



Volume 79 December 2019

Welcome to our monthly Newsletter where you will get the latest news on real estate, what's happening in the local community - PLUS see who our Tenant of the Month is! You are most welcome to contact our office should you ever need any real estate advice or assistance.

Perth Market Snapshot

Properties available for rent

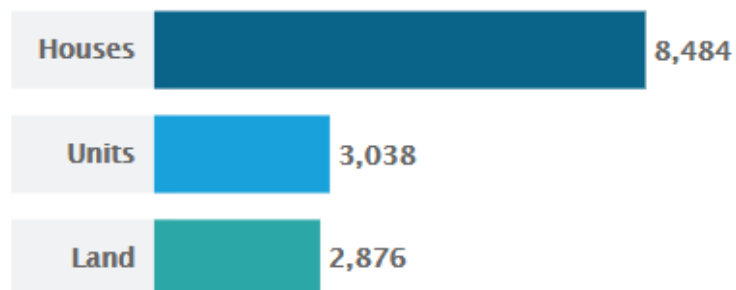


Total:	6160
Four weeks ago:	5981
Same week last year:	7306

This week's rental listings figure is 2% higher than levels seen four weeks ago but are 17% lower than levels seen a year ago.

Lower leasing levels reflect the slowdown in population growth.

Properties listed for sale



Total:	14,398
Four weeks ago:	14,224
Same week last year:	17,782

A closer look at listing stock levels shows house listings decreased by 3%, listings for units decreased by 3% and listings for vacant land decreased by 2%.

This week's total figure is 1% lower than levels seen four weeks ago and are 20% lower than levels seen a year ago.

Letter from Our Director



Dear Client,

This message to you comes as the last for the years e-newsletters. Again, the year has raced away and soon it will be 2020.

We have been working on a few new initiatives - the first is that we will be changing our Property Management software. Both landlords and tenants will have access to an app that provides live data which will include property inspections, current finances, maintenance etc. You will be receiving instructions on how this new system works via email shortly.

Our entire Team are now using a system called 'Homepass' which is an electronic register for prospective buyers and tenants, whereby the person viewing the property is electronically sent a brochure as well we can email documents such as tenancy applications or property Offer-and-Acceptances, Certificate of Titles etc.

We have had great success marketing not only our services but also our properties, both for sale and rent. Moving forward into 2020 we will be implementing a stronger presence in Social Media to promote our properties, provide advice and share community events.

We are looking forward to what 2020 brings and thank all our Valued Clients for their support this year.

Kind Regards,

Simon Backhouse

Licensee/Director

Christmas Trading Hours



Christmas Trading Hours



Friday 20th – 8.30am-12pm
Saturday 21st – 9.00am-12.00pm
Monday 23rd – 8.30am-3.00pm
Tuesday 24th – 8.30am-3.00pm
Wednesday 25th – CLOSED
Thursday 26th – CLOSED
Friday 27th – CLOSED
Saturday 28th – CLOSED
Monday 30th – 8.30am-5.00pm
Tuesday 31st – 8.30am-3.00pm
Wednesday 1st – CLOSED
Thursday 2nd – 8.30am-5.00pm
Friday 3rd – 8.30am-5.00pm
Saturday 4th – 9.00am-12.00pm

Back to normal hours from Monday the 6th of January!



Community News



Cecil Avenue is becoming Canning's first smart street!

The Cecil Avenue/Albany Highway pedestrian crossing and walkway next to Westfield Carousel are now open. At this rate, expect to be back at two lanes mid-December.



As part of the Bentley 360 project, a new park is now open! Entrance is via Taree St, just off Walpole St in Bentley. Have your say in what the park should be called by heading to the Bentley 360 Facebook Page!

<https://www.facebook.com/Bentley360project/?eid=ARCUc7W6k0lh0aocxs3omnjf31yh62NYz-p3H5PRw-fRqTX1XtgIr-tglbUkf2OuLqgbd0IF0Np1ahjq>

Feature Property Proudly Presented by Simon Backhouse



Hidden and Rare Gem

19 Eton Court, BENTLEY

This modern home boasts 4 generous bedrooms with robes, 3 bathrooms & toilets, open plan kitchen, dining and living, a separate study and a tidy courtyard at the rear perfect for BBQ.

If location is everything, this home has it all!

19 Eton Court is on a cul-de-sac, sitting on an elevated site within an exclusive estate, situated next to a tranquil tree lined park, minutes from Carousel Shopping Centre, close to Curtin University, Vic Park Strip & easy access to public transportation.

Be pleasantly surprised with this home that has great potential for capital growth. The market is moving, don't miss out!

<http://www.bwbackhouse.com.au/real-estate/property/1093128/19-eton-court-bentley-wa-6102/>

Professionals Cannington Tenant of the Month

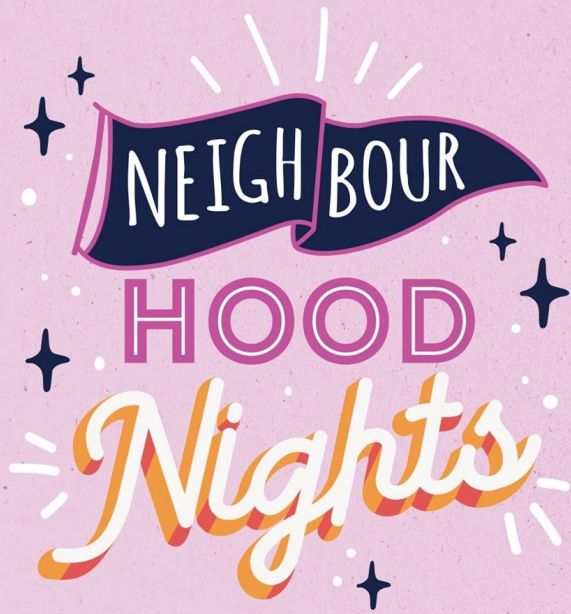


Congrats!

This month we would like to congratulate and thank our Tenant's of the month winners who have been awarded with movie tickets and a certificate of appreciation for their immaculate presentation of interior and exterior of the property;

- **P & N Kumar of South Perth**
- **G Westerholm of Bentley**
- **P Best of Queens Park**
- **H & S Grewar of Bentley**

Community Events



Neighbourhood Nights

Friday 6th December

5:00 PM to 8:00 PM

Queens Park Reserve

Three pop up events in your local neighbourhood, promoting mental and physical wellbeing and inspiring social connection through a range of free activities and workshops plus tasty food trucks and entertainment.

Bring a picnic blanket, chairs, your pooch and the whole family and enjoy a no cook Friday under the summer sky.

<https://www.canning.wa.gov.au/events/neighbourhood-nights-queens-park-reserve-36b2bce6>

Alinta Energy Christmas Pageant

Saturday 7th December

7:30 PM to 9:30 PM

St Georges Terrace

Since 1972, Channel Seven Perth has owned and managed WA's annual premier Christmas Pageant in the City Of Perth - a yearly fixture on the family calendar and in the hearts of Western Australian. This year there will be a surprise new float and a special guest making an appearance.



<https://www.7perthchristmaspageant.com/>

Community Events



Jingle All The Way

Saturday 14th of December

5:00 PM to 9:00 PM

Pioneer Park

Enjoy a wonderland of Christmas carols, roaming festive characters, food trucks and fun activities for the whole family. A very jolly special guest will also make an appearance. As the sun sets, kick back and enjoy a sunset cinema screening of the Grinch.

https://www.gosnells.wa.gov.au/Lifestyle/Leisure_Activities/Whats_on_in_Gosnells/Jingle_All_the_Way_-_14_December_2019

Carols by Candlelight

Saturday 14th of December

5:30 PM to 8:00 PM

Civic Park Stage and Amphitheatre

Featuring the Canning City Brass Band, Rossmoyne Community Singers, Avenue Jazz Band plus special guests, singalong to classic and new carols with roving entertainment plus kid's craft activities. Don't forget a special visit from Father Christmas and his elves!



<https://www.canning.wa.gov.au/events/carols-by-candlelight-e237fcd1>