



# newsletter



**first  
national**  
REAL ESTATE

## First National Nowra

68 North Street, Nowra  
P 4423 5555 F 4423 5500  
E [nowrafn@nowrafn.com.au](mailto:nowrafn@nowrafn.com.au)



**Feature Property:**  
65-69 Graham Street,  
Nowra

### REGULAR MAINTENANCE THAT PAYS OFF

There is an old adage that spending a penny will save you a pound. And this is particularly true when it comes to keeping your investment property in good order. Taking care of small details will safeguard them from turning into bigger more expensive problems in the future.

- Keeping your property free of water damage – particularly around showers and baths is a big one. Water left unchecked can lift tiles and cause structural damage to walls and floors. If left to spread it can also damage carpets. Attention to the sealer around the shower cubicle could save you many thousands of dollars in the long run.
- How are the walls looking? Paint wears and gets scuffed and can give the property a dirty, aged look. Repainting every 6-8 years will keep the property looking fresh and enable you to attract better tenants at a better rent.
- Have a house wash periodically, this is cheaper than repainting and will leave the house looking clean and well maintained. Built up grime and dirt on paint will cause it to deteriorate faster and regular washing will prolong the life of the exterior.
- Have your roof inspected periodically and minor damage fixed. Hail storms can damage roofs in a way that is not easy to detect with the naked eye, but hail can cause significant damage to the roof much like you would if you hit it consistently with a hammer. If the damage is caused by hail, there may be an option to claim repairs through your insurer.
- Check for damage caused by tree roots and shrubs near the property. Roots in cracks can lead to major cracks and be costly to repair. Cracks in driveways or pavements should be resealed to prevent them getting bigger.
- Having the deck treated on a regular basis will keep it in tip top condition and prolong the life of the wood.



# our team



Anthony Rizzuto



John Egan



Chris Tuminello



Ben Ward



Renay Gentles



Amy Hewitt



Cassandra Shimmen



Lauren Bullock



Jessica Thompson



Stacey Atherton



Taylor Jones



Brooke White



Talissa Deudney-Moore

176 St Anns Street, Nowra

\$440,000



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- Neat kitchen with new tiling, stunning bathroom & laundry
- Fresh paint, new carpet and blinds
- Combined lounge & dining room
- Large sunroom adjoining an activities room
- Two garden sheds, established gardens
- 607sqm secure corner block

## A Delicious Winter Warmer

One of the best parts about winter is that we get to include in lovely home-cooked comfort food. One such food is the humble old mash potato, it is MADE for comfort food.

### Posh Mash

#### Ingredients:

- Waxy Potatoes
- Chicken Stock
- Garlic Cloves
- Parmesan cheese ( freshly grated )
- Cream
- Butter
- Black Pepper

#### Method:

Add Potatoes to Chicken stock with a cloves of garlic, bring to the boil and simmer until Potatoes are tender.

Drain Potatoes and add a good knob of butter, a couple of dollops of cream, freshly grated parmesan and a good dose of cracked black pepper and mash away, add cream to get the right consistency.

This will give you a Potato mash that will have people coming back for more. Great as an accompaniment to any meat dish and wonderful on a shepherd's pie

ENJOY!



4 Crest Avenue, North Nowra

\$ E.O.I



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- Three bedrooms with an office/parents retreat or fourth bedroom off the master
- Central kitchen offering lots of storage, three living areas providing space for the extended family
- 8ft 6 ceilings and timber floors under the existing floorcoverings through most of the home
- garage/workshop to the expansive rear yard, detached brick workshop
- Carport plus extra-long freestanding garage