

## November '22 Real Estate Monthly Newsletter

The pros and cons of downsizing • Fresh updates to your living space



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Please find below the latest copy of my monthly newsletter.

Each month, this newsletter will include interesting, uplifting and inspiring news articles, together with a series of articles of interest to you, with money saving tips, advice, insider secrets, etc. I hope that this information is of value to you. Please feel free to pass these articles on to your family and friends.

Kind regards,



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P R O P E R T I E S



## *The pros and cons of downsizing*



Interest rate hikes and the rising cost of living have many homeowners seriously considering downsizing. Having a thorough understanding of the costs involved in the sale of a house in relation to the current value of the property is important in avoiding a major financial misstep.

### **The positives of going smaller**

- Fewer maintenance costs
- Cheaper utility bills
- More affordable homeowners insurance
- Smaller bond repayments

### **The cons of downscaling**

- Less space
- The possibility of more rules under sectional title
- Costs for you as a seller (bond cancellation fees, compliance certificates, estate agent fees, outstanding repairs and maintenance costs etc)

Read the full article [here](#).

## *Top tips when buying real estate*



## **FREE REPORT**

Top Tips When  
Buying Real Estate

**>> REQUEST IT NOW**

Do you know why it's not wise to make any large purchases or move your money around three to six months before buying a new home?

Call Bianca on 0721943809 to receive your free report entitled 'Top Tips When Buying Real Estate'. Get the answer to this question as well as tips to get the most out of your money.

## *Fresh updates to your living space*



Whether you're looking to fix up your home to put it on the market or just want to bring some fresh updates to your living space, you don't have to spend a lot to get big results.

#### **Update Old Light Fixtures**

Bring your lighting up-to-date with a new light fixture. Whether you update your pendant light in the dining room or your lamps in the living room, a new light fixture is an inexpensive way to help you see your space in a whole new light.

#### **Update Hardware**

For a quick way to update the look of your kitchen or bathroom, invest in some new hardware. Try a new towel rail with coordinating accessories.

#### **Add Fresh Landscaping**

Invest in some perennials for a flower bed that will come back year after year, along with some new mulch to give your home's landscape a fresh update.

#### **Go Big with Art**

Update your home's artwork with one statement piece. When you hang an oversized piece of art by itself, it has a big impact.

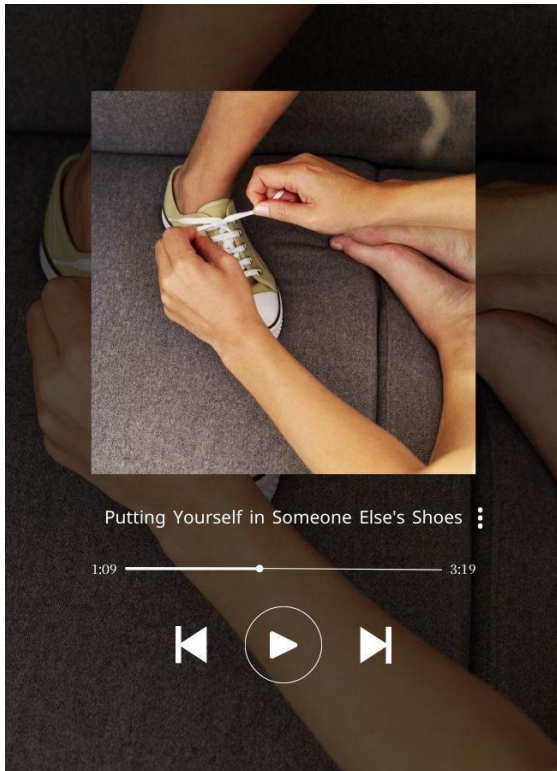
#### **Say No to Clutter**

There's nothing attractive about clutter. Start by getting rid of things you no longer want or use and then look for chic baskets and bins to help you get your clutter organized and out of sight.

#### **Add a Rug**

An area rug can transform and pull a room together. Look for rugs that will last even with heavy foot traffic in colours that complement the space.

Source: [Family Handyman](#)



# mo•ti•va•tion

Limit your 'always'  
and your 'nevers'.

- Amy Poehler -



## Monthly humour



A captain notices a light in the distance, on a collision course with his ship. He turns on his signal lamp and sends, "Change your course, 10 degrees west."

The light signals back, "Change your course, 10 degrees east."

The captain gets a little annoyed. He signals, "I'm a captain. Change your course."

The light signals back, "Change your course, sir."

Now the captain is mad. He signals, "I'm an aircraft carrier. I'm not changing my course."

The light signals back a final message: "I'm a lighthouse. It's your call."

**How can I help you?**



## Your home may be worth more than you think!

Are you thinking of selling your home? Are you curious to know what your home is worth in today's market?

Contact Bianca on 0721943809 today for a market analysis.

Talk to an experienced agent who will work one-on-one with you to ensure you get the highest possible price in the shortest possible time.



## Support Desk

I'd love to hear from you and get your opinion about my newsletter! I am always looking for new ideas and ways to improve. Do you have any questions I could address in my next newsletter or any comments or ideas you would like to share?

Please feel free to send a message to [office@glproperties.co.za](mailto:office@glproperties.co.za)

Thanks for your input; it is important to me!

***"The sun at home warms better than the sun elsewhere."***  
***Albania Proverb***