



Sep 2023 Newsletter

Dear Owners,

What is happening in the market?

In June, we sold two units in our complex.

U100 was in vacant position, with fresh paint, full electrical upgrade and new vinyl plank floor. 7 written offers were received and it's sold for \$525,000.00 to owner occupier.

<https://www.harbourtownvillas.com.au/property/freshly-renovateda%2%80%2%93-move-in-straight-away/>

U53 has tenants in place. Aslo multiple offers received and it's sold for \$522,500.00 to owner occupier.

<https://www.harbourtownvillas.com.au/property/great-investment-with-everything-you-needed-8/>

After two months, market continue goes up.

U92 has tenants in place till next month. Now it's under contract for \$550,000.00.

<https://www.realestate.com.au/property/unit-92-643-pine-ridge-rd-biggera-waters-qld-4216/>

I also have two listings along pine ridge road in the neighboring complex.

- 20/601 Pine Ridge Road

It's a freestanding three-bedroom one bathroom villas with tenants in place.

It's under offer for \$490,000.00. seller purchased 11 months ago for \$428k.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-142766736>

- 121/643 Pine Ridge Road

Two bedroom one bath townhouse freshly painted with recent renovated bathroom and in vacant position. It's under contract for \$520k and it was listed within 48 hours.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-142881244>

Demand for rental properties remains strong

We do routine inspections 2.5-3 months prior to the lease expiry date and in most cases, the tenants express their interest in renewing their lease.

U46 was breaking lease due to job relocation and the weekly rent adjusted from \$550 to \$650 from July 2023.

<https://www.theonsitemanager.com.au/townhouse-for-rent/BiggeraWaters-QLD-21114009>

And unit 57 full renovation is in process. We will be listing unit 57 within next two weeks for record high \$700 a week.

Repairs & maintenance

We have done unit 35 insurance claim. Brand new kitchen with new ceilings. (Brand new ensuite is not covered by insurance. It only covers replacement of vanity unit and door frame repair.)



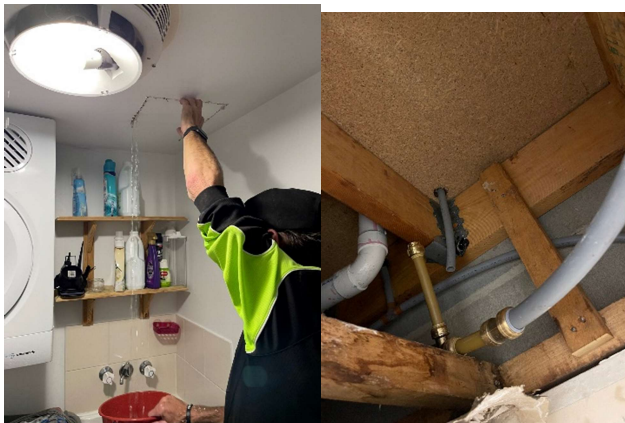
Pressure reduction valve installed

HARBOUR TOWN Villas

AJ BOYS PTY LTD



Now the pressure is dropped to 500 psi. This was done back in May and since then, we only had one leak pipe inside wall cavity last month.



Lastly, I have been in Harbour Town Villas in last 7 years. I have never seen this before, obviously I call animal welfare and they took koala away after 3 hours. It was fun.



I upload video through youtube link below:

<https://youtube.com/shorts/DzSu6NPWKSo?si=l4SNBLFv-OIUzwXB>



Jerry Zhang

The onsite manager