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Recent Sales from the Team at Elders Dickson

2/43 Boobialla St, O'Connor - \$720,000

Innovative architecturally designed 3 bedroom plus study home, elevated on an 837m² block. Offering a stunning kitchen, large sunken lounge, formal dining, gas heating & reverse cycle air conditioning, security alarm & double garage with internal access. EER1

98 Macarthur Pl, O'Connor - \$370,000

Set forward on a 686m² block this 3 bedroom duplex features large lounge/dining room, good kitchen, gas heating, ample off-street parking & enclosed yard. EERO

160 Dryandra St, O'Connor - \$520,500

Large older style home on a block of 941m² located opposite O'Connor Ridge Reserve. With 4 bedrooms & ensuite, the home has the potential for renovation & extension. Close to all amenities. EER1

241 Murrumbateman Rd, Murrumbateman - \$715,000

5 bedroom, ensuite family home, well positioned to take advantage of the lovely 10 acre freehold block. 9' ceilings, extensive use of glass, superb kitchen with granite bench tops, attached triple garage, large covered pergola plus loads more!

22 Fenton St, Downer - \$341,000

3 bedroom home just craving renovation with a large main bedroom, functional kitchen & open plan living areas. Situated on a 583m² block there's also a storage shed & timber deck with ramp access. EERO

Feature Property

8 Murray Grey Pl, Murrumbateman

Just over six months old, the planning of this home took into account the need for it's dramatic street appeal to harmonise with its rural surrounds. Features 9' ceilings, enormous living areas, Tasmanian Oak floors, professional level kitchen with walk in pantry,



granite benches, stainless steel appliances & tons of natural light. The adjoining meals & family room opens to the large undercover alfresco dining area. The master bedroom is distanced from the 3 secondary bedrooms & has a celebrity style ensuite with spa & double shower recess. All bedrooms have built-in robes. There is also a large double garage, with internal access & rumpus room.

**For more information, please contact
John Lennie 0407 417 783**

In keeping with its reputation for encouraging pioneering and award winning designs and innovations, Electrolux runs an annual design competition open to students around the world to develop solutions that meet the needs of tomorrow's consumers. While this year's competition concludes in December, the winner of last year's competition was an entry from Singapore - a waterless washing machine for the home of 2020. Designed to resemble a waterfall - nature's negative ion generator - the Airwash eliminates the use of detergent and water resources by cleaning clothes with pressurised air and negative ions.

Financial Security Top Priority for Australian Women

Attaining financial security is the top priority for Australian women, and owning a home is the best way to ensure that, according to recent research commissioned by Wizard Home Loans.

A staggering 97 per cent of women surveyed believe it is essential to be financially secure in their own right.

The findings come through Wizard's online community called Wizard Women in a survey of 1,000 women on the issue of financial security.

Highlighting the shift in women's financial focus, almost 50 per cent said they would wait until they were married before combining finances with their partner.

"Over the past two decades, there has been a dramatic shift in the financial health of women, with a steady increase in the number of women realising their need to create personal wealth and generate financial security," said Wizard Home Loans Chairman, Mark Bouris.

"And property remains the centrepiece of female wealth creation. Almost 60 per cent of women said financial security would be defined by owning a home, either with a partner or by themselves," Mr Bouris said.

"Owning a home came in well above other financial considerations including having a portfolio of shares, stable employment and savings.

"Australian women use property ownership as a financial tool to manage lifestyle changes and to prepare for any unforeseen issues that may arise in the course of a relationship," he said.

Brokers Gain Popularity

Legwork - that's what home buyers appreciate most about mortgage brokers, according to the latest MIAA/BankWest Home Finance Survey.

The national survey of 842 respondents shows 80 per cent of consumers consider time saving the most important benefit of using a broker, followed by access to a wide range of loans (78 per cent) and the level of expertise brokers offer (77 per cent).

BankWest Head of Broker Sales, Phil Colton, said this week that most home buyers today like to shop around before committing to a home loan - and they are using brokers to do the legwork for them by offering access to a wide range of products and lenders.

"While a large proportion of loans are still sourced through banks, it's not surprising that brokers are the fastest growing source of home loans. They offer a unique service to homebuyers who are looking for a product that best suits their needs."

The survey shows a high awareness of mortgage brokers (89 per cent) among consumers, particularly the under 50s.

MIAA CEO Phil Naylor commented that the industry is growing steadily as more and more consumers recognise the benefits of using a mortgage broker.

"In less than 10 years, our membership has grown from under 400 to over 11,500, an indication of the growing demand for broker services," Mr Naylor said.

Asbestos Awareness

Most people are now highly aware of the dangers associated with asbestos in homes, particularly when undertaking renovations. Asbestos is a naturally occurring mineral fibre that was widely used in building materials up to 1985. The most commonly found building materials that contain asbestos are asbestos cement products. Asbestos is a versatile product, which withstands heat, erosion and decay, and has fire and water resistant properties. The use of all forms of asbestos was banned nationally from 31 December 2003. Following is a table showing common locations of materials containing asbestos in ACT homes. **(Results of 2005 Asbestos Survey of over 600 ACT Homes.)**

Location	Pre 1965	1965 - 1979	1980 - 1984	1985 - Now
Eaves	86%	92%	40%	0%
Garage/ Shed	80%	70%	15%	0%
Bathroom	54%	75%	50%	0%
Laundry	75%	80%	50%	0%
Kitchen	52%	23%	15%	0%

Whole Body Air Dryer

Not unlike hand air dryers found in most public rest rooms, UK shower specialist Triton has developed a full-body version - the Luxury Body Dryer. Triton claims the dryer is gentler on skin and more hygienic than the common towel, and reduces the laundry load. It also reduces moisture in the air and doubles as a fast, efficient bathroom heater, and comes with a full-function remote to achieve your ideal setting.

Inline Watchdog for your Appliances

French consumer electronics and networking vendor Thomson SA has come up with a new way to lock the more expensive appliances to a single home. The plan is to have a watchdog transmitter modulate the home's electricity supply along a specific pattern, and configure appliances to recognise that pattern as an approved signal.

Electronic appliances check in for the proper pulse pattern when they are plugged in, and refuse to operate without the authorisation. So if an item such as a television or computer were stolen, it would not be able to access an outside source of power and would basically be rendered useless.

Navigate through your renovation with a cost guide

Repairing & renovating a new home can be costly, so it can help to plan ahead to get a general idea of where your money will be going. Archicentre, the building advisory service of the Royal Australian Institute of Architects, has just released its latest renovation Cost Guide, providing Australian home owners & home buyers with a guide on costs for tendering or quotes.

Michael Cooper, Manager of Archicentre Tasmania, said the guide is "increasingly being used by home buyers who want to assess the cost of repairing or renovating the new home they are considering purchasing."

He also said the [recent] "slowing of the housing market would mean it would be easier & potentially cheaper as more tradespersons become available for renovation work."

According to the Cost Guide, some typical prices are as follows:

Cost of Renovations (\$)

Bathroom (ensuite is less) \$8,200 - \$21,500
 Kitchen \$9,200 - \$28,000
 Laundry \$3,650 - \$8,500
 Bedroom \$3,450 - \$7,300
 Single Room 20m2 \$4,100 - \$8,850

NOTE: Prices include plastering, painting, wiring, plumbing, relocation or replacement of windows, the renewal of fittings & fixtures, cabinetry additions & surfacing e.g. tiling. The estimates exclude stormwater drainage, paving, carpets, drapes, appliances or the construction of internal partitions to modify the layout of rooms. The upgrading standard is to medium-quality brick veneer or timber.

Trade Labour Rates (\$/hr)

Brick Layer \$35 - \$51
 Carpenter \$35 - \$50
 Plumber & Gas Fitter \$42 - \$54
 Plasterer \$35 - \$51
 Painter \$34 - \$51
 Electrician \$41 - \$51
 Drainer \$41 - \$53

These figures include a supervision, profit & overhead margin of 10-20 per cent. This will vary with different contractors. These prices assume continuous work over some days, & rates for smaller jobs can cost up to 50 per cent more.