

Blackwood Valley Real Estate

July 2026 Newsletter

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

WHY MORE LANDLORDS ARE CHOOSING AN INDEPENDENT PROPERTY MANAGER

Choosing the right property manager isn't just about collecting rent—it's about having a trusted local expert protecting one of your most valuable investments.

At Blackwood Valley Real Estate, we're proud to be a locally owned, independent agency. That means our decisions are made right here in the Blackwood Valley, with one priority in mind—delivering the best possible service to our landlords and tenants.

Local Knowledge That Delivers Results

No one understands the Blackwood Valley rental market better than the people who live and work here every day. We know what tenants are looking for, what rents are achievable and how to position your property to attract quality applicants quickly.

Personalised Service, Every Time

With an independent agency, you're never just another property in a national database. We take the time to know you, your investment goals and your property.

When you call us, you'll speak to someone who knows your property—not a call centre or someone hundreds of kilometres away.

Decisions Made Locally

Because we're independently owned, we can respond quickly, adapt to market changes and tailor our service to suit your needs. We don't have head office policies dictating how we manage your investment.

Strong Community Connections

Our reputation is built right here in the community. We work closely with local tradespeople, contractors and businesses to ensure maintenance is completed promptly and to a high standard.

We Treat Your Investment Like It's Our Own

Every property deserves individual attention. We carry out thorough inspections, communicate regularly and proactively identify issues before they become costly problems.

Experience You Can Trust

Our team has successfully leased hundreds of properties throughout the Blackwood Valley, helping local investors achieve strong returns while providing quality homes for local families.

Why Independent Makes a Difference

- ✓ Local experts who know the market
- ✓ Personalised service from people who know your property
- ✓ Fast decisions without corporate red tape
- ✓ Trusted relationships with local trades and businesses
- ✓ Honest advice based on experience—not sales targets
- ✓ A genuine commitment to our community

When you choose Blackwood Valley Real Estate, you're choosing a team that values relationships over transactions. Our success is built on trust, communication and delivering outstanding results for our clients.

Whether you're buying your first investment property or looking for a fresh approach to property management, we'd love to show you why so many local landlords choose an independent agency. Your property deserves local care. Experience the Blackwood Valley Real Estate difference.

📍 107 Hampton Street, Bridgetown WA 6255

☎ (08) 9761 2722

✉ zara@blackwoodvalley.com



BLACKWOOD VALLEY
— Real Estate —

LOCAL MANAGEMENT.
Outstanding Results.

At Blackwood Valley Real Estate, we provide personalised property management with local knowledge, attention to detail and a genuine commitment to protecting your investment.

 LOCAL EXPERTS We live and work here – we know the Blackwood Valley.	 PERSONALISED SERVICE You'll always speak to someone who knows your property.	 STRONG CONNECTIONS We work with trusted local tradespeople to keep your property in top shape.	 THOROUGH & PROACTIVE Regular inspections and clear communication give your peace of mind.	 BETTER RETURNS We aim for strong occupancy and the best possible rental returns.	 CARE THAT COUNTS We treat your investment as if it were our own.
--	---	---	--	---	---

**LOCAL PEOPLE
LOCAL SERVICE
BETTER RESULTS**

*Your property.
Our priority.*

EXPERIENCE THE DIFFERENCE
Local care. Proven results.

HUNDREDS OF PROPERTIES SUCCESSFULLY LEASED
ACROSS THE BLACKWOOD VALLEY
And more managed with care every day.

GET IN TOUCH
📍 107 Hampton St, Bridgetown WA 6255
☎ 08 9761 2722
✉ zara@blackwoodvalley.com

PERSONAL PROFILE

John Pitman Sales Manager

John is a highly motivated person who has had many different business adventures over the years. He is very passionate about the South West, and believes it is easy to sell if you know you have a good product, and the South West is as good as it gets.

You can be assured that you are dealing with an experienced local! During his 20 years in real estate, John has sold well over 1000 properties. Many of these properties have been repeat business.

When John isn't selling real estate, you'll find him looking after his cattle and farm, fishing, enjoying the football season, or exploring the world with his sons.

Choosing a real estate agent to sell what is probably your largest asset, is a decision that John can appreciate is not to be taken lightly.

Although no agent can guarantee a sale, John can guarantee that everything possible will be done to achieve the very best price possible for your property.



FEATURE PROPERTIES

20 SOMME STREET, BRIDGETOWN

CHARACTER, COMFORT & LOCATION

**20 SOMME STREET,
BRIDGETOWN**



- 4 spacious bedrooms and 2 bathrooms
- 1013 square meter block
- Gorgeous terraced cottage gardens
- Outdoor entertaining area & front porch
- Open-plan living & dining
- Perfectly located within walking distance to town, schools and local amenities.



Call John today to book your private viewing!

Zara Hart

0408 309 076
zara@blackwoodvalley.com

70 GLENEAGLES DRIVE, BRIDGETOWN

DARE TO DREAM

**70 GLENEAGLES DRIVE,
BRIDGETOWN**



- Expansive 4,537m² block with uninterrupted dam & forest views
- Prepared house pad with water, power & data already connected
- Septic system & retaining walls already installed
- Quality 13m x 15m powered shed converted into a stylish weekender
- Separate powered workshop with roller door access
- Scheme water connected plus 3 x 14,000L rainwater tanks



Call John today to book your private viewing!

John Pitman

0429 882 224
john@blackwoodvalley.com

FEATURE PROPERTIES

15 SPENCER STREET, BRIDGETOWN

INVESTMENT OPPORTUNITY



- Duplex investment property on a 504sqm block
- Two self-contained 2-bedroom, 1-bathroom units
- Dual rental income with secure long-term tenants
- Well-maintained, low-maintenance investment
- Immediate rental returns from settlement
- Future potential for owner-occupiers or multi-generational living



Call John today to book your private viewing!

Zara Hart

0408 309 076
zara@blackwoodvalley.com

5986 DONNYBROOK-BOYUP BROOK ROAD, BENJINUP

WARRENDALE



- 12m x 6m shed home 1 bedroom | 1 bathroom
- Huge 15m x 12m undercover powered workshop with wood fire
- Approximately 7.6m x 6.1m powered workshop
- Mix of open pasture and native bushland with established grass trees
- Caravan included for additional accommodation or storage
- Two rainwater tanks (approx. 23,000L & 192,000L)



Call Holly today to book your private viewing!

John Pitman

0429 882 224
john@blackwoodvalley.com

PROPERTY MANAGEMENT

AT BLACKWOOD VALLEY REAL ESTATE

Your leading local agency for a trustworthy and high integrity Property Management experience.

(08) 9761 2722 | zara@blackwoodvalley.com



HAPPY LESSOR



Dealing with Zara and the team at Blackwood Valley Real Estate has been a great experience. We had zero experience in putting up our property for rental, and Zara explained the whole process and guided us through this process. We were kept informed about prospective tenants, and we are fortunate enough to have some great tenants. Thanks Zara and Team (and the tenants)...



HAPPY TENANT



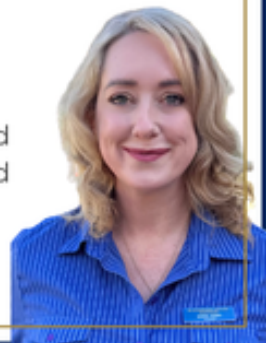
I have had the pleasure of renting in Bridgetown under the rental management of Zara and her fabulous team. Zara and the team have responded immediately to any issues that have come up, always in a professional and accommodating manner. My experience with Zara and the team has been wonderful. I feel very blessed to have that sense of assurance in our relationship. - *Tenant, Bridgetown*



HAPPY LESSOR



Zara and her team have been a pleasure to deal with in leasing and managing our home. They have good communication and respond promptly to any issues that arise. - *Lessor, Bridgetown*



Important Update: New Property ID Verification Laws Now in Effect

From 1 July 2026, new Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) laws apply to Australia's real estate industry. These changes are designed to reduce financial crime by bringing real estate agencies into line with the same compliance standards already followed by banks and other financial institutions.

What does this mean for buyers and sellers?

If you're buying or selling property, your real estate agent will now be legally required to verify your identity before acting on your behalf. Depending on the transaction, you may also be asked to provide:

- Government-issued photo identification
- Information about the source of funds used for the purchase
- Details of any company or trust involved in the transaction
- Confirmation of the beneficial owners where applicable
-

For most clients, these checks are quick, straightforward and can often be completed digitally. They are now a standard part of the property transaction process and do not indicate any concern about a particular buyer or seller.

What should you expect?

These additional verification steps may be completed when listing a property for sale or once an offer has been accepted. Having your identification documents ready can help avoid delays and keep your transaction moving smoothly.

While the process includes a little more paperwork, these reforms strengthen the integrity of Australia's property market and help protect everyone involved in the buying and selling process.

We're here to help make the process as smooth and stress-free as possible. If you have any questions about the new ID verification requirements or what documents you'll need, please don't hesitate to get in touch with our team. We'll guide you through every step and ensure your property transaction progresses as seamlessly as possible.

The Blackwood Chamber Business Excellence Awards 2026

The Blackwood Chamber of Commerce and Industry Awards are now open for public voting, celebrating the incredible businesses and organisations that contribute to our local region.

We'd love your support in recognising local excellence.

👉 Please vote for us:

Blackwood Valley Real Estate
(Category: Services)

Our team is proud to be locally owned and operated, providing professional residential, rural, commercial, and property management services across Bridgetown and the wider community. We are passionate about supporting our community and helping people achieve their property goals.

📦 How to vote:

Simply visit the Blackwood Chamber of Commerce and Industry Awards page and submit your vote here:

<https://blackwood-awards.netlify.app/>

Thank you for supporting local business and helping us celebrate the people and services that keep our region strong.



HOT CHOCOLATE FUDGE CAKE



INGREDIENTS

Dry:

- 1 cup plain/all-purpose flour
- 1/3 cup cocoa powder (*unsweetened*)
- 3/4 tsp baking powder
- 3/4 tsp baking soda/bi-carb
- 1 cup caster/superfine sugar (*sub ordinary white sugar*)
- 1/4 tsp salt

Wet:

- 1 large egg , *at room temperature*
- 1/2 cup milk , *full fat, at room temperature*
- 75g / 5 tbsp unsalted butter , *melted and cooled slightly*
- 1 tbsp oil (*canola, veg or other neutral oil*)
- 1 tsp vanilla extract
- 1/2 cup boiling water

Chocolate fudge sauce:

- 1 cup thickened / heavy cream, or pure cream (*not low fat, too thin*)
- 1 1/4 cups dark chocolate melts or chips

METHOD

1. Preheat oven to 180°C (160°C fan). Grease a 20cm/8" cake pan with butter then line with paper.
2. Whisk Dry ingredients in a large bowl.
3. Add Wet – Then add all the Wet ingredients EXCEPT the boiling water. Whisk until combined. Then add the boiling water and whisk until smooth. The batter will be pretty thin.
4. Bake 40 min – Pour into the pan. Bake for 40 minutes or until a skewer inserted into the centre comes out mostly clean – a faint smear of batter isn't a bad thing, we're making a fudge cake here!
5. Cool in the pan for 10 minutes. Invert onto a plate, then onto a cooling rack or plate right side up. Cool for a further 10 minutes – the cake will still be warm for serving.
6. Serving – Cut slices of the warm cake. Top with a scoop of ice cream. Douse with fudge sauce – just shy of 1/4 cup per slice (10 slices). Eat and swoon!

Chocolate fudge sauce (makes 2 cups):

1. Heat cream until hot, just before boiling point, using your method of choice – saucepan or microwave.
2. Stand 5 min – Put chocolate in bowl. Pour over hot cream. Ensure all chocolate is submerged, then cover with a plate. Leave for 5 minutes.
3. Mix – Using a whisk or rubber spatula, mix vigorously until the cream and chocolate combine into a silky chocolate sauce.
4. Cool to thicken for 20 minutes. Give it a stir then pour into a jug for serving!

BLACKWOOD VALLEY Real Estate

Your leading locally-owned independent agency.

Our services include:

- 🏠 Residential Property Management
- 🏠 Commercial Leasing
- 🏠 Residential and Land Sales
- 🏠 Commercial Sales
- 🏠 Rural Sales



John Pitman
SALES MANAGER
M: 0429 882 224



Zara Hart
LICENSEE + PROPERTY MANAGER
M: 0408 309 076



Holly Fleming
SALES CONSULTANT
M: 0407 996 571



Kellie Bornatici
PERSONAL ASSISTANT
TO ZARA HART



Erin Boyle
PROPERTY MANAGEMENT
ASSISTANT



Mandy Mason
OFFICE ADMINISTRATOR



Sophie Shorter
OFFICE ASSISTANT



Meagan Moulton
RECEPTION

Here for you when life's season changes.

107 Hampton Street, Bridgetown WA 6255

(08) 9761 2722 | www.blackwoodvalleyrealestate.com