



Summer 2018 Review

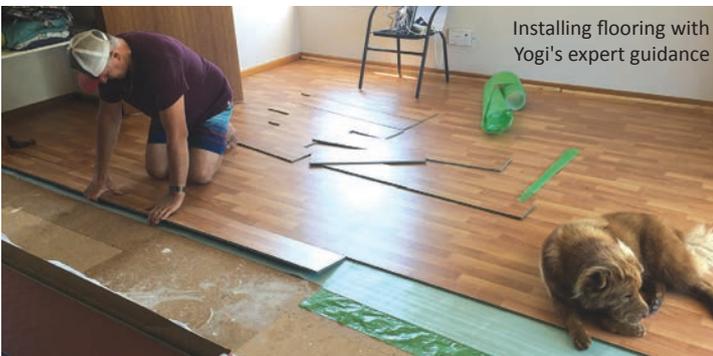
TAKE 5 with Allen

Another year is upon us, 2018.

I hope everybody has had a pleasant Christmas and safe New Year. Whether it was time spent at home or a trip to that special spot, a good recharge ready for the year ahead is always welcome.



Irena and I spent a few days at home with family followed by a week at Stuarts Point. I managed to fit in a bit of fishing and boating but the rest of the time away was spent painting and pulling up carpets ready to lay a new floating floor. Thankfully the job was finished and I have a very happy wife.



Driving north this year was a pleasure with dual carriage way (except for a couple of spots) extending to Coffs Harbour. Road improvements over the past three years have made travel locally and north a lot easier.

All staff at ReeceRealty are back and ready for our busy student season, with tenants looking for accommodation for the university year.

Our Sales Department had a very busy selling period before the holiday break with excellent prices being achieved. There are many disappointed buyers still looking to purchase and we are in need of more homes to sell.

We have a young couple looking for a two to three bedroom home \$400,000 to \$450,000.

A Sydney couple are looking for a home for their children to live in while attending university.

We also have a client looking for a suitable investment property in the Wallsend area up to \$550,000.

If you have been considering selling contact Reece Realty for a free comprehensive appraisal.



Market update

Newcastle has seen a buoyant property market for the past five years with year on year values rising.

Patterns over the past couple of months show a leveling of prices with slight increases in certain areas with the strongest demand from first home buyers. Infrastructure development across Newcastle has been strong with council reporting a 70% rise in the value of developments in the past 12 months. Projects like the city light rail are placing Newcastle in a positive position over the next few years with our Lord Mayor Nuatali Nelmes stating Newcastle is the second most desired regional area in NSW behind the central coast to invest.

Direct suburbs around Newcastle University have seen record prices achieved over the past six months.

- North Lambton - \$820,000 sold 13/11/17**
- Waratah West - \$670,000 sold 3/11/17**
- Birmingham Gardens - \$652,000 sold 28/9/17**
- Jesmond - \$725,000 sold 29/9/17**
- Shortland - \$650,000 sold 22/8/17**

Looking at the consistent prizes being achieved certainly highlights the confidence in Newcastle real estate.

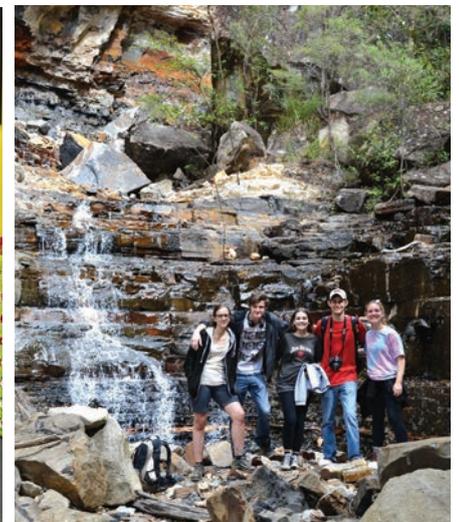
Happy Clients

"We were always happy with their advice and communication with us. Thanks Nancy and Reece Realty".

John - vendor
Charlestown

"You did such an amazing job of putting Matthew and his housemates together! They were all strangers a few months ago and are now great friends. Just finished a camping trip through the Blue Mountains"

Matthew's Mum



"Allen was a pleasure to work with. Excellent communication and responsive. Very professional"

Graham & Elizabeth - vendors Jesmond

See more testimonials on our youtube channel
www.youtube.com/user/ReeceRealty

SOLD - First week on the market!

Properties sold by Allen in their first week on the market

**STILL #1 agent for number of properties sold
in the last 12 months** in

Shortland, Jesmond & Birmingham Gardens

Contact Allen to talk about your home and find out about his selling secrets to negotiating the best prices.



SOLD - WALLSEND
153 Newcastle Road



SOLD - JESMOND
18 Fraser Street

Competition News



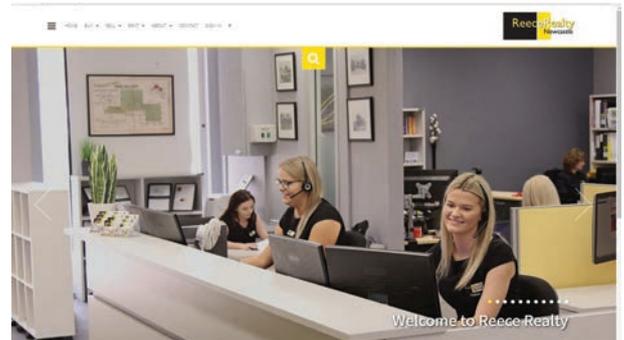
Throughout 2017 we ran successful competitions on Facebook with some lucky winners picking up our reusable coffee cups and a free meal at the great Coopers Bakery & Cafe here in Jesmond. Some major prizes included tickets to the Ed Sheeran concert and to the V8 races on Newcastle Harbour. We'll be looking to continue random give aways throughout 2018 so keep a lookout on the ReeceRealty Facebook page.

Congratulations to Lindsay Nelson our competition winner for trackside tickets to the Coates Hire Newcastle V8 Supercars

Student Property Update

WOW! Who can believe another student season is upon us? Feels like only yesterday we just finished. In the lead up to Student season staff have been inspecting and preparing properties making sure they are ready for the influx of students eager to find their new home. We have seen many students getting in early this year after the December 2017 offers came out, and with two more offer rounds still coming we expect more tenants to be leasing rooms throughout February. Orientation week begins 19th February 2018 and classes start on the 26th. If you have a property you think may be suitable for student accommodation that you would like us to manage, contact us now for advice & an inspection. E: rentals@reecerealty.com.au P: 4950 2025

www.reecerealty.com.au



We have a brand new website! Fresh visuals and easier navigation. We've been able to separate the confusing residential and share accommodation rental searches among other new features. Still a work in progress, we'll be continually updating to provide better access for everyone. Let us know what you think. Happy browsing...and remember to keep an eye out for our 2018 Web site & Facebook competitions

Our Team Update

Meet our newest team member, Benjamin Hackworthy. Ben has been working diligently learning the skills required for a carer in the property industry. With an ever increasing workload I've been training Ben in aspects of real estate sales and property management to ensure that all my clients, old and new, are given the prompt and personal service they're accustomed to.



Hunter Wetlands - Support This Local Legacy

A lot has changed since the 1970's when this area was part of the Hexham Swamp complex that was filled as part of sanitary landfill operations, sports field development, railway construction and other works. In the early 1980's Dr Max Maddox, Associate Professor of Education at Newcastle University noticed breeding sites for Egret species on trees in the paperbark swamp when leasing a part of the site for grazing horses. His fascination of the birds increased, and interest in the diversity of waterbirds using the site grew when he developed a plan for using the wetlands as a biological education & research centre.



In the mid 1980's a small group of locals formed the Hunter Wetlands group. They submitted documentation to Newcastle City Council opposing proposed filling for a garbage dump site & cutting for a State Highway on conservation grounds and successfully saved the wetlands. Much has happened between then and now. In 2002 the wetlands became listed as 'internationally important' under the Ramsar Convention. 2005 welcomed a new era as a destination centre in the ecotourism market with increased funding and visitor numbers.

Now over 30 years later we can thank all those involved in the conservation of this significant ecological habitat. Let's show support by visiting and enjoying these beautiful wetlands so that the legacy remains for the coming generations.



To see more go to
www.wetlands.org.au

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Newcastle