

# Ray White Unlimited

With our team on your side  
the possibilities are **Unlimited**



## Your November Update

By Ron Bauer

Important note for next month: We will be 'closing off' early in December due to the holiday period and so wish to advise that you may have a weeks less rent than in other months. The positive aspect of this is that January will then be that much larger! If this poses a problem for you at all, please contact us and we will accommodate.



Property Management report:

As expected at this time of the year, vacancy rates are at an all-time low. As a result, almost every property we re-let is achieving higher than it was previously receiving.

We are looking at every aspect of this division at the moment and analysing all areas where we can improve. Karen Gosbell and I personally attended a Property Management conference with this in mind to see the latest systems and office set-ups. This next month is one of great planning and preparation for 2010 so that we can offer an even wider and superior service to you moving forward.

We take this element of our business very seriously and will always look to continual improvement to ensure you obtain the best service and are exposed to the best resources available. We will unveil these plans at each stage as they unfold moving forward. Adding 'value' and increasing your returns are our firm objectives.

Please call your Property Manager directly to discuss the specifics of your circumstances anytime. I am also personally available anytime.



**Ray White**

**Unlimited**

## Some recent lettings:



Burge St, Vaucluse  
\$675pw



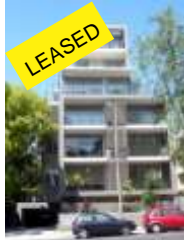
Cliff St, Watsons Bay  
\$1550pw



Bellevue Rd, Bellevue Hill  
\$475pw



Boundary St, Paddington  
\$650pw



Penkivil St, Bondi  
\$1250pw



Oxford St, Darlinghurst  
\$550pw

New for our clients! Each month we will put forward our 'investment property of the month'. We will select what we believe shows all the vital elements of a blue chip residential investment for your consideration:

## 22/41- 47 OCEAN ST, BONDI



### Deceased Estate

- Spacious 1 bedrm apt
- Large balc, timber flrs
- Full kitchen, int Indry
- Lock-up garage
- Loads of potential!

Auction: Wed 16 December  
6.30pm, Club Rose Bay  
Cnr Vickery Ave, Rose Bay

**View: Sat/Thur 12-12.45pm**

Expected Price Range:  
Low - mid \$400,000's

Current Rent:  
Market rent approx  
\$400pw. \$450pw post  
renovation.

Special Feature:

- Quality Bondi real estate
- Ticks all the boxes



Please call if you would like more information on this property or would like us to add you to our VIP buyer list for something else. If you are looking to grow, we are here to help.

## Sales

We have experienced a very solid ending to the year. There are never enough properties for sale, and this year has been very tough in that regard, but we have had two good auctions for the month with positive results. Over 20 properties were submitted in November with 16 selling on or before the Auction date. The strong enquiry for new property hitting the market remains firmly in place to this day.

As mentioned last month, we have secured a new auction venue exclusive to Unlimited being 'Club Rose Bay' – formerly the RSL. The refurbished premises include a function room ideal to conduct professional Auctions, with space to negotiate etc. It also has plenty of parking nearby and lift access which are both non-existent at all other venues in the Eastern Suburbs. Plus the club offers restaurant facilities etc for those wishing to make a night of it. The atmosphere has been excellent and conducive to the competitive bidding.



1501/1 Adelaide St,  
Bondi Junction  
\$1,650,000



4/106 Elizabeth Bay Rd,  
Elizabeth Bay  
\$450,000



2/44 Bennett St,  
Bondi  
\$555,500



2 Grevillea Pl,  
South Coogee  
\$980,000



6/274 Birrell St  
Bondi  
\$700,000



7/591 Old South Head Rd,  
Rose Bay  
\$525,000

Thank you for your continued support and please advise anytime if we can be of further assistance in any way.

Yours Faithfully  
RAY WHITE UNLIMITED

A handwritten signature in black ink, appearing to read 'RON BAUER'.

RON BAUER  
Principal

# Open Invitation



Would you like to get a 'feel' for the market? Please come along to one of our Auctions. **LAST CHANCE FOR 2009:**

Wednesday 16th December

Commencing at 6:30pm

Venue: Club Rose Bay, Cnr Vickery Ave & New South Head Rd,, Rose Bay  
Parking behind Lyne Park Tennis

For an order of sale 1 day prior, please email [lisa@rwunlimited.com.au](mailto:lisa@rwunlimited.com.au) or call the office

## New Auction Venue Club Rose Bay



The only Auction venue in the Eastern Suburbs with handy car park (behind Lyne Park tennis) and lift access. Newly refurbished facilities ideally suited for a professional Auction environment where results often exceed expectations due to competitive bidding.

And welcoming club facilities for clients to enjoy prior and after Auction.



Your Team:

Principal: Ron Bauer

Sales: Shirley Lemberg, Karen Davies, Monica Shor, Joseph Canturi, Rosa Galvan, Melanie Burns, Nicholas Armstrong-Smith, Kevin Devlin, George Solomou, Karina Hyde

Property Mgt: David Germane, Flora Baidarman, Pamela Thomson, Nathan Ezekiel, Ben Jones

Admin: Karen Gosbell, Karen Bauer, Susie Kemeny, Sheila Benjamin, Lisa Henderson, Melissa Rotondo

Reception: Lina Thornton

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**Ray White**

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