



**first
national**
REAL ESTATE

First National Nowra

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Winter is the Peak Season for Rodent Activity

We are approaching the winter season for rodent activity to start entering properties in order to protect themselves from the cold weather outside and to forage for food & water - two things your house can provide. But there's more to these rodents than eating cheese and stealing your crumbs. Rodents can be difficult to keep out of homes and can also cause damage to structure & electrical wiring.

3 Steps to protecting your investment property:

Block the Entry Points

One of your main aims should be denying entry to rodent activity into your home. You also understand that mice and rats can squeeze even through the smallest of gaps. Therefore, seal up all the small holes and gaps as effectively as possible by filling them with steel wool before you plaster or silicone the cracks as this will cut the rodents mouths as they try to break through and they will stop. Also, inspect the windows for any damage & have them repaired.

Add Brush Strips to the Bottom of Entry Doors

An effective way to prevent rodent activity from entering your home is to install a brush or sweep strip to all your exterior doors. When you block these gaps near the base, it will help to rodent proof points for gaining entry.

Maintain the Landscaping

Get all overgrown garden maintenance work done before the winter weather arrives. Trim the branches hanging in close proximity of the roof of your property as these can be easy access in allowing rodents into your roof void. Clear off any overgrown vegetation and also eliminate leaf piles & weeds to make sure that they do not serve as nesting areas for rodent activity.



our team



Anthony Rizzuto



John Egan



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Renay Gentles



Zara Burke-Marchant



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INVESTMENT OPPORTUNITIES



NOWRA, 3/190 Kinghorne Street \$375,000-\$390,000

- Free standing villa in a private setting
- Renovated kitchen, bathroom and laundry
- Sunroom or office, large covered outdoor area
- Ducted air-con, lots of storage & extra WC
- Remote garage with internal access to the villa

Rent Potential: \$320 - \$330 per week



WORRIGEE \$530,000-\$550,000

- Perfect investment opportunity - DHA Leased
- Guaranteed rental income until 12/12/2019
- Multiple living areas throughout, air con
- Entertaining area with covered pergola
- 737m2 level block, \$450 p/w rent

Rent: Currently at \$450 per week

LOCAL NEWS

What a month for Commercial!
A warm welcome to our new businesses in town.

118 Junction Street, Nowra
"Valentino's For Men"



264 Princes Highway, South Nowra
"Victoria Autos Motor Dealers"



Don't forget to support your local Businesses!