

44 Armstrong St South BALLARAT 3350 Phone 5331 2000

Volume 1, September 2011

Doepel Lilley & Taylor was founded in 1888 as Stock West & Co. & is one of the oldest & most established real estate agencies in the Ballarat region.

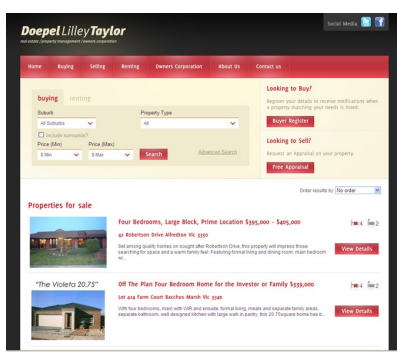
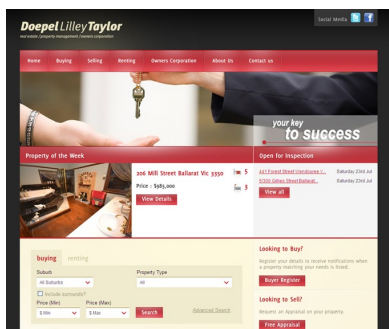
The Doepel Lilley & Taylor name has been synonymous with real estate for generations of families in Ballarat & the surrounding districts. This proud history of success & exceptional service gives you the confidence in knowing you are dealing with a reputable, experienced & professional company.

Doepel Lilley & Taylor is locally owned & operated, directed by Licenced Estate Agents Robert Cunningham, Philip Cunningham & Robert Witcher. As Directors, they are all directly involved in the daily operations of the business & are well respected for not only their wealth of real estate knowledge, but also their active involvement in the Ballarat community.

Doepel Lilley & Taylor is also a member of the highly regarded Australian Real Estate Network, providing access to a network of buyers throughout Melbourne and Regional Victoria.

To learn more about the history of Doepel Lilley & Taylor visit www.doepels.com.au

Doepels launch new look and new website



@DLTBallarat

Welcome to our new look and with it the first edition of our quarterly newsletter.

In July we were pleased to launch our new website, and with it, our new, fresh look to all our advertising and marketing.

Our new website incorporates some great new features including 'Property of the Week', downloadable forms for our Owners Corporation and Rental customers, and options for people who are buying a property to 'share' their finds with their friends and family through Facebook.

Along with these features, our website is now linked to our own Doepel Lilley & Taylor Facebook page, and Twitter where you can follow us @DLTBallarat.

Both these features allow us to market and promote our properties listed for sale or rent through many different online and social mediums, therefore reaching more people with our listings.

More than 80% of people turn to the Internet when researching properties to buy. With this in mind we have also made our new website Smartphone compatible. This means our site can automatically detect if you are browsing on a smartphone and deliver a quicker, abbreviated version of the site for faster download. The main site is still available to access by simply clicking on a link at the bottom of the page.

www.doepels.com.au

Welcome our newest team member—Francis FitzGerald

After more than two decades' in professional sales and senior management roles in Australia and overseas, the last four years have seen Francis specialize much closer to home - in residential real estate sales. Married with two daughters, and a passionate home renovator and investor, his personal charter is to strive for the best possible sale outcomes by treating every home sale as a turnkey

project, working closely with his clients from start to finish on each campaign. To date this approach has helped achieve some outstanding results. If this sounds like the sort of agent you might want working on your real estate project, feel free to give Francis a call and ask exactly how he may help you reach your property goals

Francis FitzGerald
0435 149 006



Property Management

The Property Management Team at Doepel Lilley & Taylor is a dedicated team of professionals who listen to your needs, understand your goals, and is committed to positive outcomes for both investors and tenants. We believe building personal relationships will ultimately deliver the best results.

Doepel Lilley & Taylor has been part of the Ballarat community for decades and we can boast an enviable reputation in the industry due to our local knowledge, understanding of the investment property market and high levels of personal service.

The Doepel Lilley & Taylor Property Management team is led by Graham Pyers who has been involved in Property Management for over 35 years. We service Ballarat and the surrounding region including Clunes and Creswick. Our team possess a sound knowledge of the Residential Tenancies and Retail Leases Acts and are fully aware of the substantial capital involved in investment properties and the need to be diligent in the selection of an appropriate tenant for each property.



**Senior Property Manager,
Graham Pyers**

Presenting your home for sale

When you are looking to sell, it is vitally important that you present your home in its best possible light to ensure you maximise the sales potential of your home. Always remember:

- Less is more—remove excess furniture to allow for the impression of space, and clean clutter from the bathroom and from wardrobes and cupboards
- Be critical—look around your home and decide what small jobs can be done to improve appearances.

More information about preparing your home is available at our website at www.doepels.com.au

Properties for Sale - 206 Mill Street

Built around 1925, this family residence situated in the Lake Wendouree precinct shows off many outstanding original features of the era in addition to the sympathetic renovations & extensions in keeping with today's lifestyle. The quality & craftsmanship is evident as soon as you enter the property. Formal entry, generous sized lounge & dining rooms with plenty of built in cupboards, four fire places, bevel glass doors & leadlight feature windows. Exquisite timber staircase, ceiling & walls add warmth & character. A well appointed & designed kitchen adjoins a spacious meals area, the north facing sunroom takes full advantage of Ballarat's winter sunshine. A study, powder room & airing cupboard in the laundry



complete the downstairs accommodation. Upstairs is spacious with five bedrooms, built in cupboards plus two additional bathrooms which include a spa and gas heater. There is hydronic central heating, split system air con, and 7 additional gas heater log fires. The garage has space for five cars, part of which is ideally suited as a workshop. This wonderful home is situated on 684m2 of prime real estate close to Lake Wendouree, hospitals & Ballarat's CBD. This family residence is one of Ballarat's finest.

OWNERS CORPORATION MANAGEMENT

Doepel Lilley & Taylor is Ballarat's Owners Corporation Management Specialist and has extensive experience in all aspects of Owners Corporation Management. Our experienced personnel are able to facilitate and enhance the effective management of your Owners Corporation.

Our OC Manager, Lesley Duffell has been recognised as the state's Small OC Manager and Rising Star OC Manager of the Year.

Doepel Lilley & Taylor can provide your Owners Corporation with personal and professional management services including:

- Professional Management Processes & Record Keeping
- Financial Management
- Secretarial & administrative services
- Maintenance of common areas and Owners Corporation assets

Our website provides comprehensive information and online forms enabling our clients and potential customers to update details and request information at their convenience. Lesley and Alison are always happy to take your call and discuss your needs.

For more information contact our award winning Owners Corporation Management Team on 5331 2000.



44 ARMSTRONG ST STH BALLARAT VIC 3350

WWW.DOEPELS.COM.AU P. 5331 2000

Doepel Lilley Taylor

real estate / property management / owners corporation