

Newsletter

ISSUE 32

September 2018



SOME OF OUR RECENT SALES RESULTS



SOLD

Vacant land - 1,876m2 on split-level



SOLD

2BR unit with garage & own yard



SOLD

3BR house with pool & big bbq area



SOLD

4BR house with alarm & solar system

NH Nigel Horne
RE REAL ESTATE

Rentals & Sales since 1995

Shop: 2/517 Sanders Rd, Lavington
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SMOKE ALARMS

Maintaining working smoke alarms is the **landlords responsibility** - not the tenant or agent.

Smoke alarms have an expiry date and last a **maximum of 10 years.**

Pushing the test button only tests smoke alarms for power supply and a working siren - it does NOT test if the sensor is working correctly.

To ensure your property is protected, we engage **Smarthouse Fire Solutions** to conduct the annual smoke alarm maintenance service in those rental properties the owners have nominated.

The benefits of this service are:-

- * Fully tax deductible
- * Detailed report
- * Unlimited call outs
- * Unlimited cleaning & testing, and battery replacements.
- * Yearly inspections
- * **Meet your duty of care legal obligations.**

NB: We receive no fees or commissions from Smarthouse

PUBLIC HOLIDAY

We **close at 5pm Fri 28th Sept** for the NSW Long Weekend, and re-open 9am Tuesday 2nd Oct.



LANDLORDS

It's time to get **air-conditioners serviced.** Every year evaporative coolers in particular should receive attention. Don't wait until it **fails on a 38 degree day.** Call now to arrange a tax-deductible clean, check, and service of your airconditioner.

FOR SALE - \$102,000



25/429 McDonald Rd, Lavington

Did You Know?

That children grow faster during the Spring.



Nigel, Melissa & Elaine

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TORNADO CAKE



Ingredients

CAKE:

- 2 cups all-purpose flour
- 2 tsp baking soda
- 2 cups sugar
- 2 eggs
- 1/2 tsp vanilla extract
- 2 1/2 cups (20 oz) crushed pineapple, undrained

FROSTING:

- 1 stick butter, 113 g
- 3/4 cup evaporated milk
- 1 cup sugar
- 1 cup chopped nuts
- 1 cup coconut shredded

CAKE: Mix all cake ingredients with a spoon. Pour into oiled 9x13 inch (23x33 cm) pan and bake in 350 F (175 C) oven for 30 - 40 minutes or until center of the cake is done.

FROSTING: Cook butter, evaporated milk and sugar until thickened, about 5 minutes, stirring often.

Add nuts and coconut. While cake is still hot, poke it with a skewer to help frosting soak into cake. Immediately pour frosting over it.