



WELCOME



Welcome to 2018 as we embark on another positive year ahead for us all. We find over the festive season its a great opportunity for reflection on the year just had, look at what we did well, what we need to work on and how can we engage more with our clients. There is always room for improvement and being complacent is not how we operate.

If you have any ideas, feedback or looking for non-bias advice we are here to help. We are still offering our FREE Rental Appraisal reports. So if you or someone you know is looking at investing and renting then have them contact us.

Yours in Property,

Ben Lee Long

HUGE FAMILY HOME WITH GRANNY FLAT

If you are looking for more room for the family, a teenagers retreat, or a spot for Granny then this home is for you.

The home comprises of 320 square meters of living space, including self-contained granny flat. The property is Fully air-conditioned and consists of 4 bedrooms plus office/5th bedroom. The master bedroom has its own ensuite & walk-in robe.

Other features of this home include:

- Security screens
- Fully fenced rear yard
- Insulation to the ceiling
- Double remote garage with storage at the rear
- Established gardens
- Side access to the yard
- Garden shed
- 20 Panel solar system
- Solar hot water

This home is located close to town, and is in the catchment of area of various popular schools and is also close to public transport and major shopping centres. Be sure to call and arrange your inspection of this magnificent home, properties like this are rarely seen on the rental market and will not last long.

Call **Ben Lee Long** on: **M) 0428 122 822** or **E) ben@tcmrentals.com.au**

[Click Here - Other Properties](#)





WHATS ON



Whats On in FNQ?

26th Jan - Australian Day Celebrations will be happening all around our region. Here is a few ideas for you...

Cairns Esplanade & Palm Cove will be offering Free BBQ Breakfast, music, activities and entertainment.

Spirit of Cairns - Australian Lunch Cruise - Check out their [website](#) .

Australia Day Kick on Gig at The Jack Hotel
- Fundraising event to raise awareness surrounding suicide prevention in our community. Live Bands, DJ's and Huge Prizes.

WHATS NEWS



The recently released “Best of the Best 2017” report by CoreLogic shows that our region is home to the top 10 suburbs in the country when it comes to unit rental yields"

[Read More](#)



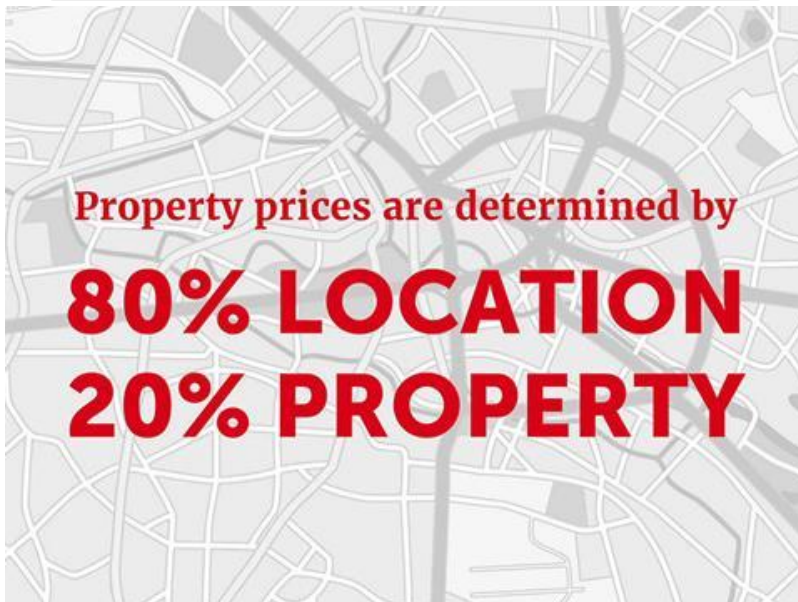
To pool or not to pool that is the question? Avoid the over-capitalisation trap: swimming pool profits and perils. Would it be worth putting a pool into your property. The debate below...

[Read Full Article](#)



Six minor mistakes that cause tenants to lose bond money. One of the more stressful situations for any tenant moving out of a rental is waiting to hear whether you'll get your bond back. Have a read through the tips & tricks in the article to ensure a smooth transition.

[Read Full Article](#)



Why location is crucial when it comes to investing in property. If you are looking into investing or purchasing another property for the rental market. These tips are something to think about...

[Read Full Article](#)

MAINTENANCE CORNER



Don't wait till its pouring with rain and the storms are rolling in to have your gutters and down pipes cleaned. It's always advisable to have a yearly maintenance schedule in place so that you can rest assured that during a wet rainy period you know your home or investment is going to be ok. We can HELP with arranging a 6 monthly/yearly cleanup just say hello to your Property Manager to make it happen. It's also a great idea to check your gutters are the right size for your building too. Together we can be proactive, not reactive through this wet season...

[CLICK TO VISIT OUR WEBSITE](#)

[CLICK TO UNSUBSCRIBE](#)



Cairns Property Watch - June 2017 - Thanks to Herron Todd White for this months update on our local Cairns regional positioning. The team at HTW do an amazing job at researching and data analysis for our area. Well done!

Like

Tweet

Share

Forward

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