

...ask

Madeleine

Your Real Estate Partner

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®



REAL ESTATE NEWS, TIPS & HINTS FOR OUR COMMUNITY - June Edition -

Selling an Investment Property

With the end of the financial year looming, now is crunch time in assessing your assets and setting an action plan into place.

When selling an investment property there are several factors to consider.

First and foremost the tenants: This may be your property, but it is their home. Tenants can make or break a sale. Unco-operative tenants will make your agent's life hell! It is up to them to present the property for inspection by prospective buyers.

Lease: Have a look at the term of your lease. It is always best to put the property on the market at the end of the lease. This will often up your pool of buyers to include buyers who want vacant possession as well as investors who may want the tenants to stay. Do not put a 12 month lease in place, then decide to sell. The lease will be an encumbrance on the sale.

Tax: Investment properties attract Capital Gains Tax. Make sure you speak to your accountant to educate yourself on your tax implications – the last thing you want is a huge tax bill.

Presentation: If you have difficult tenants, consider selling after they leave. Then tidy up the property and go to market.

Best of luck! If you need hints on how to handle tenants just give us a quick call.

Featured Property

ELEVATED AND BIG

50 Sinatra Crescent, McDowall.

4  2.5  2 

Price: \$599,000+

...ask Madeleine, this home is truly impressive. Located in a quiet, elevated, northerly facing 901m² block, it represents true value.

Original owner is now moving on to a tree change and is looking for a family to call it home. This two storey property features four bedrooms, two and a half bathrooms, open plan living, pool plus a good backyard.

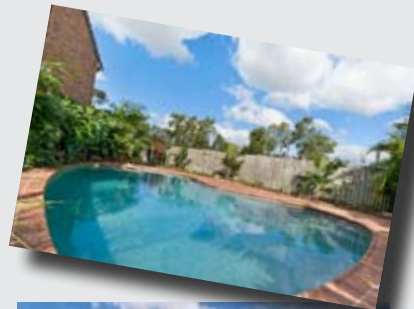
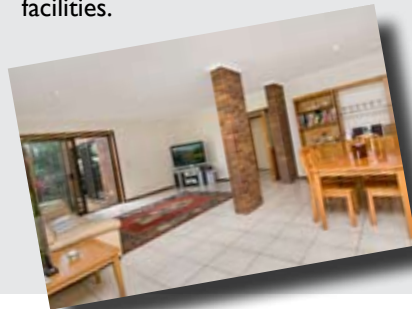
Minutes walk to parks, McDowall State School, transport and childcare facilities.

...ask Madeleine and move in now.

L19 RP213428

Land: 901m²

Rates: \$406.39 per ¼ excl. water and sewerage charges - BCC



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Elders

THE TRANSPARENT BUTTERFLY

The Transparent Butterfly comes from Central America and is found from Mexico to Panama. It is quite common in its zone, but it's not easy to find because of its transparent wings, which is a natural camouflage mechanism.

A butterfly with transparent wings is rare and beautiful.

As delicate as finely blown glass, the presence of this rare tropical gem is used by rain forest ecologists as an indication of high habitat quality and its demise alerts them of ecological change.

Rivaling the refined beauty of a stained

glass window, the translucent wings of the Glasswing butterfly shimmer in the sunlight like polished panes of turquoise, orange, green and red.

All things beautiful do not have to be full of color to be noticed... in life, that which is unnoticed has the most power....



For transparency in all your property dealings...ask Madeleine

ELEVATED - QUIET - LOWSET

7 Leanne Close, McDowall.

4 2 2 \$579,000



...ask Madeleine, this beautiful home is only six years young. Lovingly maintained, it is now up for grabs.

Located in a quiet street off Keona Road this home features modern clean lines, four bedrooms all with built-ins, open plan kitchen and family area plus formal lounge. With a wonderful entertaining area overlooking the neighbourhood vista. The easy care fully fenced yard is perfect for our busy lifestyle.

Transport and all amenities are only minutes away.

...ask Madeleine today and make it yours.

L5 SP139475

Land: 500m2

Rates: \$282.25 per 1/4 excl. water and sewerage charges - BCC



3 Disney Street,
Stafford Heights



8 Cilento Street,
McDowall



15 Osmond Street,
McDowall



24 Arlington Drive,
Arana Hills



24 Halle Street,
Everton Park