

ASK THE EXPERTS



# Wondering how you can attract

I was surprised to see a buyer's agent bidding on behalf of a buyer at a recent auction. I can understand if you're based overseas or interstate, but why would you need one otherwise?

FIRST National chief executive officer Ray Ellis (above) replies:

EXPECT to see more buyer's agents at auctions in future – they are becoming more in demand by buyers confused, stressed or just plain fed up with the property-purchasing process.

Bidding on a person's behalf at auction is one important service a buyer's agent offers. It doesn't matter whether the prospective buyer is overseas or interstate, or standing beside the agent at auction – they simply have to authorise the agent to bid on their behalf.

Many people become stressed and emotional at auctions. It can be too easy to exceed the limit you've set yourself or miss out by losing track of the bidding.

A buyer's agent, bidding on your behalf, can take away much of this pressure and act as a buffer between you and the pace and tension.



Comfortable living from a feng shui aspect.

Have you ever walked into a house and felt immediately at ease – or perhaps sensed an unidentifiable 'bad energy' you couldn't quite put your finger on? Helena Sivric reports:

ACCORDING to the traditional Chinese art of feng shui, houses attract different levels of energy which explains the way we feel and interact with a home.

Feng shui (pronounced foong shway), means wind and water and focuses on life's energy.

It helps to understand how energy moves in our surroundings, our buildings and their interiors and how these energies affect us.

Association of Feng Shui Consultants president Elizabeth Wiggins, owner of Feng Shui Living, said feng shui represented the relationship between people and their environment.

"There is energy in everything," Mrs Wiggins said.

"It's how these energies relate to the occupant that are important."

Mrs Wiggins believes

people leave an imprint of their energies in the environment and when a home changes hands its history is often passed on to the new owner.

She said an expert consultant could conduct a "space clearing" to improve the energies of the home.

"The first thing we do on a consultation is make a chart of the house which gives us an indication of the energies in and around the home," she said.

"The chart is like a birth certificate and it can tell us whether there are any relationship, health or financial issues."

Once the chart has been done, consultants work to neutralise any negative energies and enhance positive energies by incorporating the five elements: wood, fire, earth, metal and water.

## WATERFRONTS BEROWRA WATERS INSPECT AND BE SURPRISED!



\$1.6M

### HUGE WATERFRONT BRICK HOME POTENTIALLY 2 S/C FLATS BROOKLYN

Sensational 15 year old home of 3 levels, comprising 5 bedrooms, 3 bathrooms, 2 kitchens and extensive living and verandah areas on each level. In excellent condition, this home could be easily utilised as two separate self-contained flats, with own entrances. Includes own jetty and pontoon, 2-3 car garage, huge rumpus area.



\$1.25M

### NEW LISTING - STUNNING DEEP WATERFRONT BEROWRA WATERS

Beautiful North-facing 3-level home, 12 years old. 4 beds, 2 baths + ensuite, expensive, tasteful fittings inside and out. Amazing water and bush views from every room. Own jetty and pontoon, + separate studio/cabin. Fantastic entertaining areas - extensive decks overlooking the water, large lounge area with A/C and fireplace, stunning dining room, designer kitchen. Many extra touches - stainless steel railings, sandstone landscaping, glass louvres, automated Vergola roofing over main deck, marble benchtops. A wonderful home.



\$525K

### VACANT LAND - ALREADY REDUCED - MUST BE SOLD BEROWRA WATERS

Rare opportunity - one of the last blocks of land in the best location in this district. Deep waterfront, superb river and bush views in all directions. Close to residents' pontoon and carpark. Plans approved for jetty and pontoon, and for executive-style two storey residence. Land size approximately 17m x 45m.



\$895K

### DEEP WATERFRONT CATHEDRAL CEILINGS BEROWRA WATERS

Charming 12 year old 3 level family home, with not a cent to spend. Superb extra large living areas with timber-lined cathedral ceilings leading onto wide covered verandahs overlooking the river and National Park. Many extras, including 3 A/C units, slow combustion fireplace, dishwasher. 3 beds, 2 baths. Enviro sewage management system, plus 3 water tanks.

FOR MORE INFORMATION AND INSPECTIONS CALL:

John Moxham on the river at Berowra Waters

P: 02 9456 7135 M: 0413 051 595 E: johnmox@inet.net.au

W: moxhamsrealestate@bigpond.com.au

