

Newsletter

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1 October 2020

COMING SOON - FOR SALE



An excellent unit with a gorgeous view



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NigelHorne
REAL ESTATE
Rentals & Sales since 1995

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Market Conditions

Despite - or perhaps because of COVID19 - the rental and sales markets in both Albury & Wodonga have seen much stronger demand in the cooler months than would normally be the case.

Being forced to work from home has made many people in the capital cities realise they can do it anywhere. Moving to a regional centre such as Albury-Wodonga results in lower housing costs; less travel time for sport, education, and retail activities; greener and cleaner surrounds; a lower risk of contracting COVID19; and hopefully less stress.

Record-low interest rates have made mortgages more affordable, and there is a wide variety of housing types to choose from in this region: everything from semi-rural lifestyle blocks to penthouse apartments in the CBD.

We've had so much demand for our sales and rentals in both NSW & VIC that for four weeks in August and September we had nothing available: literally everything was leased or sold both sides of the border. Well Done Team !!

If you're thinking of selling or leasing a property call Nigel on 0407 058 706 for a free no-obligation appraisal.



Nigel

Melissa

Elaine

OFFICE CLOSURE

We will be closed for the NSW Labour Day Long Weekend - Saturday 3rd October to Monday 5th October inclusive.

NEXT STATEMENT

Your October statement will be processed on Monday 2 November



NSW OWNER OBLIGATIONS

All NSW landlords must read and understand their obligations on the NSW Fair Trading Landlord Information Statement. This was sent on 1 June to all clients, and a **reminder** issued on 31 July. If you have yet to reply that you understand your obligations please do so as a **priority** to: info@nhre.com.au

Patrick Auderer **TESTIMONIAL**

Nigel presented me with clear objectives and solutions to sell my property. He understood the possible pitfalls regarding repairs, up keep and prior renovation that needed to be addressed before the property was listed.

When the property went up he was forthright in his communication with me and got the result I was hoping for.

He was also patient with a relatively inexperienced seller (myself).



LANDLORDS

It's time to get **air-conditioners** serviced. Every year evaporative coolers in particular need attention. Don't wait until it **fails** on a **38 degree** day. Call us now to arrange a **tax-deductible** clean, check, and service of your airconditoner. Prevention is better than cure.