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**Connecting you with your
New Home or Investment**

**Property News
#306**

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**Not just Mel Vaisey, but
More Value & you get
Lynda too!**

Hello again!

The Magic Maroons did Queensland proud last week. So glad we sent the e-news out early as was a game not to miss!

Winter has arrived - a bit late but very refreshing!

Have a unit in Hendra coming up - great first home or investment.

Constantly asked whether it is a good time sell - our response - if you are ready to move on to the next chapter of your life then it is the right time. It is always about the market it's about where you are in your life.

Mel & Lynda - Your Real Estate Team

3/15 Donkin St, Nundah **Open Home Sat 11:15am- 11:45am**



Central, Convenience and CITY VIEWS

- Open plan air-con living, kitchen, dining
- Spacious undercover balcony, views to CBD
- Compact internal laundry, plus utility room
- Security at front door, carpark with lift direct to your door

39 Gray St, Carina **Open Home Sat 10am- 10:30am**



This highset 3 bedroom home needs a little TLC. Lots to offer, with room for improvement so just move on in and make a start. Great location - close to schools, shops, transport. Not much in 4152 postcode at this price. Low \$500,000s.

Want to Invest?

There's one left in "The Crest"

Owner wants to move so slashed by \$20k

3 bedroom, 2.5 bathroom townhouse in North Lakes. Resort style living within a gated community. Pet friendly, with a sparkling pool and BBQ. Walk to shops, public & private schools, doctors, dentists, restaurants. Bus at the door and train station a short drive or bus ride. A few minutes to Westfield, IKEA, Costco, Bunnings. Currently tenanted. Priced at \$330,000 negotiable.

Buying Off The Plan

Bennett Carroll Solicitors provide top tips for negotiating and entering off the plan contracts PLEASE NOTE the 5 points are summarised and need to be read in full at <http://bennettcarroll.blogspot.com.au/2017/07/>

1. A cooling off period of up to 5 days applies to most contracts. The Developer has the right to charge you an amount up to 0.25% of the purchase price.
2. Purchasing a property that has not yet been built comes with certain risks. One of those risks is that the plan contained in the Disclosure Document is a drawing of a property that is not in existence yet. The plans and documents contained in the disclosure are not representations of or guarantees that the property will match precisely these preliminary plans and estimations.
3. With regards to a deposit the maximum deposit that can be taken from a Vendor from a Purchaser in Queensland is 10% without triggering the Instalment Contract provisions in the Property Law Act 1974(Qld).
4. With respect to inclusions, finishes and fittings, although the Contract usually provides some specificity in relation to these things, the Contract also typically provides the Developer with a discretion to alter those finishes and materials in certain circumstances.
5. Off the plan contracts usually contain a statement to the effect that the Contract is the entire agreement between the parties. It is important to ensure that any items, terms, conditions, warranties or guarantees which you have negotiated with the Developer prior to entering into the Contract find their way into the substantive content of the contract.

If you want to Sell

Call Lynda & Mel

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