



first national
REAL ESTATE

Coast & Country



ABOUT REAL ESTATE

'COASTAL CHANGE' DEMAND BOOSTS RENTALS



Terry Digger

Managing Partner
First National Coast & Country

Sydney-siders looking for a 'Coastal Change' have created strong demand for our rental properties.

This means healthy returns for investors and landlords.

Given the current high demand in the long-term rental market, we know that some owners of short-term holiday rental properties are evaluating the economics of converting to long-term rental.

We are happy to advise on the likely comparative rental yields between short-term and long-term rental for investors and landlords. Please call us for advice.

We also believe we will continue to see low availability for long-term rental over the Christmas period.

We try to ensure fixed term lease agreements end in the first few weeks of January. Then there are no vacant properties over the Christmas period with the owner at risk of an empty property and no income.

That's just sound, professional property management.

Talk to us today about the right way to manage your rental property in this market. In Kiama, call 4232 2888 or in Gerringong, call us on 4234 1911.

\$1,500 Community Grant for Makuta Youth

Makuta Youth is a Kiama based charity raising funds to support established suicide prevention and well-being initiatives in our community.

Realestate.com.au has seen a need to support community groups in these turbulent times, and pioneered a competitive Community Grants Program to provide funds for them, acting through local real estate agents.

One of our First National Coast and Country team members, **Aimee Longbottom**, brought the two groups together and won a \$1,500 grant for Makuta Youth, which they will use for a local school program.



Terry Digger presents the \$1,500 cheque to Makuta volunteer, Rachael Peedom

FOR SALE



49 PRINCES HIGHWAY - GERRINGONG
Auction - Jason Stalgis

RECENT SALES



108 STAFFORD ST - GERROA
\$3,700,000 - Ryan Stalgis

Our other recent sales

- | | |
|-------------------------------|-----------------------------|
| • 4 Merrick Circuit, Kiama | \$973,000 Dana Edwards |
| • 60 Stafford Street, Gerroa | \$2,300,000 Jason Stalgis |
| • 3/5 Meares Place, Kiama | \$635,000 David Hall |
| • 55 Kalang Rd, Kiama Hts | \$1,050,000 Andy Wharton |
| • C2/13 Noble St, Gerringong | \$980,000 Jason Stalgis |
| • 6 Coal Street, Gerringong | \$995,000 Julie Vaux |
| • 54 Lilly Pilly Way, Kiama | \$830,000 Andy Wharton |
| • 9 Sandy Wha Rd, Gerringong | \$1,180,000 Jason Stalgis |
| • 2 Kinross Place, Jamberoo | \$750,000 David Hall |
| • 8/25 Royal Street, Worrigea | \$420,000 Claire Nunn |



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Kiama

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ph 4232 2888

Gerringong

119 Fern St
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