

Newsletter

ISSUE 56

30 Sept 2022

FOR SALE



Under Contract— Becomes Unconditional 18 October.



456 Prune St, Lavington



3



1



2



Offer Accepted Above Asking Price. Sale In Progress.

56 Dryandra Way, Thurgoona



4



2



2

Nigel Horne
REAL ESTATE

Rentals & Sales since 1995

Shop:
Po Box:

2/517 Sanders Rd (cnr Urana Rd), Lavington
476, Lavington 2641

Email:
Web:
Ph:

info@nhre.com.au
www.nhre.com.au
02 6025 8000



LANDLORDS please get your air-conditioners serviced before Summer arrives. Every year they should be checked. **We don't want it to fail on a 38 degree day in the Xmas holidays when we can't get a technician. It will cost you more in compensation for the tenant than having it serviced now.** Call us to arrange a tax-deductible clean, check, and service. You know prevention is better than cure.



RECENTLY SOLD

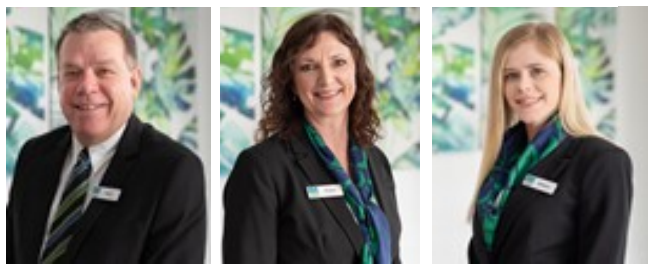


WODONGA SALE

Nigel was able to pin point the market position of the property very accurately.

☆☆☆☆☆
Erik Mol

NIGEL HORNE REAL ESTATE | TESTIMONIAL



Nigel Elaine Melissa

COLD WINTER - LOAN HEATERS

In May we bought two large panel heaters to have on hand so they could be loaned to tenants if the heater in their rental failed. They were first given to elderly tenants whose ducted gas heating was out of service for 3 weeks! Landlords, please have your heaters checked annually or bi-annually according to regulations.

We will be CLOSED for the NSW long weekend Sat 1st Oct to Mon 3rd Oct. End of October statements will be done on Tuesday 1 November.

REALTY PROTECT—LANDLORD INSURANCE
Examples of benefits available

Loss of rent following refusal of tenant to vacate	Maximum 52 weeks
Rent default	Maximum 50 weeks
Release from lease obligation due to hardship, Including a tenant experiencing domestic violence	Maximum 6 weeks
Rent loss due to death of a tenant	Maximum 52 weeks
Rent loss due to damage	Up to \$1000,00 or 20% of insured value whichever is higher
Contents	\$65,000 for any claim or series of claims arising out of one event

Please visit <https://www.realtyprotect.com.au> for more information

Why can't daylight saving time happen at 4pm on a Friday?

HELLO Spring

Office Hours

9am to 5pm Monday to Friday
Viewings of sales properties on Saturdays are by appointment.

After Hours emergencies are dealt with whenever they occur.