

# In the know

## Ray White Drummoyne Property Management Jan–Mar 2012



While activity in the last quarter of 2011 was subdued in comparison to the rest of the year, the start of a new year traditionally brings a renewed energy and enthusiasm to the property market. The Drummoyne area continues to be attractive to investors, tenants and owner occupiers alike, due to its proximity to the city and great lifestyle.

As we roll on into 2012, we're excited to be welcoming some new staff to the team, as well as introducing a host of other changes to our business, including several key advances in technology. Our property management department continues to go from strength to strength, with low vacancy rates and continual improvements in the services we offer to tenants and landlords.

Late last year we were proud to launch our new weekly property magazine, *Around The Bay*, which has so far been a great success – if you haven't already, be sure to contact us to reserve your regular copy.

All the best

**Chris Wilkins,**  
Principal Ray White Drummoyne

### Investors Move Towards SMSF

Around 70 people attended our recent Investor Information Evening late last year, held at The Pavilion, Drummoyne Oval, on 8<sup>th</sup> November. A variety of topics were covered during the evening, with a rapidly growing interest in Self Managed Super Funds (SMSF) evidenced by the number of questions raised by attendees.

The night kicked off with a presentation by Stephen Nell, CEO of Ray White NSW, who shared his views on the property market and Drummoyne-specific current trends. \$411 million worth of houses and units were sold in Drummoyne in the 12 months to June 2011, while 34% of all properties are occupied by tenants, well above the 27% national average.

Next up was the Ray White NSW corporate expert on property management, Emily Sim, who took the group through the recent changes to the Residential Tenancies Act in this state. The new Act includes more than 100 reforms, many of which significantly impact investor rights and responsibilities.

John Skilbeck, BDM for the broking group Loanmarket, gave a macro overview of property as an investment class, revealing that Sydney is one of the top three capital cities for predicted price growth over the next three years with tight vacancy rates and solid growth in rents. David Codey, director at RBS

Morgans, then discussed using an SMSF to invest in property. The finance section of the evening was concluded by the ever-entertaining Tyron Hyde, director at Washington Brown, quantity surveyors, who discussed nine ways investors can effectively utilise depreciation.

With such a strong interest in SMSFs, we are planning our next information evening for May, which will solely concentrate on this important topic in greater detail. To register your interest or find out more, please email Angela Saidi at [ang.saidi@raywhite.com](mailto:ang.saidi@raywhite.com).



Stephen Nell, CEO Ray White NSW

# Ray White®

## La Bella Donna Skin Care and Beauty Therapy



La Bella Donna  
SKINCARE & BEAUTY THERAPY  
02 9819 6551

Loosely translated, La Bella Donna means 'the beautiful woman'. So when Kate Mallard decided she wanted to open a beauty salon where women

and men could walk out after a treatment feeling amazing, naming her salon with the sensual Italian phrase was intuitive. But this haven of relaxation is not limited to a European flavour in decor – Kate uses an eclectic mix of oriental and other exotic flavours to create decadent and relaxing surroundings.

After twelve years of experience both working as a beauty therapist and managing beauty salons, late in 2011 Kate decided that the time had finally arrived to fulfil the dream of opening her own business. Along with creating the perfect environment for her unique treatments, she was determined not to fall into the harried trap she had witnessed in other salons – like trying to squeeze in an eyebrow wax on one client while the other laid waiting with a face mask drying, mid-way through a facial. With word spreading fast among locals, Kate's concept is proving to be a winner, resulting in a steadily growing clientele.

### RAY WHITE CLIENT SPECIAL OFFER

**Any 1-hour Bioline Jato Vintage 79 Facials: beginning with a foot bath, followed by a back massage, including a hand, arm and foot massage, then finishing with an application of Emani minerals – all for just \$80!**

## For Sale: 2 beds • 1 bath • 1 parking 4/64-66 Wrights Rd, Drummoyne

A great opportunity to secure a first home or investment in a waterfront building, this partly elevated ground floor apartment has secondary access via an exclusive courtyard.

- Combined lounge/dining area with wide windows and an undercover balcony facing the water
- Very spacious kitchen featuring balcony access and good storage including a huge walk-in pantry
- Two double bedrooms (BIRs) each opening to courtyard; full bathroom and separate internal laundry
- Waterfront gardens with pool, BBQ facilities and pontoon; secure car plus storage cage and visitor parking
- Near city bound buses, minutes to the ferry wharf, Drummoyne shopping, restaurants, cafes and the CBD

Agent: Aladdin Hassen  
0420 300 700



"At La Bella Donna there are no interruptions and no rush. For our clients, every treatment is a luxurious experience from start to finish, whether you're having a pedicure or one of our signature facials," Kate says.

"We take the same approach with our skin treatments, as there is no such a thing as a quick fix and many of the treatments marketed as such can actually cause damage."

"We use natural products to work with the skin, strengthening and improving it, and can achieve incredible and lasting anti-aging results over time."

**La Bella Donna Skin Care and Beauty Therapy is located at Level 1, Suite c112, 50-52 Lyons Rd Drummoyne. Open Monday to Friday 8am-5pm, Wednesday until 9pm. Phone 9819 6551.**

### Ray White Drummoyne

222 Victoria Road, Drummoyne NSW 2047

Tel (02) 9719 2244 [www.raywhitedrummoyne.com](http://www.raywhitedrummoyne.com)

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