



# Newsletter



Issue 63

30 November 2023



## FOR SALE

5/405 Griffith Rd, Lavington \$267,500



**Nigel Horne**  
REAL ESTATE

Rentals & Sales since 1995

Shop: 2/517 Sanders Rd ( cnr Urana Rd), Lavington  
PO Box 476, Lavington 2641

Email: [info@nhre.com.au](mailto:info@nhre.com.au)  
Web: [www.nhre.com.au](http://www.nhre.com.au)  
Ph: 02 6025 8000





November statements will be sent Friday 1 December.

Due to the holidays your December statements will be in two parts: Thursday 21 Dec and Thursday 4 January.

Normal monthly statements will then resume ie. January's will be sent on Thursday 1 Feb



### CHRISTMAS OFFICE HOURS

Close 5pm Thurs 21 Dec and re-open 9am Wed 27 Dec.

One person at office Wednesday 27 December to Fri 29 December.

### NEW YEAR OFFICE HOURS

Closed Monday 1 Jan. Re-open 9am Tuesday 2 January

### ARE YOU COMPLIANT?

Legislation requires owners to comply with safety standards for smoke alarms, gas & electrical appliances, and swimming pools.

#### NSW & VIC SMOKE ALARMS

1. Must be operating
2. Test annually & change battery
3. Replace in 48 hrs if faulty
4. Replace every 10 years

#### VIC ELEC & GAS COMPLIANCE

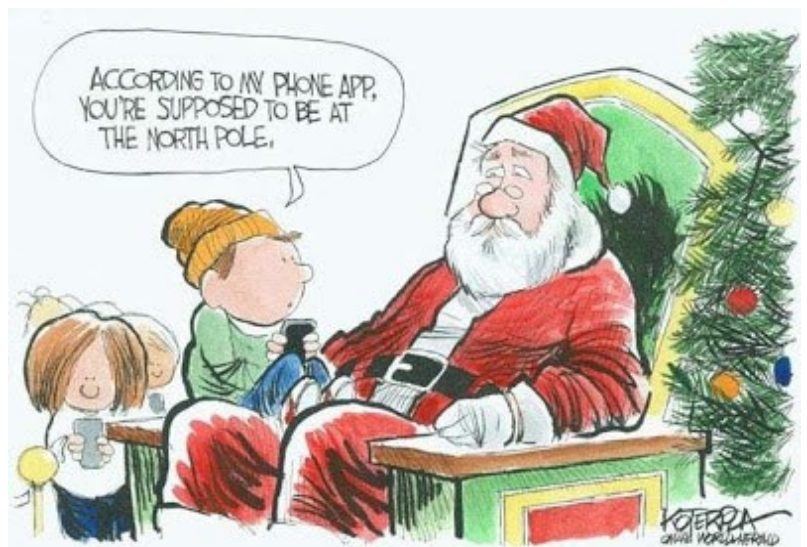
Electrical - every 2 years a licenced professional must check safety switches, switchboard, appliances.

Gas - every 2 years a licenced professional must check installation, safety, and test Carbon Monoxide.

All costs are tax deductible. Call us to have your property covered by a company that checks all your compliance requirements are met.

### THINKING OF SELLING ?

Whether its your own home or an investment property its important to keep it well maintained inside and out so it appeals to potential buyers. We can provide advice on how to ensure your property can achieve the best price with a minimum of fuss. Call Nigel on 0407 058 706 for a free appraisal and recommendations.



Nigel

Elaine

Melissa

Sherryn

### Office Hours

9am to 5pm Monday to Friday

Sales viewings by appointment.

After Hours Emergencies actioned as they occur.