

# PROPERTY NEWS

*Ideas to help you when you're Buying or Selling*

## Your Own Estate

**Just Listed: Tennis Court, Separate Guest House - Everything!**



Rarely does a property come onto the market that ticks just about every box for the discerning buyer. However, from the moment you enter 124 Darcey Rd, Castle Hill, there is a sense you've found a property with the lot.

Boasting both formal and informal dining, hidden garden areas, a guest house, tennis court and more, it is a huge 2225m<sup>2</sup> property yet it's just minutes from Castle Towers and city transport links.

**Read our full report  
on page 3 >>**

***In this issue of Property News:***

- **Greening Can Save You Money**
- **2225m<sup>2</sup> Property A Rare Offering**
- **Tax Valuation Time For Investors**

 **Castlehaven**

**Call us on: 9634 5222**

## MESSAGE FROM CASTLEHAVEN

Dear readers,

It may be just the start of winter, but anyone thinking of selling in Spring really needs to start planning now.

Spring is traditionally the peak selling period and it may seem a long way off, but that's a good thing as there is time to get your home ready so it will show to the best advantage.

We are more than happy to go through your home with you, provide a market estimate and give you some tips on the things you need to do to improve your bottom line.

Many people are often surprised at how little effort and expense is required to maximise their profit.

We are more than happy to take the journey with you. Give us a call today.

Kind regards,

**Deb Newton**  
General Manager



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# 10 tips to greening your bathroom & saving money



## These suggestions will help you save money and the environment

The bathroom in a western home uses around 40% of the household's water consumption with a little over half of that coming from flushing the toilet.

Many people clean their bathrooms with toxic cleaners which linger in a small room where ventilation is often poor.

Water use in the bathroom can easily be cut by up to 22%.

Here are ten tips you can put in place to help save the environment, save money and save yourself time.

### 1 Install a dual flush toilet

If you don't already have a dual flush toilet, you can install one or retrofit one to many existing toilets.

### 2 Turn off the tap.

Be sure to turn off the water while you're brushing your teeth.

This will save around 28 litres a day (assuming you're diligent about brushing twice a day).

### 3 Change your shower head.

Install a low flow shower head. This can save 200 litres a day. These are available from most hardware or plumbing suppliers

### 4 Take a 'Navy Shower'.

A navy shower is more tolerable in summer than winter.

It involves turning off the water while you soap yourself and then simply turning it on again to rinse.

A navy shower uses about 15 litres instead of 275 litres.

### 5 Put a plug in it!

If you shave with a wet razor, put a plug in the sink and don't leave the water running. Half a sink of water is plenty.

### 6 Put the lid down!

Many people don't use green cleaners because they feel they can't sanitise a bathroom without bleach and other toxic chemicals. Yet they flush with the lid up, not realising that flushing without closing spreads microscopic bacteria in the air!

### 7 Use non-toxic cleaners.

Improve your general health by cleaning small or poorly ventilated bathrooms with non-toxic cleaners.

Common household ingredients, like baking soda and vinegar work very well for almost everything in the bathroom.

If you don't like the idea of making your own, there are lots of green cleaners available these days in your local supermarket.

### 8 Bathroom vanity

For a streak-free bathroom mirror, just use a damp lint-free cloth and a little warm water.

To break down toothpaste spatter simply mix equal part of water and white vinegar in a spray bottle.

### 9 Lights on .... lights Off!

Install halogen or incandescent globes (downlights) these are much cheaper to run. Also turn off the lights when leaving the bathroom.

### 10 Leaking taps

For the sake of a few dollars replace leaking tap washers, this can save the environment and your wallet hundreds of dollars in wasted water.

# Castle Hill Offering Almost An Estate

Castlehaven agent Colin Moss has seen many extraordinary properties in his long career in the region, but few that offer such a complete package as the recently listed 2225m<sup>2</sup> of lifestyle escapism at 124 Darcey Road, Castle Hill.

"The first thing that you notice is it is not grandiose or pretentious, just well built and designed with a real view to easy living and relaxation," Colin said.

Set in a quiet cul de sac, it comprises both a four bedroom, three bathroom home and a separate guest house, the property is remarkable for its mix of formal and informal areas, even down to its two very distinct dining rooms.

The list of desirable features includes a study, a theatre room, a generous rumpus room and a triple garage.

The home's grounds include a grass tennis court, an alfresco area, the separate guest house, a generous yard and plenty of off street parking for a boat or caravan.

There are numerous different garden areas and children's play spaces scattered around the home.

While the expansive residence maintains an intimate and private setting it is in a convenient location close to quality schools, reserves, local dining and minutes to Castle Towers and important city transport links.

"Properties like this are rare and, in a market where luxury is more affordable than ever before thanks to record low interest rates, it simply will not last long," Colin said.

**Inspections are by appointment.**



 Castlehaven

*Real estate made easy!*

**Call one of our sales specialists to sell your property**



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**Now's the time to start the ball rolling so that your property report can be completed well in time for the end of the financial year.**

Whether your investment property is a residential or holiday rental, your real estate agent has the expertise to prepare the reports that are essential if you're to keep your money rather than sharing it with the Tax Man.

Depreciation is a cost you claim on your investment property for the general 'wear and tear' of your property.

There are two types of property depreciation allowances available:

*Plant and Equipment* refers to items within the building like ovens, dishwashers, carpet, light fittings, blinds etc. Each item has its own rate of depreciation.

*Building Allowance* refers to construction costs of the building itself, such as concrete and brickwork. It only applies to buildings or improvements made after July 18, 1985. Both these costs can be offset against your assessable income.

#### **Plant and Equipment**

This can be quite complex to calculate. Each item has its own rate of depreciation such as blinds that could have a rate of 20% for 5 years while ovens could have 10% rate for 10 years.

But before you even go down the dollars and cents path you need to address the nuts and bolts, enlisting your agent to prepare a report on the items in your property.

The more time you allow for this the better, as the agent will need to organise access and a property inspection with the tenant at a time that suits both parties.

#### **Building Allowance**

If you know the cost of construction for the entire building or renovations, the tax rates are as follows:

# TIME FOR THAT TAX VALUATION

- If the building was constructed or renovated between July 18, 1985 and September 15, 1987, depreciation is calculated as 4% of the building cost for 25 years.
- If the building was constructed after September 15, 1987, you can claim depreciation of capital works for building and landscaping at a rate of 2.5% for 40 years.

Hence, most properties constructed before 1985, cannot claim building allowance unless renovations were made.

#### **Property Depreciation Calculator**

The best way to calculate your property depreciation allowance is to have a Quantity Surveyor create a schedule for you.

This schedule provides you with your allowances for the next 10-20 years so you only need to obtain it once, if no internal or external changes occur.

You can also use a Tax Depreciation Calculator.

The allowances indicated on the calculator are estimates only for properties you are about to purchase.

The amount indicated would be an estimate of the amount you can deduct.

Always check with your accountant as to what deductions you are entitled to and how depreciation will affect your investment property and particular financial situation.



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**Beck Stevenson**  
Senior Portfolio Manager



**Tara Faulkner**  
Property Manager



**Rachel Robinson**  
Property Assistant

Our property management staff are committed to protecting your investment and obtaining the best possible return. For an obligation free appraisal of your rental property contact us and we'll look after you.

**Call us today  
on 9634 5222!**

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