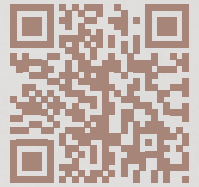


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HUB TIMES

House & Land, Finance, Real Estate, Conveyancing & Projects

May 2024



geelongpropertyhub.com.au





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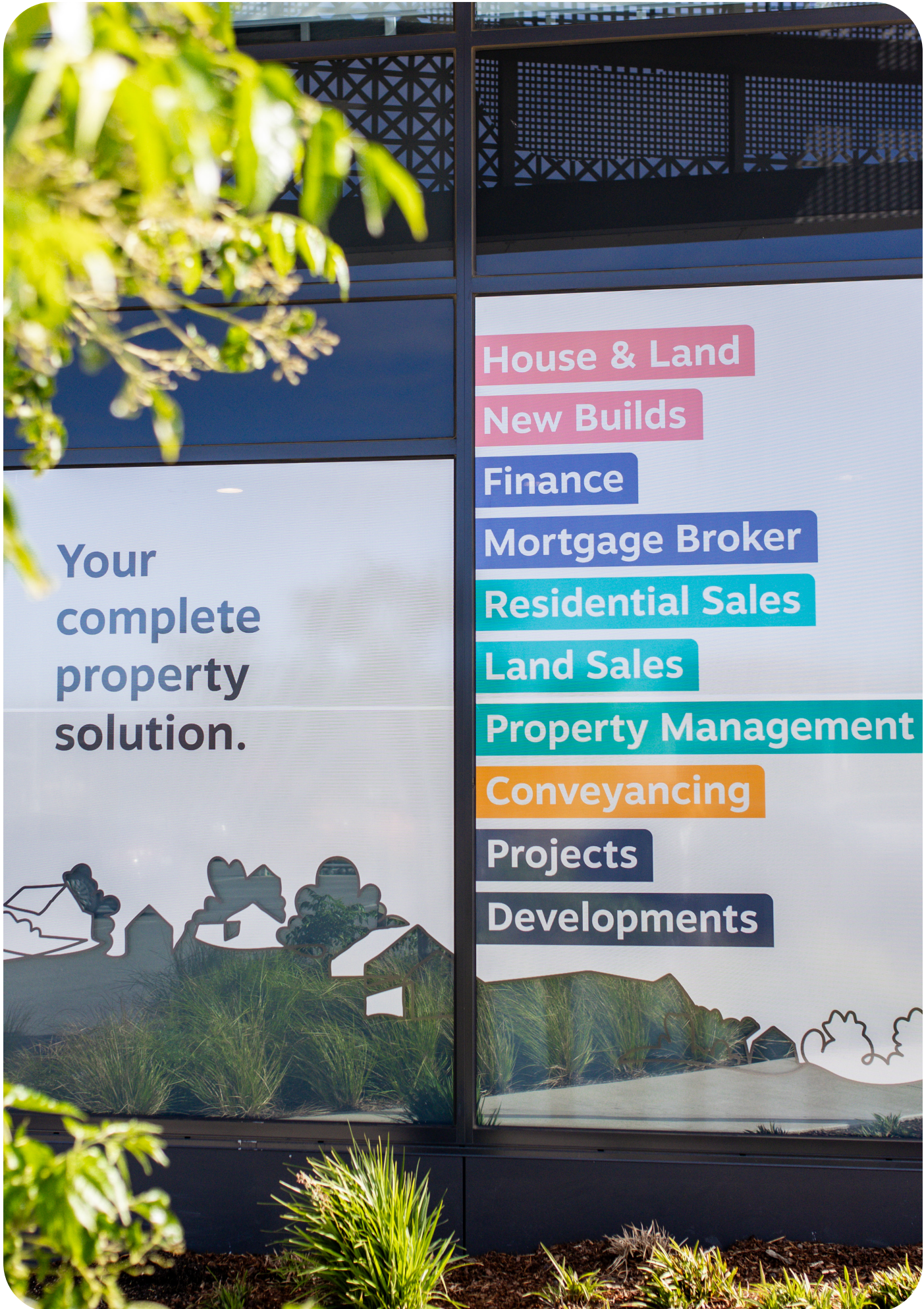
Hello

A NOTE FROM
MEGAN ROVERS

Director - Geelong Property Hub



Welcome back to the 3rd edition of the Hub Times. We thank you again for joining us on this journey. We've seen a busy start to the year and it shows no signs of slowing down as we move toward the new financial year. As the cooler months close in, our team remain eager and available to help guide the community along their property journey. We look forward to hearing from you.



**Your
complete
property
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House & Land

New Builds

Finance

Mortgage Broker

Residential Sales

Land Sales

Property Management

Conveyancing

Projects

Developments



Property Featured: 21 Cleary Street, Armstrong Creek



Mar / Apr 2024

59 Sold

71 Leased

The Armstrong Creek and surrounding area continues to blossom with new estates, new builds, and new infrastructure, all contributing to the desirability of the area.

Throughout the last few months, the Armstrong Real Estate sales team have observed increased buyer activity, coupled with a high number of properties available for sale. This has led to buyers having an array of choice when navigating the market, along with sellers experiencing a generous number of enquiry on their homes. Most transactions have been in the \$650,000 - \$750,000 price range, attracting interest from a large range of buyers including families, first home buyers, investors and right-sizers. Homes in this price range that are presented well with a carefully considered marketing campaign have seen sales within 2-4 weeks of being on the market.

Rental properties remain in high demand as plenty of brand new investment properties spring onto the market as development continues to thrive in the area.

The average rental price for 3217 continues to hover around the \$500 per week mark, with there being a slightly higher demand for 4 bedroom homes.

The land market has been an exciting space as plenty of purchasers are drawn to lots between 200m² - 300m² to facilitate their new builds. There is no shortage of land available in 3217, if you're interested in securing a block, get in touch with our land team to receive our current land list and begin your property journey.

If you're interested in learning more about residential sales, rentals or land throughout 3217, feel free to get in touch with our team today on (03) 5244 5675, or visit armstrongrealestate.com.au.

(Statistics sourced 3 May 2024 from realestate.com.au)

Armstrong

REAL ESTATE



Meet The Team

Victor Das

Land Sales Consultant

Victor is a calming presence within Armstrong Real Estate.

With an inviting and enthusiastic demeanour, Victor passionately sells land and connects with our vast network of clients. His knack for communication guides buyers towards their ideal lots, making the process smooth and enjoyable for everyone involved.

From facilitating seamless transactions to ensuring that enquiries are handled professionally and efficiently, Victor works hard to make his role seem effortless. Having worked within the business across various areas, Victor has an intricate understanding of the business and uses this to his advantage.

For Victor, the variety of his role and the happiness he sees with clients inspires him daily. He enjoys being integral to an energetic, young, and connected team focused on positive client outcomes. In addition, he feels fortunate to be provided with a wealth of training and support.

When away from the office, you'll find Victor watching sports, running, or spending time with his beloved pet rabbit, Whistlethief. Living in Charlemont, he loves the region he calls home.

If you're considering buying or selling land, or are simply curious to learn more about the market, get in touch with Victor on 0427 564 629.

📍 Have you visited? Shoalhaven Park, Mount Duneed

A unique park situated on McCubbin Drive in the growing Warralily Grange Estate with everything you could ask for! Featuring an array of play equipment for the little ones, a basketball and netball court, downhill mountain bike tracks, and a BBQ and undercover seated area, this fantastic local park has something for everyone.



RSPCA Million Paws Walk 26/05 | 8:30am - 1pm

Come along to the Geelong Botanical Gardens for a walk with your four-legged friend! This dog-themed event will host a range of activities including a market with 30+ stalls, a dog training demonstration agility course, food trucks, pet competitions, face painting and a scavenger hunt for the kids. Find out more details at millionpawswalk.com.au.



What Our Clients Say

"Sam McLachlan has been a great agent to work with. He has been honest and insightful, and there to help us answer questions at all hours of the day. Sam's extensive knowledge of the area and process in purchasing a home has helped us tremendously with our relocation from Melbourne to Geelong. We appreciate Sam by making this such a smooth experience!"





Kelly & Randy
Owner & Taste Tester

Feature Business: At Randy's

Meet Kelly, the owner of At Randy's. Her business and soon-to-be cafe, is coming to the heart of Pakington Street and is all about serving up classic recipes that taste like home, leaving a nod to the legacy left behind by her mother and grandmother. After losing these two prominent women in her life, Kelly found solace in cooking their favourite recipes and sharing them with others.

Named after her faithful companion, Randy the dog, "At Randy's" is a business driven by family values. Kelly believes that food is more than just taste; it's about emotions and memories too. She wants each customer to feel the same happiness and comfort that she experiences when cooking her family's recipes. At Randy's menu is filled with classic dishes such as Nana's favourites and other treats that only a mother can make perfectly, like the traditional yo-yo or a

delectable brownie. She aims to create a menu filled with love and passion that offers endless options. At Randy's is the perfect place to indulge in a delicious meal that will leave you feeling right at home.

Keep an eye out for this new addition on Pakington Street, coming soon to Geelong West, and follow Kelly on Instagram for updates and to place orders at @at_randys.

Discover one of Kelly's signature dishes on the next page and give it a go at home!

at.randys@outlook.com



at randy's.



At Randy's Chocolate Pudding

pudding Ingredients

2 ozs butter

1 cup self raising flour

2 Dessert spoons cocoa

1 egg

1/2 cup sugar

1/2 cup milk

2 drops vanilla essence

Topping Ingredients

1/2 cup sugar

1/2 dessert spoon cocoa

Instructions

1. Preheat your oven to 180°C/350°F.
2. In a mixing bowl, cream the butter, sugar, egg, and vanilla essence together.
3. Fold in the sifted flour and cocoa powder along with the milk until well combined.
4. Pour the mixture into a baking dish.
5. In a separate bowl, mix the sugar and cocoa for the topping and sprinkle it evenly over the batter.
6. Gently pour 1 1/2 cups of hot water over the top of the pudding.
7. Bake the pudding in the preheated oven for 35-40 minutes or until the top is crispy and the pudding is cooked through.
8. Let it cool for a few minutes before serving.



Property Featured: 35 Lakeside Boulevard, Lara



Mar / Apr 2024

14 Sold

8 Leased

Lara Real Estate has become a trusted name in the 3212 area, thanks to our focus on exceptional customer service and deep industry knowledge. We take pride in our personalised approach, thorough understanding of our clients' needs, and commitment to delivering excellent results. This dedication has been recognised through the accumulation of numerous five-star reviews on Google during March and April.

During the months of March and April, our sales team successfully sold 14 properties, with an average of 39 days on the market. This is lower than other agencies in the area, indicating that properties in Lara are in high demand and buyers move quickly to secure their dream home.

One standout sale during this period was 35 Lakeside Boulevard in Lara. Featuring four bedrooms, three bathrooms, and a four-car garage, this stunning property was initially slated for auction. However, due to overwhelming interest from multiple parties, the auction was cancelled, and the property ultimately sold

for an impressive price of \$1,265,000, highlighting its desirability and the competitiveness of the Lara market.

During this period, our team has also experienced a consistent demand for rental homes, particularly in 3212. They have been successful in leasing 8 properties between March and April, with an average time on market of just 18 days. This rapid turnover highlights the high level of interest and activity in the rental market within the area.

If you're looking to buy, sell, rent or invest in residential properties in the 3212 area or nearby neighbourhoods, Lara Real Estate is here to help. Our team of experts can provide you with personalised assistance and guidance tailored to your specific goals and requirements. We offer comprehensive insights to help you make informed decisions in the property market. To get in touch with our team, please call us at (03) 5292 3557 or visit our website at larare.com.au.

(Statistics sourced 3 May 2024 from realestate.com.au)



Meet The Team

Chris McKay

Sales Consultant

Chris is an experienced Sales Consultant with a focus on making the buying and selling process easy for his clients. His love of learning means his clients can rely on him to have the most up to date and relevant information and feel supported throughout their real estate journey.

Dedicated and focused, Chris brings a wealth of experience to his role. In addition to being an exceptional residential agent, he also has experience selling acreage and community planning. His hands on approach and open communication style allows him to utilize this knowledge to better serve his clients and team.

As someone who's grown up in the hustle and bustle of Melbourne's inner west, Chris appreciates the unique balance those lucky enough to live in the Geelong region get to experience. Based in Corio, he enjoys helping others unlock the property market in Lara and Greater Geelong.

When he's not at work, you'll find him enjoying walks on the beach, spending time with his family or indulging in his love of cars.

If you're considering buying or selling a property, or are simply curious to learn more about the market, get in touch with Chris on 0499 041 112.

📍 Have you tried? Daily Blend

Located at The Centreway in Lara, Daily Blend is a new business that specialises in serving a variety of healthy smoothies and energy teas. Whether you're in a hurry or you want to enjoy a refreshing drink with friends, Daily Blend has an extensive selection of options to choose from.



You Yangs Trail Run 2024 13th - 14th July

The You Yangs Trail Run is a two-day event in July with eight different running distances ranging from 5km to 160km. The trail system offers a variety of options, including easy access tracks, technical descents and ascents, and stairs for an added challenge. Registrations are currently open on trailsplus.com.au for anyone interested in attending.



What Our Clients Say

"We found Nathan to be very straightforward, with none of the extra fluff you usually expect from real estate salespersons. He had great knowledge of the purchased property as well as the general market in Lara and surrounding areas. Overall, it was the best experience!"





Property Featured: 18 Abundant Drive, Mount Duneed



Mar / Apr 2024
19 Sold

Oslo Property offers a distinctive real estate experience. Standing out through unwavering dedication to excellence and enduring connections, Oslo Property aids clients in achieving their property objectives. Our commitment to a personalised service, tailored solutions and comprehensive marketing strategies, set Oslo Property's listings apart in a competitive market.

This approach has seen some exceptional sale results in recent months. Starting with the successful sale of 24 Camden Road, Newtown. Standing proud as one of Newtown's original homes, the property offers the comfort of modern amenities and convenience to Geelong's CBD. The much-loved family home on 785sqm (approx.) achieved a sale price of \$1,075,000.

Another noteworthy sale is 119A The Avenue, Ocean Grove. The property designed by renowned architects, promotes a high-end lifestyle and offers unparalleled luxury right in the heart of "Old Ocean Grove." While it's no longer on the market, the neighbouring architecturally designed townhouse -

119B The Avenue, Ocean Grove is still available for sale, providing prospective buyers the opportunity to experience the luxuries of coastal living.

In April, we had the privilege of welcoming Simon Bogdanov to our team as a Licensed Estate Agent - Sales Executive. With his extensive experience in residential and commercial projects, Simon brings a wealth of knowledge that enables him to provide professional guidance to clients. Simon takes great pride in his comprehensive understanding of the local Surf Coast property market. If you are looking to buy or sell a property in the Surf Coast region, Simon is the specialist you can rely on for exceptional service and results.

At Oslo Property, we have a team of dedicated specialists who cater to all our local regions in The Greater Geelong, Surf Coast, and Bellarine. With recent sales predominately in Mount Duneed, Leopold, Ocean Grove, Winchelsea, and Fyansford it's a testament to our specialised services across all these regions.

OSLO

P R O P E R T Y

Feature Listing - 249 Gherang Road, Gherang

 4  4  3  5 **7.21 Acres** 

If space and lifestyle are high on your agenda this superb rural property will not disappoint! Positioned on 7.2 acres (approx.) of natural bushland and established native gardens, this sandstone family home blends cohesively into the surrounding natural environment. Comprising of three generous bedrooms with walk-in robes including a master with en suite, and a pool house with a bedroom, living area and bathroom, the home is spacious, sun-filled and welcoming. A vaulted ceiling with four-way clerestory windows flood the kitchen and dining areas with natural light, and the living is cozy and warm thanks to the dry-stack stone fireplace. The reverse cycle air conditioning and double-glazed windows throughout help to keep it all cool. The main living areas provide a seamless flow to the impressive outdoor entertainment area with a solar-heated in-ground mineral pool, outdoor fireplace and expansive deck. With an additional sitting room, separate study, double carport and triple car lock-up garage, this property is a perfect family home or private rural retreat. With sealed road access, this property is located just minutes from the Moriac township, and within 20 minutes drive to the Surf Coast and Geelong.

**Josh
McDonald**
0401 815 374

**Curtis
Hoare**
0400 582 945





Home Improvements

Affordable ways to increase value

When preparing to sell your home, increasing its value doesn't always require major expenses. Here are some effective yet budget-friendly tips:

Update Walls and Floors: Give your home a fresh look by painting walls with modern colors and consider feature walls for added appeal. Update flooring with carpets, tiles, or wood laminate to enhance aesthetics.

Landscaping: Boost curb appeal by maintaining lawns, planting colorful perennials, and adding pathway lighting. Fresh paint on fences and guttering can also enhance the overall look.

Replace Old Light Fixtures: Upgrade to modern lighting options such as downlights, pendants, and energy-efficient fixtures. Consider adding ceiling fans for added comfort and appeal.

Simple Kitchen and Bathroom Fixes: Focus on elements like tapware, tiles, benchtops, and cabinet doors. Replace or paint outdated elements for a refreshed look. Attend to details like grout cleaning and repairing cracked porcelain.

Storage Solutions: Enhance storage space both indoors and outdoors. Consider adding secure sheds

in the yard and maximizing storage in the kitchen, bathroom, and bedrooms. Built-in storage solutions can add significant value.

By focusing on these areas, you can enhance your home's appeal to potential buyers without breaking the bank. For more tailored advice on increasing your property's value, feel free to reach out to a member of our team.





The Howie Games - Australia's Number One Sports Podcast

Created 8 years ago, The Howie Games features conversations with some of the biggest names in world sport. The show aims to inspire and motivate the audience through exploring lessons learnt by the show's guests.

With over 100 million downloads, The Howie Games is Australia's number one sports podcast. Howie feels this is due to the guests, not him... Listen to The Howie Games wherever you get your podcasts.



Barwon Heads Brewing Co.

Family founded and family owned, Barwon Heads Brewing Co. are proud to be independent beer makers and part of the Barwon Heads community.

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Plot twist: Millennials are Australia's most active property investors

property hub
 finance

When it comes to buying investment properties, younger Australians are punching above their weight, with Millennials taking the title as the nation's most active generation for property investors.

Investors are continuing to flock to the property market, with the Australian Bureau of Statistics saying the volume of new investor loans in February was 21.5% higher compared to a year ago. Investment loans now make up over half of the growth in new loans over the past year. But in an unexpected twist, it isn't older generations of Aussies who are leading the charge to buy rental properties.

New data from the Commonwealth Bank shows Millennials (those born between 1981 and 1996) accounted for almost half (46%) of the bank's new property investors in 2023. And nearly one in three of those buyers purchased an investment property on their own, without the help of a partner. Gen Xers (1965 - 1980) are also snapping up rental properties, accounting for 37% of CommBank's new investment property loans throughout 2023.

What is rentvesting? Rentvesting is buying property where you can afford, possibly a smaller property in a lower-cost area, and then renting where you want to live. The CommBank data shows plenty of investors are taking this approach and it makes sense: the average investment loan size is just over \$528,000 compared to \$624,000 for owner occupiers. And remember, if you purchase the right property, as an investor you could expect to earn rental income. That's extra cash for loan repayments. In this way, rentvesting could be an opportunity to get started on the property ladder sooner rather than later, without having to make too many lifestyle sacrifices. As the investment property grows in value over time, it can become the stepping stone to buy an owner-occupied home.

Why does the market seem attractive for investors right now? The property market offers plenty of appeal to investors right now. Rental vacancy rates are at a record low of just 0.7% nationally. Property listings have increased in most cities, giving buyers more choice, and the past 12 months have seen rents skyrocket 11.4% across our state capitals. Add in growing expectations that interest rates will start to fall later this year, and CoreLogic says it's likely that property values will continue to rise, giving those who buy today the potential to notch up handy capital gains.

Are you ready to become a property investor?

Contact us today to find out how much you can borrow and what your loan repayments are likely to be. This information could accelerate your journey towards becoming a property investor. Reach out to the team on (03) 5273 0269 or enquiry@gphfinance.com.au.

Client Testimonial

"My experience with Property Hub Finance, particularly Brendan, has been exceptional. Brendan's consistent communication and patience in addressing all my queries have made my investment journey smooth and stress-free. His professionalism and dedication to assisting me every step of the way have truly exceeded my expectations. I highly recommend PHF to anyone looking for reliable support in their property ventures."



Brendan Craghill
Finance Consultant



“Turn Key” Packages

What is actually included?

All of the valuable inclusions in a turn key house & land package are designed to unlock the full potential of your new build and maximise its value. Our inclusions are carefully selected to streamline the entire build process and avoid any hassle or hidden costs when it comes to the final touches.

Fencing to the perimeter of the lot as per developer guidelines. Take the hassle and extra costs out of sourcing your own fencing solution, while having the peace of mind that your property is safe and secure.

Landscaping is a commonly overlooked aspect of a new build. The day your keys are handed over you'll be greeted by landscaping that complies with community guidelines, and avoid the extra costs associated with sourcing your own landscaping.

Brick Infills above all external windows and doors are standard. Maintain the seamless design of your property with this stylish and dependable infill option.

Raised Ceilings will help to elevate the interior feel of your home with upgraded ceiling heights of 2590mm as standard.

Clothesline: A fold-out clothesline is included and ready for use.

+ more!

To learn more about what's included in our turn key house & land packages, get in touch on (03) 5292 2076, or enquiry@gphbuild.com.au.

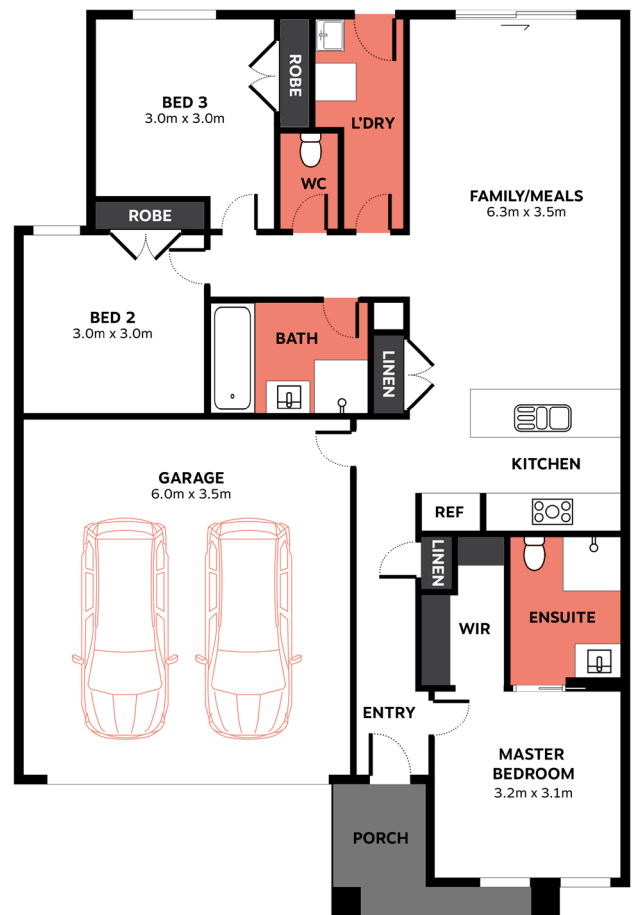


Lot 301 Countess Street, Armstrong Creek

Full TURN KEY Inclusions -

- 900mm stainless steel appliances
 - 2590mm ceiling height
 - Brick infills over windows and doors
 - Wood strip laminate flooring
 - Split cycle cooling system to family room
 - Venetians and Holland blinds to all windows
 - Fully landscaped front and rear gardens
 - Coloured concrete driveway, path & outdoor area
 - Fencing, clothesline and letterbox
 - Dishwasher
 - Downlights throughout
 - Community Infrastructure Levy included
- & more!

Brindabella







272m²

**Disclaimer: Packages are correct at the time of publication, prices are subject to availability and are subject to change without notice. All illustrations and floor plans are artistic impressions only and should only be used as a visual aid. A full list of specifications is available on request. The images and facade may feature some upgrade options which require additional costing or may not be supplied by Property Hub Build including but not limited to landscaping, planter boxes, pavers, edging, feature front door, external lighting and furniture. Packages are subject to council approval, developer approval and availability. This information is to be used as a guide only and Property Hub Build makes no warranties about the accuracy or completeness of the information. Property Hub Build reserves the right to alter or withdraw floorplans and facades at any time without notice.

Preparing For Settlement

property hub
 conveyancing



Preparing for settlement depends on whether you reside in the property being sold, as the process can be more complex if you simultaneously buy and sell a property.

When selling, if you have a mortgage on the property, you will need to arrange for this to be discharged at settlement. We will assist you with this process and work with you and your lender towards settlement.

When selling, there are three different situations you could be in:

You don't live at the property that is being sold

If you don't live at the property or it's an investment property, you simply wait for the process to take place; just make sure you have completed all necessary paperwork.

You live at the property that is being sold

If you live at the property that's being sold, you must move out on or before the settlement date. Once the

settlement is completed, you won't be allowed to enter the property anymore. Therefore, to avoid any inconvenience, remove all your belongings from the property, transfer the utilities out of your name and leave the property in the same condition as it was at the time of sale.

You are buying and selling at the same time

When buying and selling simultaneously (simultaneous settlement), it's crucial to have a conveyancer who is well-informed about everything. Your conveyancer will inform the other parties involved in the transaction and handle the paperwork to ensure both settlements occur smoothly, and at the same time. If you plan to move from one property to the next on the same day as the settlement, your moving arrangements must be as organized as soon as possible. You should be in transit or waiting at the new property once settlement starts. If you have any further questions about preparing for settlement, feel free to reach out to the team on (03) 5273 0270 or enquiry@gphconvey.com.au.



Trestle Estate

Let Nature Be Your New Home

Property Hub Project Marketing has been busy with their latest project, Trestle Estate. Trestle Estate is located in the quaint town of Timboon and has seen an incredibly successful launch with an impressive amount of interest.

The estate has collaborated with JG King Homes to present a selection of affordable house and land packages for the available lots. The first package, Maynard, features four bedrooms, two bathrooms, one living area, and a two-car garage on 560m², starting from \$478,585*. The second package, Forest 160, offers three bedrooms, two bathrooms, one living area, and a two-car garage on 560m², priced from just \$447,785*. The third package, Lagoon 185, provides

three bedrooms, two bathrooms, two living areas, and a two-car garage on 518m², starting from \$465,485. These packages are thoughtfully designed to cater to a range of needs and lifestyles, ensuring there's an option for every potential buyer.

The estate still currently has parcels of land available for purchase in Stage One, with block sizes ranging up to 800m² and prices starting from \$170,000.

For more information on Timboon's newest land estate, please do not hesitate to contact Property Hub Project Marketing at (03) 5292 2078 or visit trestleestate.com.au.

House & Land Packages in Timboon


property hub



project marketing

Get in Touch

Whether it's building, finance, real estate, conveyancing, or developing, Geelong Property Hub provide every service you require when it comes to your property journey.

 **build** +  **finance** +  **conveyancing**
+  **real estate** +  **project marketing**
=  **Your complete property solution.**

Enquiries

(03) 5292 2078


enquiry@geelongpropertyhub.com.au

Address

478 Torquay Road, Armstrong Creek VIC 3217

Highlight Social Post

Here's some fresh news, Subway is coming soon to the Armstrong Creek Town Centre! This will be the newest addition of many convenient eateries on offer in 3217, we can't wait for them to open their doors.

@armstrong.realestate  55





GEELONG PROPERTY HUB

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Darian Wass

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Sammy Brittain

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