



EAST ARNHEM

REAL ESTATE

Remote Housing Specialists

June 2023

New Sales Listings



6 Jasmine Close | \$620,000 🛏️ 6 🚿 2 🚗 2

This property presents a cozy three-bedroom one-bathroom house that serves as the primary residence, sizable yard plus a front and rear veranda.

In addition to the main house, this property includes a separate dwelling and bathroom. The three individual rooms are ideal for extended family, guests, or extra staff accommodation. All six bedrooms are spacious with built-in wardrobes, air conditioning and tiled flooring.



14 Klyn Circuit | \$310,000 🛏️ 4 🚿 1 🚗 4

This four-bedroom one-bathroom home is situated on a 557m2 block, and is excellent value for money!

The property features four bedrooms all with built-ins robes and air conditioning, main bathroom and central living/dining area. Low maintenance fully fenced backyard and full length veranda perfect for those who enjoy entertaining, plus a large shed, double carport and front patio.

EARE have moved!

East Arnhem Real Estate have relocated into our new office located in the Rirratjingu Business Centre.

We are so excited to be in our new modern office following major renovations.

Pop in and see us at 30 Arnhem Road!



www.eare.com



Ramingining Career Expo

In May, Hannah, Sharon and Banaka attended the Opportunities Expo in Ramingining to show people what Community Housing Officers do in their community and the work we do to improve the living condition for families.

Thank you to ALPA for inviting us to speak, the expo was a great success!



Meet the Team | Leon Wunungmurra & Wesley Ganambarr Housing Maintenance Officers Gapuwiyak



Leon likes to spend time with his family and his son when he is not working. He loves to visit Sydney for holidays, but Raymangirr is his homeland where his family goes hunting. Leon loves sport and follows Hawks in AFL, Rabbitohs in NRL and QLD in the State of Origin. Leon loves his son Matteo who is 1 years old. EARE are really proud of Leon. Together with his grandfather Wesley they get as many jobs done on the workplan each day. They are a power house!

Wesley is Leon's grandfather and his mentor. Wesley loves gardening and if you drive past his home it always looks beautiful. Wesley's homeland is Rathawuy, he cheers on the Gapuwiyak magpies in local AFL. Wesley has one son Luke and we think Wesley is the most dedicated worker in our team.

END OF FINANCIAL YEAR & YOUR INVESTMENT PROPERTY

With another financial year coming to an end, it's time to start preparing for tax time. The Australian Tax Office have a guide that explains how to treat rental income and expenses. If you own property in Australia, this will determine:

- which rental income is assessable for tax purposes
- which expenses are allowable deductions
- which records you need to keep
- what you need to know when you sell your rental property.

This guide explains:

- how to apportion your expenses if only part of them are tax deductible
- what expenses are not deductible
- when you can claim those expenses that are deductible
 - some you can claim in the tax return for the income year in which you spent the money
 - others must be claimed over a number of years (including decline in value of depreciating assets and capital works expenses).

This publication can be found on the ATO website - Rental properties 2022.

What's happening this month

- 27th May - 3rd June National Reconciliation Week
- 12th June King's Birthday
- 17th June Twilight Markets - Surf Club
- 21st June State of Origin Game 2
- 23rd June & 24th June Yarrapay Festival
- 31st June End of Financial Year 2022/2023
- 1st July Territory Day at the Hindle Oval

Current Listings

FOR SALE

- 14 Klyn Circuit - \$310,000
- 43 Wuyal Road - \$450,000
- 6 Jasmine Close - \$620,000
- 1 Fusina Close - \$820,000 reduced

FOR RENT

- Lot 85 Galpu Road - \$650-850 per week
- Rirratjingu Business Centre - \$500 per m² + GST & Outgoings
 - 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.