

THANK YOU

MEET THE TEAM

PLANNING AN ENSUITE

IMPORTANCE OF A GOOD TENANT

## THANK YOU

I am so pleased to have sold my first property. I want to thank Rhys for all his hard work. Rhys made every effort to achieve the best result. I felt very comfortable and confident through the sale process. I wouldn't hesitate to recommend Scarce to anyone preparing to buy or sell property.

**M. Braybrook**

Dear Matt

Everything settled smoothly and my family and I are very satisfied with the professional service that you and Rhys provided which made the selling process as easy as it was possible to be. Your campaign was successful and we would certainly recommend your company to anyone considering selling.

**L. Secomb**



# MEET THE TEAM



## CASSANDRA TEUNISSEN

Cassandra joins our team as a part time receptionist working with Melissa Clark.

Cassandra prides herself on being approachable and efficient and offers over 8 years' experience in administration and customer service. Cassandra enjoys travel and is an avid reader, she has worked in Real Estate both overseas and within Australia, and is presently studying law and business. A big fan of the dynamic and fast-paced environment that working in real estate presents, Cassandra is first and foremost a 'people person' and she looks forward to assisting you.

## Support Children with cancer, and their families.

Persistent headaches and vomiting prompted six-year-old Imogen's parents to insist on a MRI scan. The discovery of an aggressive, rapid growing brain tumour turned their world upside down. Read more of Imogen's story at [childhoodcancer.asn.au/donate](http://childhoodcancer.asn.au/donate)



Six-year-old Imogen



### Your support today

will provide children with cancer, like Imogen, and their families, the support they need during their cancer journey.  
**Thank you.**

Donate today at [childhoodcancer.asn.au/donate](http://childhoodcancer.asn.au/donate) or call (08) 8239 1444



# HOW TO PLAN AN ENSUITE BATHROOM

**Whether you're designing a new build or renovating an existing property, a carefully planned ensuite is a must. Master bedrooms with ensuites are highly sought after and can increase the resale value of your property.**

Yet in many homes ensuites still play the supporting act to the main bathroom, even when they are used more frequently. Here are our top tips for ensuring you plan your ensuite bathroom right.

## WISH LIST

First up, write a list of essential elements for your ensuite. Some people may desire a bath in their ensuite, while others may be happy with a shower.

Every home should have at least one bath. When you're looking to sell, not having one cuts out families, who are a rather large segment of the market. If the main bathroom doesn't have a bath, ensure the ensuite does.

Other questions to ask:

- Do you want one shower or two?
- Does the ensuite need to accommodate one or two people?
- Do you want it to have a spa-like feel with wall showers or not?
- Do you want a wet room or do you want a sealed-off area?
- Would you like two basins or would one suffice?
- Do you want a concealed toilet cistern or not?

Also keep in mind that your wish list may be curtailed depending on the project.

If you're creating an ensuite for a new build you will have complete license over its shape



and size, but if you're working with an existing ensuite, you'll need to decide whether you want to keep the existing layout or change it.

## PRACTICAL CONSIDERATIONS

If you're looking at changing the existing layout of your ensuite, you'll need to factor in plumbing and electrical considerations. It's always a good idea to look at natural light and ventilation too.

Given that most people tend to renovate a bathroom every 10-15 years, you may find that technology and products have changed a lot since you last carried one out.

Advances in windows, ventilation and skylights mean there may be more options out there to help you design the best ensuite for your needs.

If the space is on the small side, large format tiles taken all the way to the ceiling are a brilliant choice as they will make the room feel larger.

For the wash area rain showers are a good space-saver and frameless shower screens give the illusion of space too.

# THE IMPORTANCE OF A GOOD TENANT

**When looking for an investment property that you intend to lease, your choice of tenant for the property is almost as important as the actual choice of property.**

What you want is a good tenant that will provide an ongoing income stream. After all, a strong cash flow is the key ingredient to making a sound investment. Furthermore, the wrong tenant could actually cause you to lose money. A tenant that leaves your property in a state of disrepair could leave you liable for expensive maintenance and damage bills which will quickly eat into your cash flows and could very well leave a big crack in your nest egg.

## **GOING THE DISTANCE**

First thing first...you want a tenant who will last. The longer someone stays in your property, the less time and money you'll spend trying to replace them. With that in mind, you will need to treat good tenants well and deal promptly with problems that arise. You should also only implement a rent increase when the market justifies it.

## **LOCATION, LOCATION**

Condition and location is a huge factor in the type of tenants your property will attract. You should consider the suburb, schools, shops, local amenities and business districts in the area to determine the type of tenant that is likely to be looking for a home



in your area. If your property is located in an area that is renowned for its lifestyle options and schools you should attract more applicants and be able to cherry pick the ideal tenant.

## **BE THOROUGH!**

Finding a good tenant is about marketing and about due diligence. Make sure that your property is well presented and desirable. Once prospective tenants begin expressing an interest in your property, undertake background checks and screening. A normal tenancy application requires at least three references from an employer, a property manager and a personal referee. You'll need to ask the past employer about the prospective tenant's reliability at work, their employment history and financial status.

It sounds like hard work, and it is a lengthy process. But finding a good tenant is important to ensure your investment is safe.

Contact our Property Management Department on 8332 1488 for more information on managing your investment.

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YEARS

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