

# PROPERTY NEWS

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

**COMING  
AUCTION**



# BAULKHAM HILLS HOME HAS IT ALL



Read our full report  
on page 3 >>

*In this issue of Property News:*

- Agent's Community Role Recognised
- Lifestyle Home For Auction
- Insurances Guide For Landlords

 Castlehaven

**Call us on: 9634 5222**

## MESSAGE FROM CASTLEHAVEN

Dear readers,

Time has a way of sneaking up on us in real estate.

If you have been waiting for the traditional Spring selling season to put your property on the market, you need to act quickly.

To do justice to a property we need to organise photography, copy, signage and much more, all of which takes time.

At your end you need to get your property in order so it presents at its very best and, regardless of how well cared for your house or apartment may be, there are always a myriad of things to do.

But don't be overwhelmed. Just telephone or call into our office and we are only too happy to assist you in all aspects of the process.

Kind regards,

**Deb Newton**  
General Manager



Keep up to date with Castlehaven on Facebook  
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# Castlehaven Named A Community Champion At Business Awards

**Castlehaven's community commitment was recognised at the recent Sydney Hills Business Awards when the agency was presented with a Community Contribution award recognising its extensive support of local groups including Castle Hill United Football Club and Samuel Gilbert Public School.**

Collecting the award, Castlehaven General Manager Deb Newton said the Hills district was a wonderful place to live, work and raise a family.

"At Castlehaven we often think about how lucky we are to live in this very special community," Ms Newton said.

"As a team, we often ask ourselves, in what meaningful ways can we contribute?"

Castlehaven is a long-term sponsor of Castle Hill United, this year they became the main sponsor of the Samuel Gilbert Great Fete.

The agency also regularly supports charity events at Castle Hill Country Club.

"Being recognised for our community contribution was, of course, a wonderful honour but meeting so many other like-minded individuals and businesses was the highlight of the night.

"There are just so many people who really support the Hills and get behind the many wonderful charities and non-profit organisations which are so instrumental to the spirit of our community," Ms Newton said.

Finalists and winners of the awards were recognised at a special awards evening held at The Hills Shire Council.

The inaugural awards recognised local businesses that have shown great support for community groups, events, services and organisations, and more than 100 nominations were received.

Mayor of The Hills Shire, Dr Michelle Byrne said the awards were a great way to thank businesses who showed continued support for their community.

"We are a generous Shire, and our



**Hills Mayor Dr Michelle Byrne with  
Castlehaven's Deb Newton**

business people are no exception," Mayor Byrne said.

"The amount of nominations we received prove that we have a local business community that is about more than the bottom line."

"This is the kind of generosity we want to acknowledge and reward, and everyone who entered the Sydney Hills Business Awards for Community Contribution deserves our thanks and recognition."

Of the nine winners, three went on to earn the title of 'Champion' reflecting the significance of their ongoing contributions:

- Castlehaven Realtors,
- Robert Cliff Master Jeweller and
- Paul Seaton from Xzibit Pools and Spas Kellyville.

The awards were an initiative of local businessman, Adjunct Professor Jim Taggart, and Baulkham Hills State MP, David Elliott, in an effort to formally recognise businesses that get involved in supporting the community.

**A five bedroom home on a big 916 sq.m. block with a pool. That almost epitomises the Australian dream.**

The fact it is located in Baulkham Hills, a suburb realestate.com.au has named as a high demand market with interest in listed properties well above the NSW average, means it may well not make it to auction day.

Castlehaven's Deb Newton said 36 Yattenden Crescent was creating strong buyer interest.

The home embodies everything this favoured Hills suburb is loved for – space and quiet for the growing family with easy access to the city, arterial roads and major business centres.

The house boasts spacious formal and casual living areas. The stylishly renovated kitchen with its stone benches and European appliances looks out over the pool and yard.

There is a Scandinavian cast iron slow combustion heater in the living room and reverse cycle split system air conditioning on both levels as well as a natural ventilation system.

The master suite includes a walk-in robe and ensuite bathroom.

The yard is large and shaded by mature trees with the centrepiece being a covered and elevated timber deck to relax or entertain by the saltwater in-ground pool.

The home includes security alarm, double carport, workshop and a games room underneath the home waiting to be discovered by a new family.

Adding to the home's appeal is its

# Pre-auction Interest In “Aussie Dream” Is High



central location in the increasingly popular Baulkham Hills area.

Arthur St shops, Baulkham Hills Shopping Centre, city buses and Yattenden Oval are all an easy walk and the major business centres of Parramatta, Norwest and Blacktown are nearby.

**To inspect this home please contact the team at Castlehaven today on 02 9634 5222.**



 Castlehaven

*Real estate made easy!*

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



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# INSURING

## your investment property

### Are you protected?

It often takes years of saving, months of planning, weeks of looking and days of preparing before your investment property can begin to earn you an substantial income.

However, without the right insurance, in a split second you could lose the lot.

Making sure you have the right insurance is a vital part of the investment property purchasing process, so you need to make sure you are covered from all angles.

In this article we provide a simplistic guide on things you should keep in mind, however, it is important to discuss your insurance needs more extensively with an expert.

#### How do you find the right insurance company that will meet your needs?

Before selecting an insurance product, it is important to get a few quotes so you can compare costs and value for money.

Contact an insurance company directly or enlist the help of an insurance broker who can research the available deals and get you the best one.

**For more information contact our friendly team for more advice on the best way to protect your investment.**



#### Landlords should look into investing in:

- Loss of rent/tenanted property and landlord property insurance in case the tenant does not pay the rent or you cannot find tenants for the premises.
- Fire insurance to financially protect you against fire damage.
- Personal insurance including income protection and life insurance that will provide a safety net if you can't meet loan repayments.
- Public liability insurance to protect you if someone hurts themselves while on the property.
- Workers compensation insurance, in case employed workers do not have their own cover.
- Building and contents insurance to protect you if your investment property is robbed or damaged.



 Castlehaven

*Real estate made easy!*



**Beck Stevenson**  
Senior Portfolio Manager



**Tara Faulkner**  
Property Manager



**Kere Funnell Moussa**  
Property Manager

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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