



WELCOME



The TCM Rentals Coastal team has been busy this past month welcoming three new landlords and sourcing exemplary tenants to ensure their investment properties are well looked after and regular income is secured.

Rental prices in Kingscliff have maintained a high level and although vacancy rates have altered slightly to sit at 1.37%, the average weekly rents are stable at \$550 per week for houses, \$450 for townhouses and \$400 for units.

Rental demand continues to increase across the Tweed Shire as the latest data shows the region has the lowest vacancy rate in NSW. The rental demand data is supplied by realestate.com.au report that looked at the number of visits per listed rental property over a six month period. The number of views per rental property was then compared to the same period in the previous year. Across the Tweed Shire all areas saw an increase in the number of visits per property.

The current median rent in Tweed Heads West is \$330 per week and Murwillumbah \$370 per week. The northern end of the Tweed Coast also saw high demand for rental properties with Kingscliff seeing a 21 per cent increase in viewings and Casuarina 23 per cent. This was despite the median rent rising to \$450 per week in Kingscliff and \$520 per week in Casuarina.

If you would like a FREE rental appraisal for your investment property then feel free to give me a call to discuss.

Yours in Property,

**Wendy Hotchkiss**

[Testimonials Click Here](#)

OUT AND ABOUT



#### Whats On This Month?

**1st - 2nd July - Gold Coast Airport Marathon.** Have you signed up to participate. This is a fabulous event for people of all ages and capabilities. Brush off those sneakers and have a go. [Click here to Signup](#)

**14th - 23rd July - Food & Wine Festival** - Wow a 10 day food festival? Now that's living. Taste of Kingscliff and

Tweed Coast defines the coastal and regional character of the area by hosting a series of events over 10 days in various locations along the Tweed Coast and hinterland. The coastal culture of our region is fused with our regional agricultural heritage by using our fresh and locally grown produce in our chef menus and tasting events, showcasing our coastal restaurants and food businesses and sharing our spectacular views and stunning locations. [Buy Tickets Here](#)

### **28th -30th July - Broadbeach Country Music Festival -**

Centred around the pristine beachfront of Broadbeach, this free festival sees a perfect mix of board shorts and banjos, surf boards and steel guitars as country music's finest assemble for three days and nights of classic entertainment. Check out their programme - [CLICK HERE](#)



### **FEATURED PROPERTY**

#### **8/1 Murphys Road KINGSCLIFF**

Absolute beachfront, luxury Villa style apartment. This gorgeous apartment is right on the beach, with no road in between - simply walk out the security gate, enter the rainforest buffer and there you are, right on the magnificent Kingscliff Beach. Your pets are very welcome too!! Pets are allowed on the beach, and just to the left - Dreamtime Beach, pets are allowed to run free, without leash.

3 bedrooms and 2.5 bathrooms. Master bedroom and ensuite are huge. The entire apartment is very tastefully appointed. Gourmet kitchen with Smeg oven and large

gas cooktop. An exceptionally built property, with great attention to detail. Many features - too many to list.

A very private garden courtyard is a favourite place to relax, read a book, enjoy a cocktail, or barbecue with friends. Unfurnished option @ \$800.00 p/w.

**E) [wendy@tcmrentalscoastal.com.au](mailto:wendy@tcmrentalscoastal.com.au)**

**M) 0447 334 225**



[Click Here - Other Properties](#)

## PROPERTY MANAGEMENT





WHATS NEWS





## WHATS NEWS

**Man bids against himself at auction to buy dream property?** The lengths people go to to for their DREAM HOME has just gone a little crazy. Would you do this at an auction if you really wanted the place?

[Read All About It](#)

**Which town or suburb do you think ranked highest on the Richmond to Tweed coast?** Check out the link to see where your town or suburb ranked and the comments made from people that actually live and breathe their area.

[Read More](#)

**Tenants-by-choice** to drive Aussie rental market in 2017, with more rentvestors Young Aussies who choose to be tenants rather than strive to buy their dream home are predicted to drive the rental market this year.

[Read More](#)

**NSW stamp duty concessions could see First Home Buyer's back in the Market! Do you qualify?** Important stamp duty concessions announced by the NSW government will be a boost to 1st home owners. Licenced Conveyancer Rachel Godden discusses the changes.

[Read More](#)

MAINTENANCE CORNER



**MORE TROUBLE SHOOTING.....Cost saving options before calling in the big guns. Have a read through some of our tips and tricks that could save you time and MONEY!**

**PROBLEM: BLOCKED SINK AND SHOWER - CHECK**

Report a major blockage to your property manager.  
However, if your sink or shower takes a long time to drain:

- Try using Draino or similar product to free the blockage.
- Clear hairs and old soap from the waste pipe and U-bend by putting a bucket under the pipe, unscrewing it and removing the debris. Re-attach the pipe and pour boiling water down the drain.
- Remove old food from the kitchen outlet and pour boiling water down the drain.
- Never put fat and oil into a drain as these clog up the pipes.

**PROBLEM: TAP WILL NOT TURN OFF - CHECK**

- If a tap won't turn off and water is gushing go to the mains which are usually situated near the garden tap – turn off the mains tap here and call the office or the urgent maintenance phone if outside business hours.

**PROBLEM: STOVE ELEMENT NOT WORKING - CHECK**

**ELECTRIC STOVE**

- The connections may be loose or dirty.



- Pull out the elements, clean and place them back.
- The energy supply may not yet have been connected.
- Ensure electricity has been connected to the property.

## GAS STOVE

- The gas igniter may be obstructed.
- Ensure the element is correctly positioned on the stove top.
- Ensure gas has been connected to the property.

## **PROBLEM: WASHING MACHINE NOT WORKING - CHECK**

- The machine may not be correctly connected to water and electricity.
- Ensure that the taps are turned on at the wall, that the appliance is plugged in and that the power point is switched on.
- The machine is overloaded or is out of balance.
- If the machine stops half way through a cycle, it may be overloaded. Rearrange the items evenly in the drum, and try it again.
- The machine's lid/door may not be shut fully or properly.

## **PROBLEM: TUMBLE DRYER NOT WORKING -CHECK**

- The machine may not be connected to the power.
- Ensure the machine is plugged in and that the power point is on.
- Tumble dryers automatically shut down when the lint filter is overloaded.
- Clean the lint filter every time you use the dryer.

[CLICK TO VISIT OUR WEBSITE](#)



**Thanks for subscribing!**

Follow us on social media



[Preferences](#) | [Unsubscribe](#)