

LIMNIO S FⁱⁿOCUS

PROPERTY MANAGEMENT DEPARTMENT-

Perth's rental market in a
frenzy... find out more.



The Northbridge Link Masterplan!

See how Perth will be
transformed into a world
class city.



IMAGO 2 RELEASED!

Prime East Perth
Living at its' BEST!




LIMNIO S
PROPERTY GROUP

welcome→

a note from the CEO.



Firstly, I would like to welcome you all to the second issue of Limnios In Focus. We have received a fantastic response from our last issue and appreciate and welcome your feedback.

Keeping in touch with our clients is important as we always strive to keep you informed of relevant industry information and to keep you up to date with what is happening here at Limnios Property Group.

Our dedicated team are passionate about making this year our biggest year yet. With new offices, new faces and new positions our aim is to provide you with an exceptional year of service, customer satisfaction and communication.

At Limnios, we believe that it is important to hear from our clients on a regular basis. Please feel free to send an email to infocus@limnios.com with any suggestions on **what you would like to see Limnios do for YOU this year.**

On a personal note, over the past two years I have been completing my Executive Master of Business Administration at the University of Western Australia and in December last year I was pleased to have submitted my final thesis, therefore completing my masters. I now feel that I have completed one of my significant goals and I can fuel my energy to new areas of our business and allow Limnios Property Group to grow to a new level of professionalism.

I hope the start of the New Year has been successful for you all and we look forward to joining with you in making this an unforgettable 2007.

**Warm regards,
James Limnios**

“Our aim is to provide you with an exceptional year of service, customer satisfaction and communication.”

Find out why properties are being rented like hot cakes??- **P 4**



The Northbridge Link Masterplan- **P 6-7**



The release of Imago 2 and meet our dynamic project team- **P 8-9**



STOCKTAKE SALE!! View our list of properties FOR SALE- **P 10-11**



meet the limnios newsroom→

stell and anna-nicole.

The response from our first Limnios In Focus newsletter was amazing. Many people contacted us to update their details after they heard of the publication and others offered some great feedback. We have been delighted with the response and we aim to make this publication even bigger and better for our clients.

Our goal as co-coordinators of Limnios in Focus, is to give you the latest news relevant to your real estate needs and keep you informed of what is happening in the busy Limnios office.

Should you have any suggestions and feedback we would be delighted to hear from you.

Simply send us an email at infocus@limnios.com

We hope you enjoy this issue as much as we enjoyed creating it!!



new appointments at limnios.

ROB STEFANOVSKI-

We would like to take this opportunity to congratulate Rob on his new appointment as Executive Manager– Sales. Rob has been with Limnios Property Group for two and a half years and his dedication to the team is exceptional. His experience and hard work means he gives 110% everyday which makes him highly deserving of this new position. Well Done.



DOMINIC FERRARO-

We are proud to welcome Dominic Ferraro into our sales team. Passionate about property, Dominic has invested in property himself and will benefit and guide his clients into achieving their property portfolio goals. Constantly delivering outstanding results, Dominic has allowed our sales department to grow and strengthen in dominating the inner city and surrounding suburbs by working in the areas of Tuart Hill and parts of West Perth.



JESSICA PURCHASE-

Jessica has joined Limnios Property Group as the Sales Administrator. With excellent credentials from her previous work within a settlement agency, Jessica has proved herself in this role by allowing her skills to flourish as she assists each of our Property Consultants with all their administrative needs and providing exceptional support to the company as a whole.



ZOE DOUDAKIS-

You will be welcomed by Zoe, our receptionist with her enthusiastic and cheerful nature, either on the phone or when you next visit our offices. We see Zoe as an asset to our team as she liaises with all departments and ensures everyone walking in and out of the office is delivered exceptional service.



property management→

limnios experience the rental market demand.

Find out more information from our Property Management Department as to why the rental market is in a frenzy and properties are leasing like HOT CAKES!!

Rental prices are the highest our market has seen in years and this is clearly evident to the Limnios Property Group, Property Management department. "When we begin leasing a property we are, in most cases, experiencing a quick turnover. As soon as they are placed on the internet we get an influx of calls and at our home opens we have a high number of people coming through the properties," says Property Manager, Helen Limnios.

She says, "There is increased demand for properties above the \$500 a week mark however properties in the median rental price bracket between \$250-\$400 per week are leasing like hot cakes."

At present, the rental market is being described as a buoyant market across Australia with a record low in vacancy rates. Here in Western Australia, with the market experiencing record property sale prices last year as a result of the economic boom fuelled by the resource factor there has been a massive influx of professionals and in general a variety of employees from interstate and overseas that are being attracted to the extremely high demand for staff being experienced by Western Australia.

It is common for these people to be looking for a rental property for a period of 6 to 12 months whilst as we have seen in many cases they then choose to purchase property in our wonderful state.

Helen Limnios says, "People want accommodation that they can move into immediately with minimum fuss. At present, Limnios Property Group is experiencing a strong demand for both their inner city and suburban rentals with noticeable demand for both furnished and unfurnished apartments."

"There is increased demand for properties above the \$500 a week mark however properties in the median rental price bracket between \$250-\$400 per week are leasing like hot cakes."

-Helen Limnios, Property Manager.

Tight rental conditions are continuing with rental vacancies in Perth recently falling to 1 per cent. Adding to the pressure within Perth's rental market are the figures from REIWA's December Quarter stating there has been a 4 per cent rise in median rents, lifting the new median to \$260 per week, spread across units and houses.

**Sources— Australian Financial Review(8 March 2007) and REIWA.*

PROPERTY MARKET INDICATORS	SEPT QUARTER 2006	CHANGE FROM 12 MONTHS AGO
Property Values (Median Sale Price)		
Perth Metropolitan Area	\$430,000	38.7%
Units/Apartments Perth	\$335,000	33.5%
Buyer Type (%of Residential Sales, Perth)		
First Home Buyer	20%	-3%pts
Investor	33%	9%pts
Other Home Buyer	47%	-6%pts
RENTAL MARKET		
Vacancy rate— residential Homes, Perth	2.1%	0.5% pts
Median Weekly Rent, Perth	\$250	19.0%
* Information taken from REIWA website— Source December Quarter.		

rental property in focus.

**UNIT 1/12 KENSINGTON STREET,
KENSINGTON APARTMENTS**



\$625 p/week

If you are seeking a true executive quality residence with beautiful style and ample living space, then this large terrace apartment in the sought after East Perth precinct is sure to be what you are looking for. Fine contemporary styling and furniture, full ducted reverse cycle air-conditioning, open plan living and dining areas, a large entertaining terrace, and a bright modern designer kitchen with timber cabinets & European Stainless steel appliances.

Both bedrooms are double size including a master bedroom with full length built in robes, a balcony and adjoining ensuite bathroom. The second bathroom is spacious, with bath tub, spa and shower. There is a separate WC and laundry. Private secure parking for two vehicles and security system. Move right in and start enjoying this wonderful apartment, the walks along the river or the many cafes and restaurants close by.

**CONTACT LIMNIOS PROPERTY
MANAGEMENT FOR MORE
INFORMATION.**

Helen Limnios- 9328 3866

REFER US TO A FRIEND!!

MANAGING YOUR PROPERTY IS IMPORTANT and here at Limnios Property Group we offer a range of services to expertly manage your investment, so why not let a friend or family experience our Property Management Services TODAY!

Refer us to a friend and we will be happy to reward you for your support by placing you in the draw to win

2 MOVIE TICKETS for you to enjoy!

Offer ends 1 June 2007.

*Conditions Apply.

northbridge link

removing the great divide.

With an exciting new indoor stadium, a sinking rail line and new commercial and residential developments going up as we speak, it is hard not to get excited about the new plans to link Northbridge to the CBD and here at Limnios Property Group, we believe this venture is set to give our city vibrancy and energy and in our opinion, the design and functionality of the Northbridge Link will be second to none.

Since our establishment back in 1969, Limnios Property Group has been part of the local Northbridge community. Not only have our offices been located in Northbridge but we have seen the area undergo a huge transformation with projects such as the mammoth Northbridge Urban Renewal Project above the Graham Farmer Freeway, where Limnios Property Group played an integral role as exclusive selling agents and property consultants for the East Perth Redevelopment Authority (EPRA).

Importantly, we would love to see more people making their way into the heart and cultural district of our city and it seems that more people are opting for this inner city lifestyle. It is already evident in our market today that the demand for inner city living is on the way up with off-the-plan projects selling out before release or within a few days or weeks. At present, many of our properties for sale are being sold in a very short period of time with our most recent sale of a Concourse Apartment, located on Stirling Street, Perth selling in just two days with multiple offers.

CHOOSE TO
LIVE IN THE
HEART OF
THE ACTION!!



PERTH WILL BE
TRANSFORMED
INTO A WORLD
CLASS CITY!!

Visit www.thinkal

masterplan→



“Anyone purchasing in these developments is sure to benefit from the ever increasing demand for this area. The Northbridge Link project is going to allow this demand to keep growing for many more years to come and we encourage everyone to get behind this project and continue investing in the best city in Australia.”

– CEO/Managing Director, James Limnios.

The Northbridge Link Project is set to change the City of Perth as we know it. With construction proposed to span over a decade from 2015 onwards, this means the Northbridge and Perth CBD areas are going to grow in value and define themselves as extremely well planned and engineered areas within Perth.

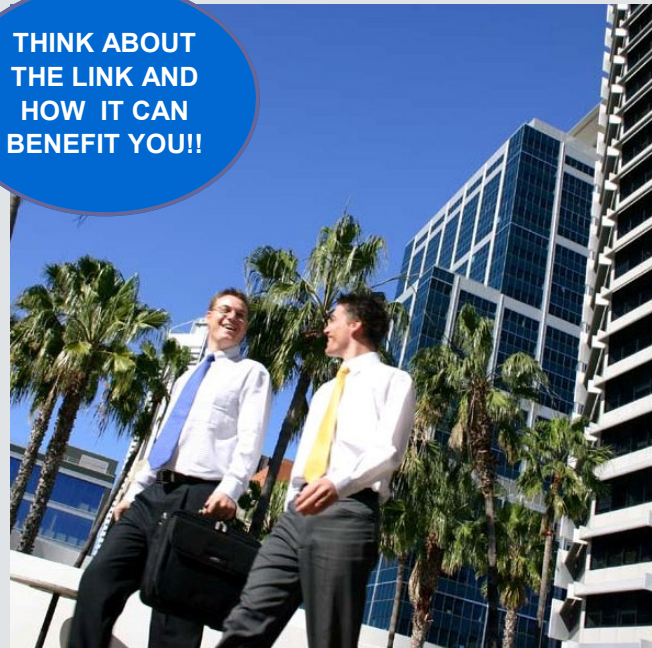
Below is a list of some of the amazing changes being proposed as part of the Northbridge Link Project.

AIMS OF THE PROJECT INCLUDE-

- Sinking the Perth to Fremantle rail line.
- Undergrounding the Wellington Street Bus Station.
- Joining King Street and Lake Street.
- Creation of Horseshoe Bridge Plaza.
- Creation of development sites on King and Lake Street precinct, along Roe Street and in Horseshoe Bridge precinct.

As more and more people will choose to **live, work and play in the area**, the government has developed a community consultation program where you can become more informed and offer your feedback as to how this master plan can take effect and benefit the people of Western Australia, allowing our city to transform into a modern and diverse urban community.

THINK ABOUT
THE LINK AND
HOW IT CAN
BENEFIT YOU!!



HAVE YOUR SAY!

www.thinkaboutthelink.com.au and
email info@thinkaboutthelink.com.au

*Sources– www.thinkaboutthelink.com.au website.

aboutthelink.com.au

imago 2→

prime east perth living at its' best.

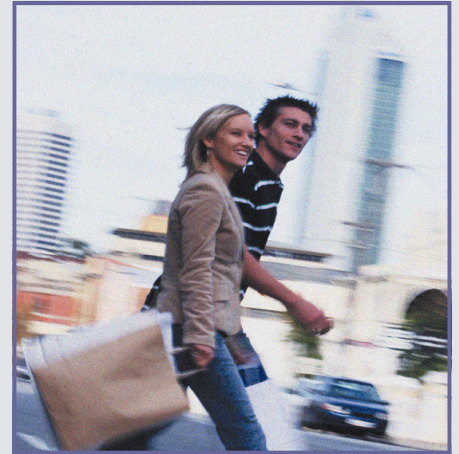


The outstanding Imago 2 development located on the corner of Fielder and Kensington Streets, East Perth is set to be another exciting opportunity for purchasers looking for a unique cosmopolitan lifestyle.

Now released to the public, Imago 2 is everything you would expect and more from award winning architects Overman Zuideveld and Perth developer, Psaros Property Group.

After the success of Imago Living, this second stage of Imago will be consistent in offering buyers' quality finishes and exceptional attention to detail.

Imago 2 features 23 2 x 2 and 3 x 2 apartments each with 1 or 2 undercover parking bays, ducted reverse cycle air-conditioning, granite and stainless steel kitchens, lift access, storage and quality fittings throughout. Each apartment also features 'smart wiring' and keyless entry with security system.



As Exclusive Selling Agents, Limnios Property Group are proud to give buyers another fantastic off-the-plan opportunity in the centre of prime East Perth living, where they have provided their many years of apartment experience to the developer and architects to create a truly functional and popular product both for the owner occupier and investor.

"Imago 2 is undoubtedly a unique and premium product that offers buyers a great place to live. This popular location has now made a definitive name for itself and many are taking full advantage of the convenience of living so close to the city, coupled with magnificent lifestyle choices of being so close to the river, parklands, walking and cycling tracks and an array of cafes and restaurants," says James Limnios, CEO Managing Director of Limnios Property Group.

"It is now extremely rare to secure quality property in this area. Our off the plan projects have proved very successful in the past and we invite those who have an interest in securing property in East Perth to not surpass this fantastic opportunity," he says.

To find out more information visit our Sales Office located at the Imago 2 site on the corner of Fielder and Kensington Street each Saturday & Sunday between 2-4pm or contact

JAMES LIMNIOS—0415 509 808 OR

IRENE LIMNIOS— 0415 511 370

project marketing→

the project team.

experience...passion...achievement...results

YOU KNOW THE PROJECTS...

Now meet the team that makes it all happen!

The Limnios Property Group project team is comprised of 4 highly experienced and dedicated individuals, James Limnios (CEO/Managing Director), Irene Limnios (Director Group Operations), Willie Lim (Project Specialist) and Stell Limnios (Project & Marketing Co-ordinator).

As a team they provide professional consultation to developers and architects to ensure each project delivers proven results and benefits the buyer with modern and desired floor plans and concepts. With a proven track record of sales success in off-the-plan and completed developments within the inner city, surrounding areas and interstate, Limnios stands as one of Perth's original project marketing and development companies, solidifying the company as industry leaders in the Real Estate market.



Check out our next issue for an in depth look into our projects and how we can help you build a successful **PROPERTY PORTFOLIO!**

construction update.

↓ **IMAGO 1**— Due for completion by the end of 2007.



↓ **EASTGATE**— Due for completion by the end of 2007.



Did you know the Department of Land Information has changed its' name??

It is now known as
LANDGATE.

The agency responsible for Western Australia's land and property information.

Visit
www.landgate.wa.gov.au
for more information.

stocktake sale→

residential— for sale.



39/134 Aberdeen Street, NORTHBRIDGE
FROM \$479,000

2 BED, 2 BATH, 1 CARBAY

*Available to be purchased Fully Furnished
and tenanted for 6 months at \$380/week

JOHN VELLUTINI— 0420 371 877



2/52 Fitzgerald Street, NORTHBRIDGE
FROM \$420,000

2 BED, 1 BATH, 2 WCS

*Beautifully maintained Apt

*Great investment or ideal for owner/occupier

JOHN VELLUTINI— 0420 371 877



102/138 Barrack Street, PERTH
FROM \$495,000

2 BED, 2 BATH, 1 CARBAY

*Central location, 10th floor Apt

* 40sqm balcony

WILLIE LIM— 0416 188 671



15/273 Hay Street, EAST PERTH
FROM \$349,000

2 BED, 1 BATH

*Investment Opportunity, perfect location

ROB STEFANOVSKI— 0417 928 888

PAUL DI LANZO— 0418 899 985



50 Joondanna Drive, JOONDANNA
\$689,000

3 BED, 1 BATH

*688M2- Duplex potential block

*New kitchen & renovated bathroom

ROB STEFANOVSKI— 0417 928 888

stocktake sale→

to view our full property listings visit www.limnios.com

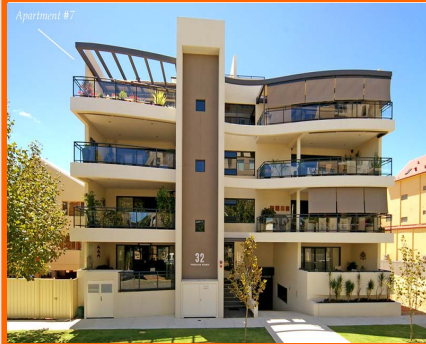


63 Burwood Road, BALCATTA
FROM \$639,000

3 BED, 2 BATH

*Renovated kitchen and bathrooms
*718sqm potential triplex block

ROB STEFANOVSKI- 0417 928 888
DOMINIC FERRARO- 0409 373 000



7/32 Trafalgar Road, EAST PERTH
FROM \$1,850,000

3 BED, 3 BATH, 2 CARBAY, 3 WCS

*Boutique penthouse- 218m2 internal
* 5 balconies to entertain on

PAUL DI LANZO- 0418 899 985



34/20 Royal Street, EAST PERTH
FROM \$1,800,000

3 BED, 3 BATH, 2 CARBAY

*Premium water front position
*Stunning penthouse apartment

PAUL DI LANZO- 0418 899 985



65/134 Aberdeen Street, NORTHBRIDGE
\$499,000- \$539,000

2 BED, 2 BATH, 1 CARBAY

*Top Floor Apartment
*Breathtaking Views

TRAVIS ARNOLD- 0403 726 506



Your views from balcony

28/448 Murray Street, PERTH
FROM \$1,150,000

2 BED, 2 BATH, 4 CAR GARAGE

*42m2 balcony inc heated spa
*Quality fittings throughout

TRAVIS ARNOLD- 0403 726 506

LIMNIOS FⁱⁿOCUS

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VISIT OUR WEBSITE— www.limnios.com

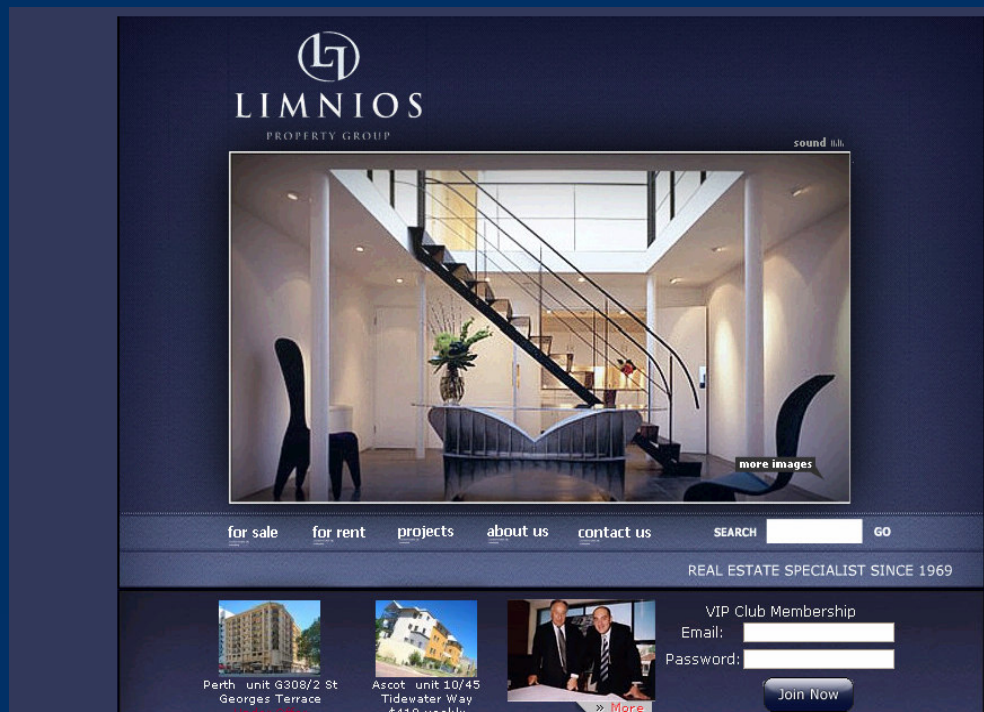
WIN...WIN...WIN

Name **THREE PAST PROJECTS** Limnios Property Group has SOLD and you will go in the draw to **WIN** a Bottle of Wine.

Email your answers to infocus@limnios.com

State your name and phone number and you could win.

Check out the next issue of Limnios In Focus to see if you are the lucky winner.




LIMNIOS
PROPERTY GROUP