

# artation

## Going the extra mile for our tenants ...

Its no secret that the relationship between tenant, landlord and agent is formed at the very beginning of a tenancy. We believe that if you set the scene for a positive partnership from day one, the duration of the tenancy will be smoother for all parties involved.

We would like to introduce our new 'Tenant Welcome Pack' which includes all those essentials handy for moving day. Each pack is valued at \$15 and includes cutlery, cup, snacks, sugar, tea, milk and other kitchen basics.

We are committed to building harmonious relationships with our tenants and would be pleased to cover half the cost of the pack in conjunction with the landlord. This would mean for each new tenancy you would pay only \$7.50 to have a welcome pack delivered to your tenant.

To find out more, please contact our property management team on 07 3481 2210.

## Quick Tip ...



We are often asked who is responsible for the cleaning of gutters at rental properties. The answer to this question is not straight forward and often causes great confusion.

The Residential Tenancies Act states that the Landlord *'must maintain the premises in a way that the premises remain fit for the tenant to live in; and must maintain the premises and inclusions in good repair.'*

Its also states that the Tenant *'must keep the premises and inclusions clean, having regard to their condition at the start of the tenancy.'*

We feel that it is always a good idea for the Landlord to employ a professional to tackle this job as other issues can arise if a tenant was to injure themselves as a result of carrying out the task.

Don't forget, it only needs to be done once a year and it's a tax deductible expense that ensures your investment property is kept in good repair.

If you'd like to discuss further or would like us to arrange gutter cleaning on your behalf, please contact our property management department.

## Expand Your Portfolio ...

Address	Bed	Bath	Car	Price
19 Mikaela Crt, Kallangur	4	2	2	\$420,000
8 Cotterell Rd, Kallangur	4	2	4	\$575,000
63 Old Gympie Rd, Kallangur	3	1	2	\$330,000
25 Cantor St, Kallangur	3	1	2	\$339,000
4 Brindabella Crt, North Lakes	4	2	2	\$435,000
24 Gannett Cir, North Lakes	4	2	2	\$619,000
73 Cottonwood Cir, North Lakes	4	2	2	\$412,000
75 Nectar Way, Burpengary	6	3	4	\$769,000

### Rare Development Opportunity in Queensland's Booming Industrial Hub \$599,000

Just released to the market is this extremely rare 1,599m2 prime development site with current DA approval for three low-set brick duplex's (6 units in total). A huge, character filled Queenslander currently sits on the site and is tenanted at \$270 p/w but has been recently appraised for rental potential for \$350 p/w. Owner has been forced to release this blue chip investment from his portfolio due to work relocation. **For further information contact Wade Woodcroft on 0402 278 275.**



24 Gannett Cir, North Lakes



8 Cotterell Rd, Kallangur



63 Old Gympie Rd, Kallangur



4 Brindabella Crt, North Lakes



20 Rayleigh St, Deception Bay



19 Mikaela Crt, Kallangur

For more information on any of these properties please contact Rob Evans on 07 3481 2210 or [sales@artation.com.au](mailto:sales@artation.com.au)