

Blackwood Valley Real Estate

August 2026 Newsletter

107 HAMPTON STREET, BRIDGETOWN WA | (08) 9761 2722

SPRING SELLING STARTS NOW: WHY AUGUST IS THE PERFECT TIME TO PREPARE YOUR HOME

As winter begins to wind down, many homeowners start thinking about spring—the season traditionally known as one of the busiest times in real estate. While most people wait until September or October to begin preparing their home for sale, the truth is that August is the ideal time to get ahead of the market.

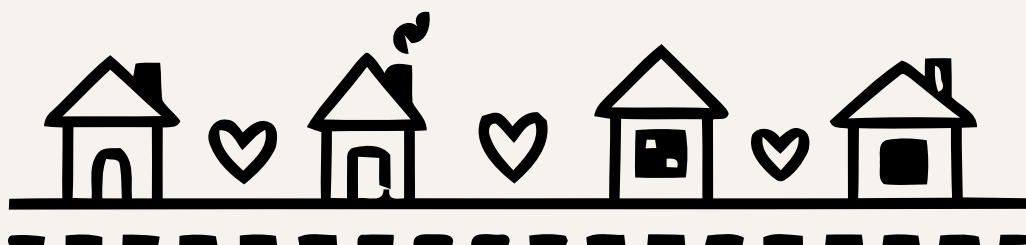
Whether you're planning to sell this spring or simply want to improve your home's value, starting your preparations now can reduce stress, attract more buyers, and help you achieve the best possible result.

Why Spring Is Such a Popular Time to Sell?

Spring brings warmer weather, longer daylight hours, and gardens bursting into life. Homes naturally present better during this time, making them more appealing to prospective buyers. Families often prefer to move before the end of the school year, and many buyers become more active after the quieter winter months.

Because of these factors, competition among buyers can increase, leading to stronger sale prices for well-presented properties.

However, this also means more homes come onto the market. Sellers who prepare early often stand out from the crowd.



Why August Gives You an Advantage?

Preparing a home properly takes more time than many people expect. By starting in August, you'll have the opportunity to complete improvements without rushing.

You'll have time to:

- Declutter and organise each room.
- Complete any outstanding repairs or maintenance.
- Refresh gardens before spring growth begins.
- Arrange professional photography at the right time.
- Consult with a real estate professional about pricing and timing.

Starting early also allows you to spread costs over several weeks rather than trying to complete everything at once

Final Thoughts

Spring remains one of the most exciting seasons in real estate—but success rarely happens by accident.

The homes that achieve outstanding results are usually those whose owners planned ahead, presented the property beautifully, and entered the market with a clear strategy.

By starting your preparations in August, you'll be ready to take advantage of increased buyer activity when spring arrives.

Whether you're planning to move this year, invest in another property, or simply want to understand the value of your home, informed decisions begin with good preparation.

BLACKWOOD VALLEY
Real Estate

LOCAL KNOWLEDGE.
Real Results.

As a local independent agency, we live, work and play in the Blackwood Valley.
We understand our community, our market and what makes this region so special.

 LOCAL EXPERTISE We know the Blackwood Valley.	 PERSONALISED SERVICE We put people first.	 BETTER OUTCOMES Focused on achieving the best results.	 STRONGER TOGETHER Supporting our community now and into the future.
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Your Local Independent Agent.

Get In Touch | 107 Hampton St
Bridgetown
WA, 6255 | 08 9761 2722 | zara@blackwoodvalley.com

Ready to Make Your Next Move?

Whether you're thinking about selling this spring, searching for your dream home, or simply curious about what your property is worth in today's market, the friendly team at Blackwood Valley Real Estate is here to help.

We offer:

- Complimentary, no-obligation property appraisals
- Expert advice on preparing your home for sale
- Residential, rural and commercial property sales
- Property management services
- Honest local knowledge backed by years of experience

No matter what stage you're at in your property journey, we'd love to have a chat and answer any questions you may have.

Contact Blackwood Valley Real Estate

📍 107 Hampton Street, Bridgetown WA 6255

☎ (08) 9761 2722

✉ zara@blackwoodvalley.com

🌐 www.blackwoodvalleyrealestate.com

Your Local Independent Real Estate Experts

Helping buyers, sellers, landlords and investors across Bridgetown and the beautiful Blackwood Valley with trusted advice, local knowledge and exceptional service.

We look forward to helping you achieve your property goals.



BLACKWOOD VALLEY
Real Estate

Local.
Independent.
Dedicated to You.

- 🏠 Locally Owned & Operated
- 🤝 Personalised Service You Can Trust
- 🏡 Proudly Supporting the Blackwood Valley Community

Your LOCAL EXPERTS IN REAL ESTATE

📍 107 Hampton Street, Bridgetown WA 6255 | ☎ PHONE: 9761 2722 | ✉ EMAIL: zara@blackwoodvalley.com | 🌐 WEBSITE: <https://www.blackwoodvalleyrealestate.com>

PERSONAL PROFILE

Holly Fleming Sales Representative

Holly has a genuine passion for property and people, and would love the opportunity to meet, appraise, and assist you with the sale of your home or property.

Holly is known for her honesty, kindness and strong work ethic and she brings integrity and determination to every client experience. Holly is proud to call Bridgetown home where she lives with her husband and three sons.

Holly's career has included serving as a Shire Councillor in Newman and managing teams in hospitality and tourism roles that strengthened her belief in community, opportunity and local growth.

Today, Holly continues that commitment through her involvement in her children's school P&C. Her real estate journey began at 26 when she purchased her first investment property and the excitement of buying and selling has stayed with her ever since. Holly understands that property is more than a transaction - it's about dreams, milestones, and new chapters. If you're thinking about selling contact Holly for a free, no obligation appraisal to see how she can help you to achieve the best result.



FEATURE PROPERTIES

67 MUNGALUP ROAD, COLLIE CHARACTER & LIFESTYLE



- Two bedrooms plus enclosed sleepout and 1 bathroom plus a second shower in the laundry.
- Positioned on a generous 1,012sqm.
- Private front verandah overlooking the golf course.
- 6m x 10m powered workshop.
- Side access and rear laneway access.
- 12-panel solar power system.



Call Zara today to book your private viewing!

Zara Hart

0408 309 076
zara@blackwoodvalley.com

65 ABEL STREET, BOYUP BROOK A RARE TREASURE



- Charming 4-bedroom, 1-bathroom character home.
- One of Boyup Brook's most iconic historic buildings.
- Set on a generous 815m² block with plenty of outdoor space.
- Prime location in the heart of Boyup Brook.
- Beautiful character features that blend timeless charm with everyday comfort.



Call Zara today to book your private viewing!

Zara Hart

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zara@blackwoodvalley.com

FEATURE PROPERTIES

127 HAMPTON STREET, BRIDGETOWN

PRIME COMMERCIAL OPPORTUNITY



- Prime commercial property in the heart of Bridgetown's main street.
- Building Area: Approximately 184sqm street level.
- High-profile Hampton Street frontage with excellent exposure.
- Multiple rooms providing options for offices, consulting rooms, retail or studio space.
- Suitable for a variety of business uses (STCA).



Call Zara today to book your private viewing!

Zara Hart

0408 309 076
zara@blackwoodvalley.com

2 KINCAID CLOSE, BRIDGETOWN

A PLACE TO CALL HOME



- 3 bedrooms | 1 bathroom.
- Generous 2,003m² corner block.
- Established trees providing privacy and a natural setting.
- Large lock-up shed already in place.
- Fully fenced block with gated access.
- Plenty of space for your dream home, shed and gardens.



Call Holly today to book your private viewing!

Holly Pleming

0407 996 571
holly@blackwoodvalley.com

WHAT OUR CLIENTS SAY

Trusted by Buyers and Sellers Across the Blackwood Valley

Nothing means more to us than knowing our clients have had a positive experience. Whether we're helping someone purchase their first home, sell a family property, or manage an investment, our goal is always the same—to provide honest advice, exceptional service and outstanding results.

We're incredibly grateful for the wonderful feedback we've received from our valued clients.



"Professional, Honest and Easy to Work With"

"From our very first meeting, we felt confident we were in good hands. The team kept us informed every step of the way, answered every question promptly, and made what could have been a stressful process feel simple and straightforward. We couldn't be happier with the outcome."



"Outstanding Local Knowledge"

"The team's knowledge of Bridgetown and the surrounding region gave us complete confidence when selling our property. Their advice on pricing, marketing and presentation was invaluable, resulting in excellent buyer interest and a fantastic sale."



"A Stress-Free Buying Experience"

"Buying a home can feel overwhelming, but Blackwood Valley Real Estate made the entire experience enjoyable. They were professional, patient and genuinely cared about helping us find the right property."



"Trusted Time and Time Again"

"We've bought, sold and rented through Blackwood Valley Real Estate over the years and have always received exceptional service. Their honesty, professionalism and commitment to their clients keep us coming back."

Why Clients Choose Blackwood Valley Real Estate

- ✓ Friendly, personalised service
- ✓ Extensive local knowledge
- ✓ Honest advice you can trust
- ✓ Professional marketing strategies
- ✓ Strong communication throughout every stage
- ✓ Dedicated support for buyers, sellers and investors

Thank You for Your Support

We sincerely appreciate every client who has trusted us with one of life's biggest decisions. Your recommendations and kind words mean the world to our team and continue to inspire us to deliver the highest level of service every day.

BLACKWOOD CHAMBER BUSINESS EXCELLENCE AWARDS 2026

Recognising local business excellence



WE NEED YOUR VOTE!



Please vote for
Blackwood Valley Real Estate



CATEGORY:
SERVICES



HOW TO VOTE

Visit the Blackwood Chamber Awards page and submit your vote.

► **VOTE NOW!**

SCAN TO VOTE



*Thank you for
supporting
local business!*

**YOUR SUPPORT
MAKES A DIFFERENCE!**

By voting for local businesses, you're helping to strengthen our Blackwood Valley community.



Proudly providing residential, rural, commercial and property management services across Bridgetown and the wider Blackwood Valley.

BLACKWOOD VALLEY Real Estate

LEMON DELICIOUS PUDDING – EXTRA SAUCY!



INGREDIENTS

- 60g unsalted butter
- 1 cup caster sugar / superfine sugar , or regular / granulated sugar
- 1 tbsp lemon zest
- 1/2 cup lemon juice (2 large lemons)
- 1/2 tsp vanilla extract , optional
- Pinch of salt
- 3 large eggs , separated (fridge cold is fine)
- 1 1/2 cups milk , full fat is best but low fat ok (fridge cold is fine)
- 1/3 cup plain flour / all-purpose flour (or gluten-free flour)

Serving

- Whipped cream (use 3/4 cup cream) or creme fraiche

METHOD

1. Preheat oven to 180°C/350°F (160°C fan-forced).
2. Baking vessels – You will need a 5 to 6 cup ceramic or glass baking dish (1.25 – 1.5 litres / quarts), or 6 x 200 ml ramekins. No need to grease it.
3. Barely melt butter – Put the butter cubes in a heatproof bowl and microwave in 20 second increments until almost melted. Then whisk by hand to finish melting using the residual heat – it will look milky rather than a yellow oil.
4. Make batter – Add the sugar, vanilla and lemon zest into the butter. Whisk to combine. Add lemon juice and egg yolks, whisk to combine. Add flour and whisk until lump free. Add milk and whisk. The batter will be very thin!
5. Beat whites – In a separate bowl, beat the egg whites until stiff using a handheld beater or stand mixer fitted with the whisk attachment. You want upright rather than floppy Santa hats!
6. Fold through a big scoop of the fluffed egg whites into the batter using a rubber spatula. Then add the remaining egg whites in and fold through, don't stir vigorously. Little lumps of egg whites is fine.
7. Fill – Gently pour the batter into the baking dish and put it in a larger roasting pan. Ramekins: Use a ladle, and make sure to scoop from the bottom so every ramekin gets even amounts of foamy batter (which sits on the surface), this turns into the cake. Fill to 1 cm / 0.2" from the rim. Transfer to a pan for water bath.
8. Bake in water bath – Fill pan with boiling water until it comes halfway up the side of the baking dish. Bake 35 minutes for a single dish or 30 minutes for ramekins, until the surface is golden (it will feel jiggly if you prod it because of the sauce underneath).
9. Rest for 5 minutes, then dusting with icing sugar. Scoop out to serve, ensuring everyone gets their share of the lemon custard sauce! Top with a dollop of whipped cream or creme fraiche, and decorate with little lemon slices, raspberry and mint sprig if desired.

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Bridgetown WA 6255



sales@blackwoodvalley.com



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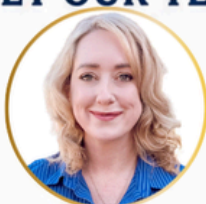
LOCAL EXPERTS. DEDICATED TO YOU.

Proudly serving Bridgetown and
the beautiful Blackwood Valley.

MEET OUR TEAM



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Sophie Shorter
OFFICE ASSISTANT



Meagan Moulton
OFFICE ASSISTANT

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