

Investor Update

McGrath North Lakes
February 2026

Preventative Maintenance The Key to a Profitable Investment

You've probably heard the saying "A stitch in time saves nine." In property investment, the principle is simple: a small spend today on preventative maintenance can help you avoid major, costly repairs down the track.

Common examples include:

GUTTER CLEANING

Leaves and debris can quickly clog gutters, leading to rust, roof leaks and potentially thousands of dollars in damage if left unattended.

AIR-CON SERVICE

Without regular servicing, air-conditioners are more likely to fail—often during peak periods when call-out fees are at their highest.

TERMITE INSPECTIONS

Delaying this essential inspection can result in extensive structural damage and high repair costs.

GARAGE DOOR SERVICE

Most garage doors require annual servicing to ensure smooth operation. A modest yearly cost can significantly extend the life of the door and prevent expensive replacements.

GARDEN TIDY-UP

While tenants are responsible for general upkeep, established gardens can deteriorate quickly without periodic maintenance, impacting your property's value—particularly if you plan to sell or move in.

Peace of Mind with our 'Annual Property Care Service'.

All of these services are included in our Annual Property Care Service—an enhanced, 'set and forget' option designed to protect your valuable asset.

Ideal for busy investors, you simply authorise the service/s you would like completed and we take care of it all for you. Thanks to our agency's bulk buying power, we've negotiated competitive rates with trusted contractors, delivering real savings for our clients.*

There are significant financial benefits of actioning preventable maintenance. A small outlay on an annual basis will hold your property's value and prevent big expensive repair items in the future.

We arrange the work orders on your behalf, with costs deducted directly from your rental account. This happens automatically each year, without your needing to do anything.

The service is included in your management fee, and future occurrences can be cancelled at any time.

If you haven't yet taken advantage of this service, please contact your property manager for more information.

**Please note: unlike some agencies, we do not receive commissions or kickbacks from contractors—our focus is solely on making your investment work harder for you.*



Christmas Hamper Drive - Tenant Feedback




'I'd like to extend my deepest gratitude to the team at McGrath North Lakes and all suppliers and property managers who contributed to the Christmas hamper.'

My daughter was delighted to receive some special gifts, and I feel blessed to have some of the pressure eased at this time of year. It is truly generous and we feel warmed by the Christmas spirit.

I have had such a positive experience with the McGrath team since moving into our little home, and appreciate all the support we've been given.'

Louise, Regents Park



'What have I done to deserve these beautiful gestures?'

Leanne, Deagon

'I have never had a real estate care or do something like this before, thank you and the team.'

Veronica, Margate

'This is so nice, to be appreciated as a tenant'

Donna, Margate

We're Here to Serve You

With experts specialising in **Sales and Leasing of Residential and Commercial Property**, our team is built to support your property journey at every stage. Led by industry icons David Clair and Laura Valenti, and powered by the nationally respected McGrath Estate Agents network, we deliver to our clients an unfair advantage — ethical property expertise, executed with precision and genuine care.

