



# What EARE got up to in July

In July, our team were very busy participating in Charity Events within the Region.

Jess, Hannah and Lucas participated in the 2022 David Langridge Cup to raise awareness for bowel cancer. Their team ended up 5th overall, well done to all those involved!

Earlier in the month, Kiandra, Emilie, Lucas & Jess participated in the Carers NT Charity Golf Day. All money raised went towards the Djäka'mi, the supported independent living home in Nhulunbuy.



## FOR RENT Lot 85 Galpu Road, Yirrkala

Yirrkala is a Yolngu community of approximately 1000 people located 18 kilometres from Nhulunbuy, which is around a 15 minute drive. Like most communities across East Arnhem Land, there is limited residential or commercial real estate for lease and access to vacant land to build a site is even tougher.

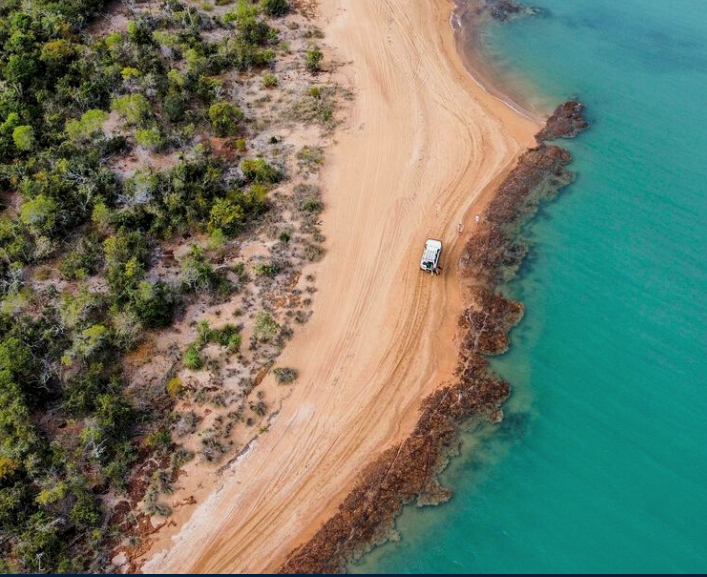
When there are significant projects within a community, access to infrastructure and accommodation is extremely important to the success of a project.

We have two large fenced sites between 1000-2000m2 available for lease.

Rent will be negotiated depending on the m2 leased.

Contact Hannah for further information  
0438 898 222 or [hannah@eare.com.au](mailto:hannah@eare.com.au)





# Project Management

An Asset Condition Assessment is recommended to be conducted on your property in order to identify any possible issues that may require attention now or in the future. Our Project Manager will be able to identify what possible repairs and restoration works may be required to maximise investment return.

During the development of the ACA report, the Project Manager will be identifying:

- Hazards
- Urgent items
- Recommended Items
- Aesthetic Recommendations
- Immediate, short, medium & long term works
- Providing a breakdown approx. project costing for consideration

Following the presentation of the ACA report to the client, EARE are able to offer the opportunity to complete any repairs/restorations on your behalf.

Due to the many risks and challenges associated with attempting to undertake home renovations without the necessary knowledge, understanding and oversight of trades. These risks can often result in paying too much for services and not getting the desired result which could ultimately limit the return on investment.

EARE is able to remove/manage these risks by providing a tailored Project Management Approach to scope, oversee and deliver projects in line with your vision for the property

## Meet the Team | Lucas Fiddaman Project Manager

Lucas has been with EARE since the start of 2021. He is a valuable asset to our team and offers a unique service.



Lucas manages every project from start to finish, ensuring value for money, keeping our clients informed, and the schedule on track.

Always the first to ask how your day is, Lucas is kind and caring while also holding down role of office joker.

When he's not working, Lucas is either spending time with his dog Molly, volunteering for the Firefighters or planning his next holiday.

# What's happening this month

5th August Comedy Night at The Gulf Room

6th August Speedway Opening Night

13th August Beach Volleyball

20th August Town Markets

20th August Nhulunbuy Running Festival

21st August Arnhem Coast Clean

27th August Nhulunbuy 50th Anniversary

# Current Listings

## FOR SALE

- 2 Traeger Close - \$400,000
- 24 Pera Circuit - \$575,000

## FOR RENT

- Lot 85 Galpu Road - \$650-850 per week
- Rirratjingu Business Centre
  - Tenancy 04
  - Tenancy 06
  - Tenancy 07

*If you have an unoccupied property or simply want to better understand the current market, reach out to one of our quality agents and we can provide a current market rental or sales appraisal.*