyond our expectations, thank you so much.

**J and P Mailland**

# RENDER MAKEOVER

Cement render is a quick, easy and affordable way to renovate an old home or a great way to save money when building a new one.

Home makers are opting for no-fuss finishes, easy to clean surfaces and environmentally-friendly building materials. The look that is achieved is sleek, modern and can be completed fairly quickly.

Render is a popular method because it can update the home quickly and easily and the outlay is exceeded by the increase in market value to the home.

With the render complete, the house can be painted with a special concrete external paint. A smooth finish is most popular but you can also have different types of textures.

Cement rendering finishes can be incorporated with different landscaping looks from modern to colonial themes. They can be applied to brick columns in fencing, brick retaining walls and garden edges to name a few, making the house and garden blend with each other. Often people choose to render a wall that is incorporated in the outdoor entertaining area, painting it in a complimentary colour to match the soft furnishings on their outdoor furniture, creating a very fashionable area.

When contracting a professional renderer, ensure that they are fully qualified and licensed. You want to have the reassurance that their work is guaranteed. It is also a good idea to ask to see some examples of their work.

So if you're planning to renovate or build a home, give rendering a thought.

# COLOUR VS NEUTRAL

WHAT IS THE BEST OPTION?

Beige doesn't have to be bland and colour doesn't have to be over the top.

You can have striking interiors in both palettes and they can be one-of-a-kind, beautiful and successful. Here's how to do it:

## NEUTRAL



Neutral spaces don't have to be white and plain. Rather, you can add character through texture, size, shapes, nature and light - from layered knits and linens to sheer blinds and contemporary lamps. These elements, instead of colour, can bring interest to your space and can be very successful.

People often think colour is of the utmost importance, but really it's just one element of design.

## FINDING INSPIRATION

Take a look at a favourite piece of artwork, a piece of china or a cushion... they may help you discover a beautiful blend of colours that you really like.

## POPS OF COLOUR



If you do want to have some colour, putting splashes of colour into your space is a perfect option. This look is what many people would perceive as everyday styling, which requires the key items like sofas and tables to be neutral and the accessories, like cushions and art, to be colourful.

## COLOUR



While it sounds a bit over the top, it is certainly possible to have tasteful interior chock full of colour. However, what you need to understand is how different colours interact with one another and how they affect people's moods. Really colourful spaces can work, but they're not simple to pull off.

All types of spaces can work successfully, from neutral to colourful. Just remember to follow the tips above and you'll be sure to create an interior that is exactly what you desire.



## Getting hairy for men's health

The Movember Foundation is the leading global organisation committed to changing the face of men's health.

The Movember community has raised \$660 million to date and funded over 800 men's health programs in 21 countries. This work is saving and improving the lives of men affected by prostate cancer, testicular cancer, poor mental and physical inactivity. The Movember Foundation challenges men to grow moustaches during Movember (formerly known as November), to spark conversation and raise vital funds for its men's health programs.

Aussie men and women can sign up to grow or support a Mo at [movember.com](http://movember.com). Mo Bros start clean-shaven on the first of the month and grow the best moustache they can muster in the 30 days, raising funds and sparking conversations about men's health along the way.



Grow or give today at [movember.com](http://movember.com)

# TIPS TO BUMP UP YOUR RENT

Landlords who win tenancies with rent reductions could instead spend the same amount of money to earn rent increases.

Owners are often scared to increase rent in line with the current market value rises as they are so fearful of losing a tenant.

There is no sense in watching a property age as the rental return becomes less.

Instead of losing \$10 per week in rent why not offer tenants some extras as a 'thank-you' for their loyalty and for taking good care of a property?

By using a \$500 annual budget as a guide, the following can be achieved:



Installation of new ceiling fans



A new dishwasher



Garden maintenance



Touch-up painting



New blinds



New tapware



A free carpet steam clean and a free house clean

As a result the tenant sees that their landlord is helping them to live more comfortably and will rarely object to their rent increase each year.



For professional management of your investment property call our Business Development Manager Steve McLuckie on 83321488 or 0458185050.

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