

## TEAM GALETTO NEWSLETTER

### Property Update from Kate Galetto - September, 2015

#### SALES NEWS

#### **Looking to sell and be in your new home by Xmas?? It's time to press the green button and hit the Spring Market.**

What we are seeing currently is that borrowing money has never been easier, money itself has never been cheaper in terms of the interest rates offered and the market is activated on all fronts, from first home buyers to upsizers, downsizers and investors. This is the ideal time for homeowners to sell and buy. If you are considering selling you really need to start the conversations going with a reputable agent. Someone you can trust who will advise you sensibly and honestly so that you can work out your changeover costs with up to the minute knowledge and practical advice.

Auctions are great around this Spring market as the auction method of sale is a structured time-line event giving you a result within 28 days' time, allowing you to programme in advance.

Many of you will have had sales appraisals on your property over the last few years, but with the strong activity over the last 18 months and the general increase in pricing, those appraisals will need updating for a more accurate value of your home. As always I am happy to meet with you and discuss the value of your property in the current market place.

#### **Pool Legislation NSW**

The new legislation for pools in NSW is coming into effect in April 2016. If you are leasing out or selling a home and you have a pool, it will need to comply. The legislation is both detailed and strict. You will need to take into effect the following:-

Pool fencing must comply with the physical measurement requirements summarised below:

- height of a pool fence must be at least 1.2m above the ground from finished ground level
- gap at the bottom of the pool fence must not be more than 10cm from finished ground level
- gaps between any vertical bars in the fence must not be more than 10cm
- to prevent children climbing over pool fences, any horizontal climbable bars on the fence must be at least 90cm apart from each other.

Trees, shrubs or any other objects such as a barbeque, pot plants, toys, ladders and chairs must not be within the 90cm 'non climbable zone'. This is so that a child cannot use them to climb over the fence.

The 'non climbable zone' is a zone measured in an arc shape from the top of the outside of the pool fence arching towards the ground.

Any part of the boundary fence that is part of the pool fence or is within the 90cm 'non climbable zone' must not have any horizontal bars.

I recommend that you call Council and ask for an officer to attend your site to advise what work if any needs to be done to make your pool compliant and of course safe for everyone especially children.

## RENTAL NEWS

### HOT OFF THE PRESS!

We have just launched a beautiful fully furnished apartment for short term rental. Available now and over the Xmas New Year period. 34/20 Rangers Road Cremorne offers 2 bed/2 bath/2 car accommodation with stunning Harbour Bridge and Opera House views and a massive entertaining roof top terrace. \$1500 - \$1950 per week depending on the length of lease and holiday period

[http://www.galettorealestate.com.au/property/buying/34-20\\_rangers\\_road\\_cremorne](http://www.galettorealestate.com.au/property/buying/34-20_rangers_road_cremorne)

## RECENT SALES

1/125 Holt Avenue, Cremorne sold by **Galetto R/E** undisclosed 2 bed/1 bath/1 car

3/14 Bradly Avenue, Kirribilli sold by **Galetto R/E** \$600,000 1 bed/1 bath/0 car

19 Thompson St, Mosman \$2.5M 4 bed/3 bath/2 car

92 Cabramatta Road, Mosman \$2.18M 3 bed/2 bath/1 car

3A Avenue Road, Mosman \$3M 3 bed/1 bath/0 car

1A Congewoi Road, Mosman \$2.4M 5 bed/4 bath/2 car

1 Florence Lane, Cremorne \$1.52M 4 bed/1 bath/1 car

6/40 Musgrave Street, Mosman \$1.17M 2 bed/1 bath/1 car

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