

"Putting Property Management First"



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Eastern Property Rentals

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Kitchen Renovation Project

NEW PROJECT UNDERTAKEN BY EASTERN PROPERTY RENTALS
KITCHEN RENOVATION - 2BR Unit in Fullarton

When his investment unit became vacant in October, our Landlord, Daniel, decided to upgrade the kitchen based on advice from our Routine Inspection Officer. The kitchen was very dated, with benchtops which were no longer standard-sized. This meant that to allow dishwasher installation, the entire kitchen required an overhaul.

We proceeded to obtain quotes from various kitchen suppliers in Adelaide, but discovered that we could offer Daniel a far better service by project managing the renovation ourselves - saving him money and allowing us to ensure that the work was done in sequence and on time. Karen undertook to prepare plans and then liaise with Ikea (they offer a 25 year kitchen guarantee). Our handyman demolished the original kitchen, and then assembled the Ikea kitchen under Karen's guidance.

The project included installation of new kitchen units & benchtops, new tiling & tapware, new flooring, a new dishwasher (but the stove remained at the property because it was relatively new), and then finally new paintwork (to kitchen only).

The total cost for the project was \$7,360.00 - not including our Project Management Fee (\$809.60 - 10% plus GST). The entire project took just three weeks to complete. The unit was previously being let for \$195 per week, and has just been re-let for \$275 per week.

Having worked closely with a Property Developer in the UK, Karen's background means that she has the ability to oversee any interior design project that our clients may require.



> Original



> During



> Completed

STAFF PROFILE - Mandy Waterham

Inspection Officer

Mandy is our friendly Inspection Officer who is very particular in relation to the ingoing/outgoing condition of all the properties under our management. It is her job to ensure that rental premises are always left in a clean and tidy manner. Mandy's local knowledge is extensive as she and her husband and two children have been residents of the Eastern suburbs for the past eleven years.



> Mandy Waterham

RECENT LETS

- **Wayville** - 3BR House with Garage & Carport \$470pw
- **Fullarton** - 2BR Townhouse with Carport \$300pw
- **Norwood** - 2BR Townhouse with off street parking \$260pw
- **Fullarton** - 2BR Townhouse with Carport \$250pw
- **Stepney** - 2BR Cottage \$295pw
- **Hawthorn** - 2BR House with Garage \$295pw
- **Magill** - 3BR House with Carport \$270pw
- **Norwood** - 2BR Unit with Carport \$220pw
- **Burnside** - 2BR Unit with Carport \$240pw
- **Norwood** - 2BR Townhouse with Carport \$280pw
- **Wayville** - 2BR House with Carport \$310pw
- **Burnside** - 2BR Unit with Carport \$185pw
- **Kensington Gardens** 2 BR Unit with Carport \$230pw
- **Stepney** - 2BR Cottage with Double Carport \$350pw

Our Community

Brenton recently undertook the role of co-ordinator for the Masters Games Moto Trial Event held at Tungkillo. He is a keen moto-trials 'Scorpa' rider - a sport held regularly on Sundays throughout winter, always in obscure locations with lots of rocks! The Masters Games event was huge - they had over 70 riders compete on the day, and his organisational skills were well and truly put to the test



> Brenton showing his style during the Moto Trials



> Brenton wins the Moto Trials trophy for the 2007 C-Grade Star Awards



> An Expert showing his stuff

EPR Chit Chat



> Tyrin was selected to compete in the SAPSASA Cross Country (2km) run this year and also the 800m run at Santos Stadium



> The Eastern Property Rentals Team Christmas celebrations - Brenton, Mandy, Paula, Karen, Lesley, Tania.

AVAILABLE NOW

- **Mile End** - Refurbished 2BR Unit \$280pw
- **Athelstone** - 4BR Family Home \$495pw
- **Norwood** - Trendy 2BR Townhouse \$340pw
- **Burnside** - 2BR Home Unit \$220pw
- **Glenunga** - 3BR Townhome \$530p

Christmas Office Hours

Our office will be closed for Christmas from 12noon on Friday 21 December until 9am on Monday 7 January 2008. We take this opportunity to wish all our Clients the Compliments of the Season.



We wish you happiness in the Holiday Season and prosperity in the coming year, and thank you for your support throughout 2007.

Acknowledgements

A big THANK YOU to our long time gardener (Brian Arbon from BGees Gardening Services) who has started his well-earned retirement on the South Coast.



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