

Cardow & Partners PROPERTY

Making an Offer when Purchasing a Property

Buying a property is often the biggest financial decision that a person will make, and making an offer is a significant step in that process.

Be prepared before submitting an offer to the agent or vendor (seller) by understanding the sales process and what follows.

Obtain a copy of the sale contract as soon as possible and have it examined by either a licensed conveyancer or solicitor. Doing this before making an offer will save time if you need to make a decision quickly about whether to buy a property. Also, having your finance pre-approved before making an offer will help speed things up.

Offers can be made verbally or in writing. Putting offers forward in writing (e.g. email) may help you keep track of negotiations and confirm why an offer wasn't accepted.

[Click here for more information from the Office of Fair Trading](#)

Rental Property of the Month: 64 Yellow Rock Road



\$480.00 per week— Including: Lawns, Water & Electricity!

This is a property worth seeing, this Exceptional 2 Bedroom top story home has been built with love and care. The home offers a modern open plan kitchen dining & lounge which enables you to take in the beautiful views of the Kalang River,

[Click here for more information on the Property](#)

Upcoming Events

Urunga Trivators Dragon Boat Club
Sat 6th May
Atherton Drive Urunga

Mothers Day Procelain Art Exhibition
Sat 13th May
Botanic Garden, Coffs Harbour

Bellingen Show
Sat 20th May
Black Street, Bellingen

House with No Steps
Sat 20th May
C.ex Coffs Harbour

56 Old Pacific Highway
\$620,000

120 Burkes Lane
\$375,000

31 Lake Court
\$595,000

9 Melaleuca Place
\$545,000

Lot 101 Giinagay Way
\$380,000

126 South Arm Road, Urunga
\$788,000






PROPERTIES FOR SALE



8/20 Newry Street, Urunga

'EXCELLENT OPPORTUNITY'

-  3 Offering an excellent opportunity for downsizers & investors, this well maintained apartment is conveniently positioned right in the heart of Urunga
 1
 1 Town Centre. Exceptionally spacious, it is set over two levels and offers 3




\$429,000

[MORE INFORMATION HERE](#)



63 Rosedale Drive, Urunga

'PERFECT OPPORTUNITY'

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




\$495,000

[MORE INFORMATION HERE](#)



19 Wenonah Close, Urunga

'SPACE & PRIVACY'

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

\$525,000

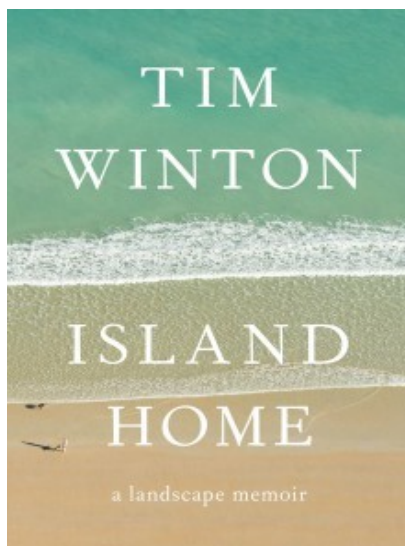
[MORE INFORMATION HERE](#)

**OPEN
HOUSE**

Open Houses for Saturday 6th of May:

- 19 Wenonah Close, Urunga: 10:30am—11am
- 48 Rosedale Drive, Urunga: 11:30am—12pm
- 63 Rosedale Drive, Urunga: 11:30am—12pm

Book of the month: [Island Home](#)



'I grew up on the world's largest island.'

This apparently simple fact is the starting point for Tim Winton's beautiful, evocative and sometimes provocative memoir of how this unique landscape has shaped him and his writing.




For over thirty years, Winton has written novels in which the natural world is as much a living presence as any character. What is true of his work is also true of his life: from boyhood, his relationship with the world around him – rock pools, seacaves, scrub and swamp – was as vital as any other connection. Camping in hidden inlets of the south-

[Click here for more information on this book](#)

PROPERTIES FOR LEASE



6/68 Ridge Street, Nambucca Heads




-  1 1 Bedroom ground floor bedsitter is proudly positioned within 500m of Nambucca Town Centre. Immaculately presented, the unit offers a modern
-  1 kitchenette, open plan living area, modern bathroom and a lovely leafy out-
-  1

\$195.00 weekly

[MORE INFORMATION HERE](#)



15 High Street, Urunga




-  1 This 1 bedroom home has gone through major renovations, the home consist of 1 large main bedroom with office/sun room off side, large front and
-  1 side open verandah which allows you to take in the afternoon breezes,
-  1

\$330.00 weekly

[MORE INFORMATION HERE](#)



22 Newry Street East, Urunga

-  3 There's room for the whole family to sit back and enjoy a fresh beginning by
-  1 the seaside. The home offers 3 bedrooms, sun-room with lounge area &
-  0 TV, separate lounge and dining, modern kitchen & fully fenced back yard.

\$420.00 weekly

[MORE INFORMATION HERE](#)

Holiday Property of The Month: 5/27 Tambar Court 'Morgo Street'



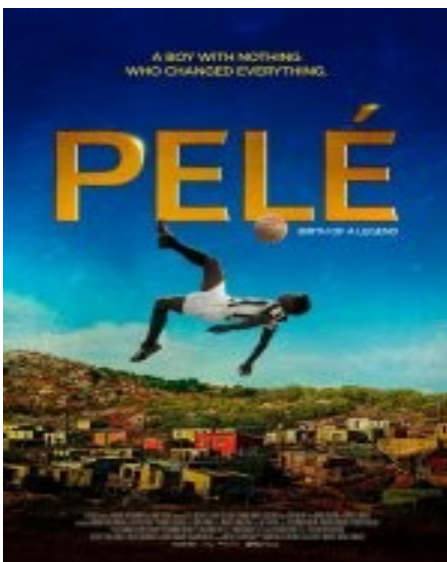
FRONT OF COMPLEX

Self contained 2 Bedroom unit. Neat & tidy, located in Urunga town centre. Walk to shops, clubs within minutes. Right across the road from the boardwalk out to the beach & Kalang river. Open plan lounge, kitchen & dining, balcony, underground carport. FACILITIES- Plasma TV, DVD player, electric upright stove, microwave, no bath, built ins, outside chairs & table on balcony, iron & ironing board, fridge/freezer, washing machine (no dryer).....

[Click here for more information](#)



Movie of the month: **PELE**



Pelé. A name known around the world, a sports legend who changed soccer forever, and a national hero who carried the hopes and dreams of a country on his back. But before he was an icon, he was a kid from the slums of São Paulo, Brazil, so poor that he couldn't afford a real soccer ball. Charting his meteoric rise-from scrubbing floors to support his family to honing his electrifying playing style on the streets to leading Brazil's national team to its first World Cup victory at the age of 17-Pelé vividly brings to life the greatest sports story of the 20th century. With Vincent D'Onofrio and Brazilian musical star Seu Jorge.

[Click here for the official movie website](#)