

DARREN JONES

Property of the month

Eltham 2/515 Main Road

"Stylish Townhouse"



A statement in style, this impressive contemporary townhouse offers quality living with generous accommodation including a large lounge flowing into a family room with a modern kitchen. The home features a private rear courtyard and internal access to the garage that add to the homes low maintenance lifestyle appeal.

- Three bedrooms
- Stunning ensuite and separate family bathroom
- Kitchen with stone benchtops and stainless steel appliances
- Split system heating and cooling throughout the home
- Garage with internal and remote access
- Handy to Lower Eltham park and Bolton Street shops

Auction: Saturday 7 November at 12.30pm

Price Guide: \$400,000 - \$450,000

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All sellers will need an Energy Efficiency Rating Statement in 2011

The Council of Australian Governments recently decided to introduce mandatory disclosure of residential building energy, greenhouse and water performance when an owner sells or rents a property. The system will start with energy efficiency in May 2011.

This will result in home owners placing a greater emphasis on the energy efficiency of homes and buyers and renters taking the relative performance of homes into account when they are looking at homes to buy.

A similar system has been in place in the Australian Capital Territory for a few years. In the ACT when you sell your home you are required to disclose to prospective purchasers the current level of energy performance of the dwelling. To comply with this requirement you need to have an Energy Efficiency Rating Statement (EER) undertaken by an accredited energy assessor, not dissimilar to having a qualified person inspect the structure of a home prior to purchase except in this case the assessor is employed by the seller and all prospective purchasers are provided with the EER.

If the same system was applied in Victoria it would mean that the seller would have to make the statement available as part of the Section 32. This will allow prospective purchasers to find out about the title, details about services, relevant taxes and the energy efficiency of the home prior to purchase.

In the ACT the EER provides sellers with a numbered rating from zero to six stars - the higher the number of stars, the better is the homes energy efficiency. This is similar to the rating scheme for newly built homes in Victoria.

The REIV considers it important that the details of the scheme are resolved and released as soon as is possible, as owners considering selling in the next two years need to be able to take these matters into account as they prepare for sale.

Recent Sales

Greensborough	74 Henry Street	\$416,000
	3 bedroom home with double lock up garage on large allotment	
Greensborough	7/83 Nell Street	\$303,500
	2 bed unit with single garage	
Greensborough	2 Lumleah Court	\$430,000
	3 bedroom, semi ensuite, separate family room, lockup garage	
Greensborough	46 Medbury Avenue	\$395,000
	3 bedroom BV with polished floors and double carport	
Lower Plenty	15 Glensburn Road	\$565,000
	3 bedroom BV on large allotment	
Montmorency	5/41 Coventry Street	\$442,000
	2 bedroom unit with undercover deck area and huge garden	
Watsonia	41 Orana Drive	\$422,000
	3 bedroom BV with polished floor boards and lock up garage	
Watsonia	1/278 Grimshaw Street	\$438,000
	3 bedroom weatherboard, fully renovated	
Watsonia	31 Princes Street	\$480,000
	3 bedroom weatherboard with 4 car garage on generous sized allotment	

Energy Efficient Homes Package

Are you aware of the Australian Government's Energy Efficient Homes Package that is now being offered to Australian Householders, including Owner-Occupiers, Landlords and Tenants?

They will install ceiling insulation in many Australian homes and help up to 420,000 households install a solar hot water system.

These practical steps will create jobs, help millions of households reduce their energy use, cut their power bills by up to \$700 a year, and increase the comfort and value of their homes.

The non-means tested package includes:

- ceiling insulation worth up to \$1,600 for of currently uninsulated homes or homes with very little ceiling insulation; OR
- a \$1,600 rebate for installing a solar hot water system or a \$1,000 rebate for installing a heat pump hot water system, to replace an electric storage hot water system.

For more information, log on to:

<http://www.environment.gov.au/energyefficiency>

New Properties Available

Doreen	3 Warramong Circuit	Price Guide: \$640,000 - 690,000
	4 bedroom 3 living areas inground pool, with paved outdoor entertaining area	
Doreen	4 Harlin Street	Price Guide: \$480,000 - 520,000
	4 bedroom, theatre room upstairs, double lock up garage	
Eltham	12-14 Zig Zag Road	Price Guide: \$690,000 - 770,000
	4 bedroom home with loads of living areas on over 1/2 acre	
Greensborough	4/12 Parkview Avenue	Price Guide: \$275,000 - 300,000
	2 bedroom double story townhouse	
Lower Plenty	6/27 Para Road	Price Guide: \$290,000 - 320,000
	2 bedroom unit with single lock up garage	
Lower Plenty	7 Leslie Court	Price Guide: \$POA
	Sensational modern residence in court position overlooking the Plenty River Reserve	
Montmorency	4 Helwig Avenue	Price Guide: \$470,000 - 530,000
	4 bedroom plus study, rumpus room, large allotment	
Watsonia	16 Elwers Street	Price Guide: \$440,000 - 480,000
	4 bedroom, 2 living areas, polished floor boards, renovated bathroom	
Watsonia	75 Meakin Street	Price Guide: \$360,000 - 390,000
	5 bedroom, 3 living areas dual living with ducted heating	
Watsonia	32 Orana Drive	Price Guide: \$370,000 - 400,000
	3 bedroom BV decked entertaining area, single lock up garage	
Yarrambat	47-53 Ashley Road	Price Guide: \$770,000-\$850,000
	3 bedroom home on approximately 6 acres	

For further details, photos and open times, click here www.darrenjones.com.au