



# Cardow & Partners

## PROPERTY

### IS YOUR RENTAL WATER EFFICIENT?

To pass water charges onto your tenant/s you will need to ensure the following:

- The premises is individually metered
- The charges must be calculated by the water used by the tenants
- The premises meets the requirements for water efficiency

#### Requirements for water efficiency

Internal cold taps and single mixer taps throughout the property. These taps and mixers must have a flow rate of less than 9 litres per minute as well as having no leaking taps on the property.

#### How can this be tested

To ensure the water efficiency is tested correctly plumbers can check the flow rate & install water efficiency devices to the taps, mixers or showerheads where required. Once this has been completed by a plumber a certificate advising water efficiency is given as proof of this.

#### Passing on the usage to the tenant

As long as the property is water efficient the tenants can be charged water usage. Once the tenant has been invoiced with a copy of the matching council rates notice they are given 21 days to pay this amount to our office. Our office must provide a copy of the invoice from Bellingen Shire Council to the tenants.

For any new tenants a water meter reading is taken on completion of the ingoing condition report and tenants can only be charged usage from the ingoing read to the final usage read. Water meter's are read quarterly and invoiced from Bellingen Shire Council.

On vacate a water meter reading is also taken and the tenants will be charged usage from the last account up until the reading taken on vacate.

If you receive the water accounts directly and your property is water efficient please forward a copy of this account to our office for invoicing. Please clearly note on the account if you have paid the account to Council otherwise this will result in a double payment when our office pays the accounts to Council.

Please note that water accounts can only be charged to tenants if they are invoiced within 3 months of the issue date on the account.

**Please contact our office if you would like water efficiency checked at your rental property**

#### Upcoming Events

**Valla Beach Markets**  
**Saturday 1st April**

Lions reserve, Oceanview Drive

**Dorrigo Creative Mountain Arts**  
**Exhibition**

**10am—4pm, Thur 24th March**  
**to Sat 2nd April**

Dorrigo Community Hall

**Bellingen Community Markets**  
**Saturday 15th April**

Bellingen Park

**Anzac Day**

**Tuesday 25th April**



**93 Old Pacific Highway**

\$424,000

**2/74 Rosedale Drive**

\$305,000

**163 Waterfall Way**

\$775,000

**58 Hillside Drive**

\$549,000

**1a Newry Street**

\$440,000




**9 Melaleuca Place**

\$545,000

# PROPERTIES FOR LEASE



8/25 Orara Street, Urunga  
'DOUBLE STORY TOWN HOUSE'




-  2 Double story town house with open plan lounge, dine & kitchen with laundry
-  1 & second toilet downstairs, good size bathroom upstairs with separate bath
-  1 & shower. 2 Bedrooms both with built in wardrobes, there is a small private

**\$300.00 Weekly**

[MORE INFORMATION HERE](#)



5/13 Morgo Street, Urunga  
'WATER VIEWS'




-  2 Sought after 2 bedroom town centre unit on with water view. Unquestionably one of Urunga's most sought after locations, this beautiful top floor unit
-  1 commands breathtaking views overlooking the Kalang River & ocean side
-  1

**\$350.00 Weekly**

[MORE INFORMATION HERE](#)



57 Pilot Street, Urunga  
'PEACEFUL, PRIVATE & FULL OF POTENTIAL'

-  3 This lovely 3 bedroom features an open plan living area with timber floors,
-  2 bright sunny kitchen, high ceilings, modern tiled bathroom, separate internal
-  2 laundry & a front enclosed sunroom. Outside is fully fenced and offers a




**\$390.00 Weekly**

[MORE INFORMATION HERE](#)

# PROPERTIES FOR SALE

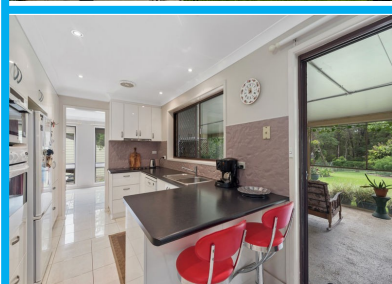


63 Rosedale Drive, Urunga  
'PRESENTING THE PERFECT OPPORTUNITY'




-  5 Presenting the perfect opportunity for a growing family, this two storey brick
-  2 & tile home boasts a versatile design with two self-contained living areas
-  2 offering a selection of living options, spacious rooms throughout and vari-

**\$520,000**

[MORE INFORMATION HERE](#)



19 Wenonah Close, Urunga  
'PERFECT PROPERTY FOR SPACE & PRIVACY'




-  4 This property is perfect for those demanding space and privacy. Set on
-  1 2,444m2 level block just a short 1.5km drive to Schnapper Beach. The spa-
-  4 cious family home boasts 4 bedrooms all with built in robes, modern

**\$525,000**

[MORE INFORMATION HERE](#)



42 Rosedale Drive, Urunga  
'STUNNING ARCHITECT DESIGN HOME'

-  3 Positioned in the desirable Bellinger Keys Estate this stunning architect
-  3 design home has been thoughtfully designed to capture elevated river,
-  2 mountain & reserve views, whilst not compromising functionality & style.

**\$575,000**

[MORE INFORMATION HERE](#)



## Holiday Property of The Month— [Perfect for the Easter Holidays!](#)



### 8 Winter Avenue, Mylestom

3 Bedroom older style beach cottage set 2 homes back from the sand dunes, built in robes, freshly furnished inside, rear covered entertaining area, open plan living, full bathroom, separate laundry. Main bedroom features queen bed, air conditioning and a private sliding door to the rear deck, 2nd bedroom features 1 double bed and the 3rd bedroom features 1 single bunk bed & 1 single bed.

[MORE INFORMATION HERE](#)



### [Open Houses for Sale Properties Saturday 1st April:](#)

- **53 Priory Parade** 11am—11:30am
- **19 Wenonah Close** 11:30am—12:00pm
- **8 Odalberree Drive** 12:00pm—12:30pm

## Recipe of the month: [Anzac Biscuits](#)



1 cup (150g) plain flour  
1 cup (80g) desiccated coconut  
1 cup (90g) rolled oats  
1/2 cup (110g) caster sugar  
1/4 cup (55g) brown sugar  
125g butter  
1/2 teaspoon bicarbonate of soda  
2 tablespoon golden syrup

[Click here to see the full recipe](#)

### Holiday Properties Available for the Easter Holidays:

- 18 Boronia Avenue, Mylestom
- 3/22 'Myee Court', Urunga
- 5/27 'Tambar Court', Urunga
- 5 Wedgewood Avenue, Mylestom
- 8 Winter Avenue, Mylestom
- 13 Beach Parade, Mylestom
- 4/22 Myee Court, Urunga

