



the beaches,
the river,
the lakes,
the lifestyle,
stunning hinterland...
and
your home investment.



annabelle webster
office manager
07 5449 2999



A conversation with Utopia...

We know that care of your investment home is very important to you and your choice of manager is central to achieving this.

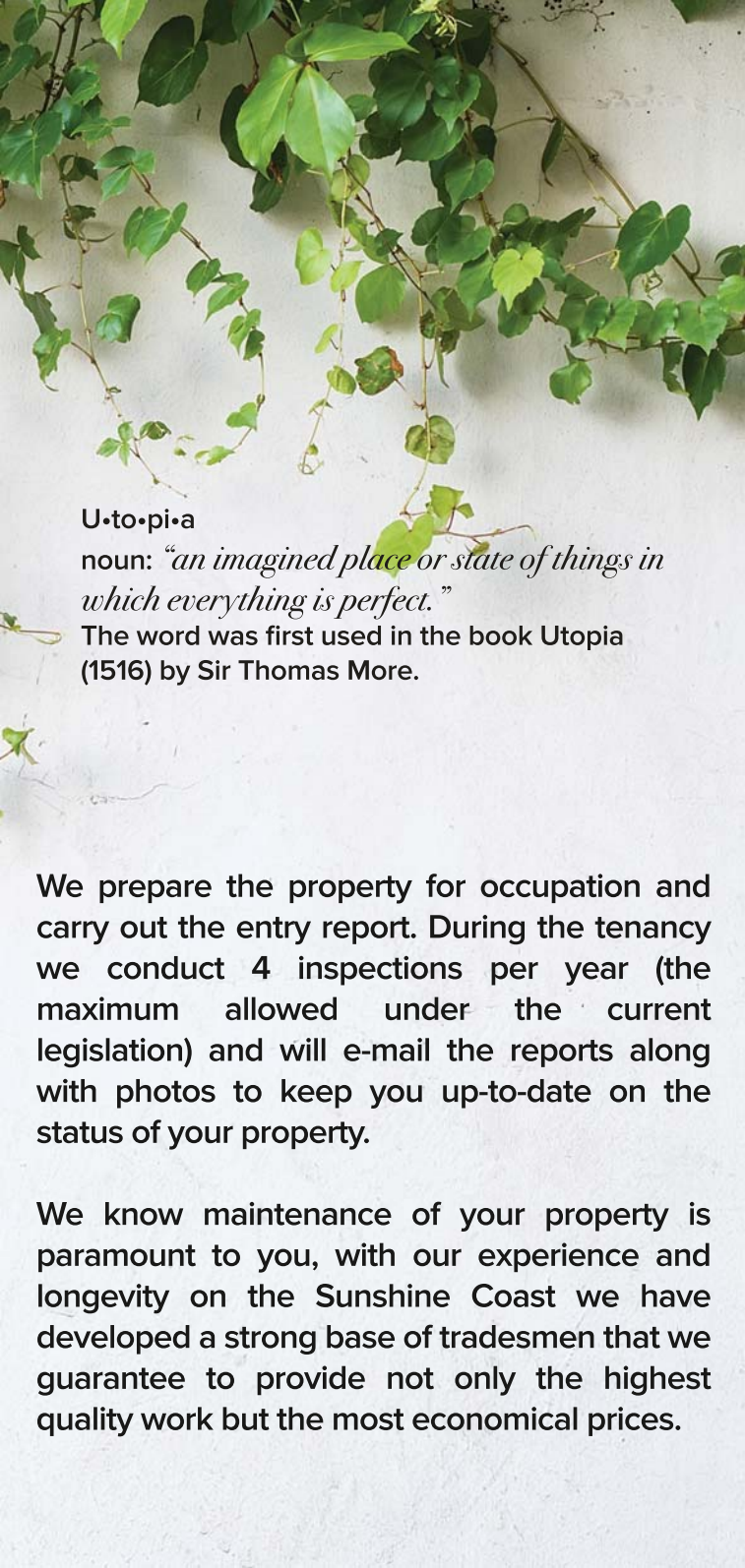
This starts from an accurate appraisal in which we draw on our vast knowledge of rental markets and its trends.

We offer sound advice to you on enhancements and presentation of your investment property to maximise your rental returns.



Our marketing strategies ensure your property has the lowest possible vacancy rate. It is advertised on all the major websites as well as our own site. There are no advertising costs passed on to you. We have a very prominent shop front in Noosa Heads with digital displays.

We want the right tenant for your property and our obligation to you continues with a stringent tenant selection process. We confirm their rental history, their ability to care for the home and their ability to pay the rent. All tenants are cross referenced to a default data base. Our leasing manager will advise you of the findings and you make the final selection.



U•to•pi•a

noun: *“an imagined place or state of things in which everything is perfect.”*

The word was first used in the book *Utopia* (1516) by Sir Thomas More.

We prepare the property for occupation and carry out the entry report. During the tenancy we conduct 4 inspections per year (the maximum allowed under the current legislation) and will e-mail the reports along with photos to keep you up-to-date on the status of your property.

We know maintenance of your property is paramount to you, with our experience and longevity on the Sunshine Coast we have developed a strong base of tradesmen that we guarantee to provide not only the highest quality work but the most economical prices.



Our state of the art systems and processes developed over the years ensure vigilant rent arrears management and on-time lease renewals.

We can do mid-month or monthly payments and we will e-mail or send monthly statements noting your income transferred to your nominated account. You will also have real time access to your account with us using a unique log-in system.

By choosing Utopia Rentals as your property management company, you can rest easy that your investment home is in the best of hands.


Permanent property managers since 1993.

From humble beginnings in the early 90's Utopia Rentals started life as "Noosa Destinations" then changed its name in 2004 to give it more relevance to the market and has grown to become the largest, most professional and respected Property Management company in the area.

We have been established in the same convenient location in Noosa for more than 20 years.

During this time we have not changed our charter and focus on being the best permanent property management company on the coast.

We are an independent and privately run business with no affiliations with any other companies or agents.



We are professional property managers, we do not sell real estate nor do we manage holiday rentals.

We are a specialist property letting and management company.

We have a team of highly trained property managers, most of whom have been working for Utopia Rentals for 10 years or more.

Our team understand that they are caring for our client's asset and fully appreciate the responsibility that holds.

You will be appointed with a property manager who will always provide you with an exceptional level of service.

Utopia Rentals will give an experience that is world class and one you will recommend to your friends.

**Welcome to the Sunshine Coast
and Utopia Rentals**



**1/89 noosa drive
noosa junction
po box 1323
noosa heads
queensland
australia - 4567**

**phone: +61 7 5449 2999
fax + 61 7 5449 2825**

**info@utopiarentals.com.au
www.utopiarentals.com.au**