



Dec 2023 Newsletter

Dear Owners,

What is happening in the market?

It's another year. We have achieved some great results both on selling and leasing.

Here are the list of sells which happened in the last 12 months:

Unit 100 sold for \$525k on June 2023

Unit 53 sold for \$522.5k on June 2023

Unit 92 sold for \$550k on Oct 2023 highest record in our complex.

Complex near us

- 1) 23/22 Yulia Street Coombabah was sold \$628,000 to investor in Oct 2023.
<https://www.harbourtownvillas.com.au/property/great-investment-with-everything-you-needed-7/>

It's freshly painted and new carpet installed.

- 2) 19/601 Pine Ridge Road Biggera Waters

3 bed one bath was sold off market to investor at \$ 515,000.00 in Nov 2023.

Now unit 71 is on the market which is a corner block.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-143829448>

We had 15 groups through for the first two weeks open home. Market is still strong.

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.

Unit 57 leased for \$700 a week which also breaks rental record. Unit 57 has got full renovation. Owner spent at least \$70k on renovation.

Repairs & maintenance

We had 7 cases water leaking issues within last 30 days.

Due to old grey pipe inside wall and ceiling and hot weather, we just have to knock wall or ceiling off to get them fixed. Lucky we have full experience and we know exactly where the leak comes from. This could save owners lots of time and money.

Two cases were happening behind the wash machine taps; One case was above the laundry ceiling;

Two cases were under vanity unit; One case was under kitchen sink; One case was behind the bathtub tap sprindle leaking through downstairs

We have solved those issues within 4-12 hours period to stop further damage.



Brand new website:

Since www.harbourtownvillas.com.au has been successfully running for quite a while, we have built up another brand-new website www.ajboysrealty.com.au please have a look and give us some feedback.

In the end, I wish everyone have nice Christmas holiday and happy new year. Enjoy spending some times with your family members and friends.

Thank you.

Jerry Zhang

The onsite manager