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NEWS & VIEWS

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18 NOV - 9 DEC



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PROPERTY
ON PAGE 7

RayWhite

**PROPERTY OF
THE MONTH**

PAGE 7

**LOCAL TRADES AND
SERVICES**

PAGE 18-19

**POOL
SAFETY**

PAGE 20

belle

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PROPERTY



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Bayside lifestyle factors drive strong buyer interest

While we race towards Christmas, the property market shows no signs of slowing down.

New property developments in the Bayside area are attracting genuine buyer interest, driven in part by lifestyle factors.

November's inaugural Wynnum Fringe festival charged an eclectic vibe throughout the area, with top-quality performers and food trucks welcoming locals and visitors.

Next year's highly anticipated unveiling of the new cinema complex and

accompanying apartments at Wynnum, along with new bars and restaurants, is stirring buyer interest in Wynnum and surrounding areas.

Hudson Brewing will soon open a brewery and tap room in Gibb Street, while the old fish market site in Fox Street is currently under renovation. Locals are also looking forward to the upcoming opening of The Fat Duck, a welcome addition to the Bay Terrace dining scene, expected to offer a boutique bar and tapas menu.

These fantastic new bars and eateries will only complement neighbourhood favourites like Cedar & Pine.

Manly will score a new dining precinct set to launch this summer at Trafalgar Street with the opening of Manly Boathouse. The Boathouse's style of relaxed, casual waterfront dining will surely be an asset to the area.

We hope you enjoy browsing this edition of Real Estate News & Views. Perhaps you'll find your new home before Christmas!



Real Estate News & Views is a monthly publication, home-delivered to Wynnum, Manly and Lota areas. Please note that if your home has a 'no junk mail' or 'Australia Post Only' label, then we are unable to deliver the newsletter to you. However, copies will be available around the local area for you to read.

Any submissions can be emailed to sales@market2market.com.au for consideration.

Contact 0421 786 302 for more information



HOME DISTRIBUTION BREAKDOWN

POST CODE	SUBURB	DISTRIBUTION
4153	BELMONT (QLD)	485
4170	CANNON HILL	220
4154	GUMDALE	111
4154	WAKERLEY	2,386
4172	MURARRIE	1,302
4173	TINGALPA	2,739
4174	HEMMANT	807
4178	WYNNUM	4,221
4178	WYNNUM WEST	4,124
4179	LOTA	1,041
4179	MANLY (QLD)	1,185
4179	MANLY WEST	3,593
TOTAL		22,214

DEC/JAN BOOKINGS

- Advertising cut off 27th of November
- Distribution 9th of December (shopping centres) 14th December into homes

ADVERTISEMENT SIZES

Full Page	318mm deep x 265mm wide
Half Page	135mm deep x 265mm wide
Quarter Page	68mm deep x 265mm wide (not available to real estate agents)
Strip Ad	40mm deep x 265mm wide (not available to real estate agents)

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5 MINUTES WITH BYRON FREEBORN

Local markets primed for a second wave of activity

The local market has been abuzz with activity, and whether empirical or anecdotal, it's happening.

There's undoubtedly strong interest from the southern states, particularly from New South Wales, however for the moment the intensity of bidding and offers has come from the local market. We're seeing families who are renting needing to buy in or upgrade, along with young first home buyers and downsizers. Also in the mix are interstate buyers, but are we going to see a dramatic increase in these buyers once the borders open up? Is a second wave of market increases on the way? It's likely and imminent.

Low interest rates will continue to fuel (or at least not be an objection to) buyers getting into the market, in fact it's certainly an encouragement. Speaking with Mark Williams from The Brokerage, 1.99 % fixed loans for four-year periods are now available in principal and interest packages. Mark is seeing at least a 50% increase in applications compared to this time last year. Most are first home buyers and re-financers. Re-financing and taking advantage of redundant equity is funding renovations, which leads to people feeling ready to sell, upgrade, and get a premium price for their home.

Simon Clarke from Universal Buyers Agents has in the past week secured two properties in Manly West and Wynnum for Sydney buyers relocating. South-east

Queensland has historically enjoyed healthy interstate migration, however due to COVID, Simon has seen a dramatic increase in buyers from Sydney and Melbourne wanting to move states. Out of the main job hubs – Sunshine Coast, Gold Coast and Brisbane – the majority of buyers have had a higher level of confidence to secure work in the Brisbane area, with Wynnum offering a mix of close proximity to the CBD, bay lifestyle, and cooler temperatures.

People relocating from interstate generally have had the idea on the cards for a while. Mostly what motivates them is either they just can't afford to build up a deposit to get into a \$1m+ home (which is just about the starting point in Sydney for a house within 15km radius) or they are after mortgage relief. Most head offices of major companies are located in Sydney or Melbourne, and this year's drive towards working from home has opened up opportunities for workers to relocate to Brisbane while still retaining a workable position in an interstate company. We are potentially seeing the beginning of a trend of head offices relocating to Queensland.

Simon has indicated that the dynamic of the client has recently changed from mostly investors to now mainly owner occupiers relocating. The enquiry from Sydney and Melbourne buyers has doubled. Site unseen by the buyer has become more the norm, where a



buyer's agent will run a facetime/what's app call to walk the buyer through a property. They'll do a drive-by the local streets with a camera on the dashboard, allowing buyers to see the location, and take advantage of the virtual tour that the marketing agent has available.

The above elements on their merits are likely to prompt a further increase in market activity, particularly in the Wynnum/Manly area, and coupled with the possibility of buyers being able to visit Queensland in the near-to-medium future, we could see a strong push of buyer activity in our local housing market.

Raine & Horne®



112 Boswell Terrace, Manly

This character pre-war house ticks all the boxes. Fully renovated in 2015 the property has retained its character incorporating modern features with nothing left to do except enjoy. Manly Harbour at your doorstep. Invite those sea breezes through your windows by making 112 Boswell Terrace your next home. With stained wooden floors and a coastal colour palette, this property will make every day feel like a vacation. The large 2 car carport even has extra height clearance for your boat or camper!



Byron Freeborn
0416 967 802
byron.freeborn@wynnum.rh.com.au

Wynnum | Manly
07 3348 7555
rh.com.au/wynnum



4 4 3

View By appointment
Guide \$1,750,000

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au

Chris Vote
0433 411 540

chris.vote@wynnum.rh.com.au

93 Wynnum Esplanade, Wynnum

Holiday By the Bay - Upfront on Wynnum Esplanade

- Live on the alfresco front deck
- Spacious main living plus 2 more
- Separate dining with views all around
- Designer kitchen – 900mm oven/gas cooktop
- Main bedroom suite with study & bathroom

3 2 1

View By appointment
Guide Offers over \$400,000

Chris Vote
0433 411 540

chris.vote@wynnum.rh.com.au

3/11 Tripcony Place, Wakerley

Situated in the ever popular 'Manly Views II complex'

- Fully ducted air-conditioning throughout
- Wonderfully liveable – Open plan lounge, kitchen & dining
- Powder room & laundry downstairs
- Well-appointed gourmet kitchen with S/S appliances & stone bench



3 2 1

View By appointment
Guide \$749,000

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au

4/170 Kingsley Terrace, Manly

Affordable on Manly Terraces - Live & Play in the Heartbeat

- Tri-level boutique townhouse
- Quiet position and location
- 2-3 bedrooms OR 1-2 living areas
- Bathroom & ensuite plus huge dressing room
- 2 decks – alfresco and top deck with water views

4 2 3

View By appointment
Guide Offers over \$650,000

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au

37 Glover Drive, Alexandra Hills

Splash into Summer - Superb Home & So Convenient

- 4 Bedrooms – built in wardrobes
- Two living areas, aircon & fireplace
- Ensuite & main bathroom
- Stunning quality kitchen with water chiller

Every care has been taken to verify the accuracy of the information in this document, but no warranty (either express or implied) is given by Raine & Horne or its agent, as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property. RLA Raine & Horne Wynnum | Manly.

Wynnum | Manly (07) 3348 7555
183 Bay Terrace, Wynnum
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MARKET UPDATE WITH DAVID LAZARUS



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121 Cambridge Parade Manly **\$1,015,000**



19 Buderim Street Manly **\$840,000**



62 Britannia Street Manly **\$1,350,000**



29 Milfoil Street Manly West **\$604,000**



114 Stratton Terrace Manly **\$1,070,000**



10 Red Gum Crescent Wakerley **\$840,000**



56 Gordon Parade Manly **\$699,000**



2/165 Stratton Terrace Manly **\$560,000**



4 Sweetapple Place Manly West **\$675,000**



24 Grattan Terrace Manly **\$850,000**



49 Peel Street Manly **\$775,000**



96 Grattan Terrace Manly **\$991,000**



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www.belleproperty.com/manly-qld/





RayWhite



7 Cusack Parade **Wynnum**

4  2  2  + STUDY + POOL 563M²

PURE INDULGENCE

If you desire a lifestyle which includes the finer things in life, this flawlessly designed home will leave you breathless.

The pursuit for excellence came easily with Johnny Hyde - OH Architecture, who understood what the owners wanted to create, and create it they did. The end result is a combination of easy elegance and modern luxe - a masterpiece to be truly proud of.

A perfect mix of timbers throughout, including stunning Blackbutt timber flooring and rich cedar doors perfectly complements an extensive use of glass allowing the natural light to flood through the home.

The front entrance showcases a fabulous, light filled void, and leads you through to the open plan kitchen, dining and living area which easily flows out onto the timber, entertaining deck with built in kitchen complete with barbeque and fridge.

For the lifestyle conscious, you will appreciate the workmanship that has gone into this impeccably appointed, unique Bayside residence.

AUCTION

5th December at 2pm

View

Saturday 1 - 1.30pm

Kyle Woodbine

0411 597 579

raywhitewynnummanly.com.au



RayWhite

a Little
Ray of Giving



Everybody deserves to smile this Christmas

Christmas can be a particularly difficult time for many people, this year Ray White Tingalpa are supporting St Vincent de Paul Society by collecting essential and non-perishable items such as:

Pasta / Pasta Sauce / Rice / Cereal / Tinned Veggies / Tinned Tuna or Salmon / Toothbrush and or toothpaste / Shampoo and or conditioner / Bodywash or soap / Hairbrush or comb / Razor and or shaving cream / Deodorant / Backpack / New Towels / Water bottle / Notepad and pen / Small confectionery items

If you would like to donate any of these items, Please drop them into our office before **Friday 4th December 2020** and we'll make sure they get to deserving members of the community.

Our office trading hours are Monday to Friday 8:30am to 5:00pm and Saturdays 9:00am to 11:00am.



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Place.



Manly's No. 1 Agent in Sales Value* | Wynnum's No. 1 Agent in Sales Value*

*Source - RateMyAgent

MARC SORRENTINO 0488 886 272 | marc@eplace.com.au | Place Estate Agents Manly | 75 Cambridge Pde, Manly



8 Wellington Street, Manly

SOLD



533 Royal Esplanade, Manly

SOLD



74 Melville Terrace, Manly

SOLD



15 Britannia Street, Manly

SOLD



32 Shepherd Street, Wynnum

SOLD
STREET RECORD



59 Coreen Street, Wynnum

SOLD
STREET RECORD



32 Crown Street, Wynnum

SOLD
STREET RECORD



267 Ernest Street, Lota

SOLD
STREET RECORD



751 Esplanade, Lota

SOLD

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Manly

Property Sales
2020

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Agent of the Year

Manly

Property Sales
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2020 has been a challenging year for ALL. As we move into 2021, the Eastside Team is here to help with reduced commission rates & discounted marketing for the rest of the year!! If you've been struggling to sell or are ready to make that change, this is your perfect opportunity to get in touch. Contact either Josh or Stacey and quote this circular to redeem this amazing offer.

STACEY RITSON 0403 345 409
JOSH WARREN 0403 481 271



Brand New Home In Lota

18 Booran Street, Lota

4 2 2



Luxury Lifestyle Location

40 Valetta Street, Manly

5 3 2 1

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3 2 1
For Sale: Offers Over \$385K
Inspect: By Appt or Open Home
Contact: Lynette Brown | Alan Chambers
 0450 022 439 | 0435 838 847
lynnetebrown@remaxwm.com.au
alanchambers@remaxwm.com.au



18 Empire Avenue, MANLY WEST
809sqm of fully fenced garden with side entry...

This three-bedroom family home has been much loved over the last 18 years...now it is time for the owners to move on. All the living areas and kitchen upstairs are pristine and well maintained with bath / shower and separate toilet having recently been modernised. The open dining / lounge area and kitchen which has all new appliances, leads to an outstanding deck that is fully covered and overlooks the fantastic backyard which is quiet and private.

3 2 4
For Sale: \$725K
Inspect: By Appt or Open Home
Contact: Lynette Brown | Alan Chambers
 0450 022 439 | 0435 838 847
lynnetebrown@remaxwm.com.au
alanchambers@remaxwm.com.au



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Liza
MARTINEZ

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☎ 07 3893 6714

✉ lizamartinez@remaxwm.com.au



3 Barramay Street, MANLY WEST
Make Your Dreams Come True!!

From the moment you arrive, you can imagine yourself calling this one home! Nestled on a large 592m2 allotment in the peaceful suburb of Manly West, this classic family home will make all your dreams come true. With a generous backyard offering enviable side access, a serene alfresco entertaining space and a flowing layout across two levels, it's primed for relaxed family living, while also offering the potential to add further value.

3 🏠 1 🚗 2 🚗
For Sale: Offers Over \$589,000
Inspect: By Appt or Open Home
Contact: Trish Breen
 0419 647 799
trishbreen@remaxwm.com.au



3 Higgs Circuit, WYNNUM WEST
All Kinds Of Wonderful ...

Positioned in a thriving suburb that caters to households at all stages, it ticks so many boxes and even offers the potential for dual living! The free flowing design is suited to all family dynamics and offers multiple internal living zones for the family to come together & connect or to have privacy and space. At the centre of the home is the generous light-filled family living area where the lounge, dining and kitchen all interconnect and flow effortlessly to the covered alfresco entertaining retreat.

4 🏠 2 🚗 2 🚗
For Sale: Offers Over \$679,000
Inspect: By Appt or Open Home
Contact: Trish Breen
 0419 647 799
trishbreen@remaxwm.com.au





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SOLD By The Gill Team



10 Earl Parade, Manly

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- Multiple Offers
- 5 days on the market
- 24 groups through three open homes
- Offer accepted after first open home
- 23 Online Enquires

4 🏠 3 🚗 2 🚗

For Sale: SOLD
Inspect: By Appt or Open Home
Contact: Tandi Gill | Travis Gill
 0422 804 419 | 0407 124 733
 tandigill@remaxwm.com.au
 travis.gill@remaxwm.com.au



88 McFadden Street, Wynnum

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- Multiple Offers
- 12 days on the market
- 34 groups through three open homes
- 5 Private Inspections
- 44 Online Enquires

5 🏠 3 🚗 2 🚗

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Alan Chambers

0435 838 847
alanchambers@remaxwm.com.au



Lynette Brown

0450 022 439
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Tandi Gill

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SIMON GREGG
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5 BED 3 BATH 2 CAR

FOR SALE
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c21.com.au/wynnum

HEMMANT
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NINA ADAMS **HELEN GRUNOW**
0408 781 170 0400 131 675

2 BED 2 BATH 1 CAR

EXPRESS SALE

07 3893 2377
c21.com.au/wynnum



ljhooker.com.au



3/192 Hargreaves Road Manly West

3 BED 2 BATH 1 CAR

Retiring Owners of 15 years are selling this stand alone carefully maintained lowset villa. Situated high on a hill in the beautiful Moreton Bay Breezes complex makes this the ideal retirement haven or blue-chip investment opportunity. Featuring a bright sunny kitchen, large open plan living area which opens onto the covered entertaining deck, 3 large beds & 2 large bathrooms. The outdoor living is designed to capture cooling bay breezes and warm winter sun. Separate remote car accomm & laundry complete the picture. A sparkling pool & outdoor area are available for residents & guests alike. Easy walk to shopping centre, schools, city transport & parks. IMMEDIATE POSSESSION is available for this unique Villa with low body corporate fees and listed at offers over \$487,500 it will not last long.

For Sale
\$487,500 ONO

Agent
Murray Mercer
0413 702 222

LJ Hooker Wynnum
07 3348 6777

10 Ulagree St, Wynnum West

3 BED 2 BATH 2 CAR

This spacious family home offers 3 large bedrooms all with built-ins & master with A/Con. Open plan Air-conditioned living, modern kitchen with dishwasher, walk-in pantry and Gas stove. Gleaming polished hardwood flooring plus modern bathrooms. The under house has been redeveloped (legal height) making it the ideal Teenager retreat or bring Grandma home with its own separate bathroom. Twin car remote garage + additional storage for a trailer/tradie equipment or other toys & fully fenced yard. Easy walking distance to nearby school, parks, shops and city Train. Currently rented at \$500.00 per week. Vacant possession will be available. Interstate Owner says sell. Don't miss Out!!

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Offers over \$500,000

Agent
Murray Mercer
0413 702 222

LJ Hooker Wynnum
07 3348 6777



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Make sure your pool fence measures up

CONTRIBUTED BY THE QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

It's almost summertime and the days are already getting warmer! For many, this means more time spent in the backyard pool.

If you own a property with a swimming pool, you have a responsibility to make sure that your pool fence is compliant with the Queensland pool safety standard (the standard).

Compliant pool barriers help save lives by preventing young children from accessing swimming pools.

All pools, including spas and some portable pools, must comply with the standard. It applies to new and existing pools in houses, unit complexes, hotels, motels, backpacker accommodation, caravan parks and mobile van parks.

On the Queensland Building and Construction Commission (QBCC) website, you can find tools and tips to help you

navigate through the legal requirements so that you can learn more about your responsibilities as a pool owner.

WHAT DO YOU NEED TO KNOW?

You can check if your pool is registered on the pool safety register, and if it isn't you can register your pool for free online.

For a guide to whether your pool barrier complies with the standard, use the easy online pool compliance checklist.

You can also find a licensed pool safety inspector (PSI) using the online search. A PSI can inspect your pool and provide you with a pool safety certificate, which is a requirement when selling or leasing a property with a pool.

To learn more about pool safety and your legal obligations go to: <https://www.qbcc.qld.gov.au/home-building-owners/pool-safety/overview>



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76 Camelia Street, Cannon Hill

GRAND UNIQUE FAMILY QUEENSLANDER, POOL, 906m², QUIET CUL DE SAC POSITION

Exuding timeless yesteryear charm you'll in love with this unique family home on a sprawling 906m² block in an ideal quiet cul-de-sac position.

- Versatility with options for dual living/work/business/studio
- 473m², 341m² int + 132m² ext. Large bedrooms and entertaining areas,
- Striking street appeal, side access . Rich character laden features, polishes floors, high ceilings. A fantastic family entertainer, Large private pool,
- Relaxation & grassed yard areas. Wonderful all encompassing wrap around balcony.
- Breezy north aspect rear balcony & alfresco areas.
- Easy access to CBD (6km) Carindale, Bulimba, Airport.

INSPECT

Call for inspection times

FOR SALE

\$1.49M negotiable

AGENT

John Kubatov 0412 241 889



8 Caledonia Cct, Morningside

LARGE 927m² PARKSIDE CUL DE SAC BLOCK. VERSATILE HOME, POOL LIFESTYLE!

- Prime land parcel near the park, end of cul de sac.
- Coveted north-east aspect and cool breezes.
- 2 Generous living areas, ducted AC
- Separate air conditioned home style office/ MPR
- Inviting rear private undercover alfresco area
- Sparkling and enticing in-ground pool
- Large grassed fully fenced backyard with fire pit, sheds
- Central well appointed kitchen, walk-in-pantry, breakfast bar
- 3 Spacious bedrooms, built-ins, ceiling fans, 2 Bathrooms
- Large double remote semi-converted lockup garage

INSPECT

Call for inspection times

FOR SALE

Buyers circa \$1.1M

AGENT

John Kubatov 0412 241 889





Enjoy a lush green lawn this spring

BY ALANA SEARLE

With the recent rain and rapid growth warmer weather brings, spring is the ideal time to turn your lawn a lush green, and be the envy of your neighbourhood. Long periods of dry weather make lawn soil hard and compacted, inhibiting water from penetrating the soil and reaching the roots. The fix is simple and after one afternoon attending to your patch, your lawn will be on its way to a sea of green.

Firstly, to aid water reaching the roots, aerate the lawn with an aerator roller or garden fork and apply Searles Penetraide Re-Wetting Granules over the lawn.

Whether you are filling in holes or adding nutrients to the soil for better growth, top dress lawns by applying a 2cm layer of 5 IN 1 Organic Fertiliser. This will add rich organic nutrients and minerals to the soil to encourage the production of new grass shoots and strengthen roots resulting in a thicker greener lawn. Extra organic matter also improves water retention and drainage in the soil – especially helpful during drier times of the year, but also equally when the 'big wet' comes.

With better water penetration and a little fertiliser during spring, you'll have a thicker, greener lawn which smothers weeds with less need for chemical spraying.

Find helpful tips on all things gardening visit www.searlesgardening.com.au.

Searles is a local family owned Queensland business.



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Award-winning innovation with **Thinktank Architects**

THINKTANK ARCHITECTS' EARLY WORK WAS FOCUSED ON AWARD-WINNING DOMESTIC DESIGN, WHILE IN RECENT YEARS THE TEAM HAS DELIVERED MANY LARGER PROJECTS.



"We have always had a 'team within the team' delivering residential housing work," explained Director Michael Jullyan.

"We love the passion of doing housing; it's the most individual

and expressive form of architecture, and our relationship with the client and realising their dream together are some of the best and most exciting experiences we have as architects."

Thinktank's award-winning team has been doing domestic new-build and renovation designs for over 30 years, and is always at the leading edge of emerging trends.

"We are well known for our ability to translate historical styles to suit modern living," said Mr Jullyan, who spent five years as a builder of luxury homes gaining invaluable insights and experience before starting the practice.

Further international study and 20 years of resort sector work have influenced Mr Jullyan's direction for Thinktank, as seen in the firm's lifestyle-inspired designs which translate into practical, buildable and beautiful architectural solutions.

Working hard to get the most out of the land and the budget - while listening to the owner's needs and tastes - is paramount to Thinktank's successful delivery of unique and inspiring architecture which reflects and enhances every client's vision.

Level 1, 70 Bay Tce, Wynnum Qld 4178 | 07 3348 3727 | enquiries@ttarchitects.com.au
thinktankarchitects.com.au



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DENIS NAJZAR**

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FOR SALE

VIEW

Phone for open home times

AGENTS

James Curtain 0404 056 564
Denis Najzar 0438 457 599

Harcourts Inner East



Manly West
17 Mizzen Street

1,246m² 5 4 5

HISTORICALLY SIGNIFICANT – RECORD SALE

A great many turn of the century homes across Brisbane lay claim to historical significance, but “The Springs” at 17 Mizzen Street Manly West has a story that resonates with Bayside residents due to its original owners having employed so many of the Wynnum/Manly community over 100 years. Originally constructed around 1894 for The Hargreaves Family, this magnificent Queenslander style residence has undergone several facelifts, creating what is now a glorious, prestigious family home on approx 2,000m². The traditional charm has been accentuated by being blended with contemporary ideas and fittings bringing about a sense of casual elegance and modern functionality.

David Green and the team at Harcourts Inner East welcome the new owners to ‘The Springs’.

SOLD
David Green
M 0439 542 150
david.green@harcourts.com.au



Bulimba
5/187 Brisbane Street

3 2 1

OWNER MOVING – MUST SELL

Deceptively spacious townhouse, this private home offers low maintenance living without compromising on space. Situated at the rear of a boutique, gated complex of five owner occupied homes with guest parking, this is perfect for buyers seeking an outstanding lifestyle opportunity in highly sought-after Bulimba.

Characterised by 229m² of living space, this fully renovated home features brand new kitchen and bathrooms, crisp white walls, polished timber flooring and modern down lighting.

For Sale Auction

Auction In Rooms, Wednesday 25 November 6 pm , 182 Riding Road, Balmoral QLD 4171

View As advertised or by appointment

Chris Lawsen
M 0422 868 724
chris.lawsen@harcourts.com.au



Bulimba
6 Thompson Street

405m² 4 2 2

MUST BE SOLD

Motivated owners have given me clear instructions our house MUST sell on or before Auction day. We are talking about a post war four bedroom home on a 405m² block in one of Brisbanes best suburbs. Opportunities to purchase a property in Bulimba in this price range do not come along often!

Located in a cul-de-sac street where neighbouring properties can fetch upwards of \$4 Million. Take advantage of the direct access to the Bulimba sports fields. A fantastic home or investment, in an area where property prices just keep on climbing, plus close to everything that the Bulimba lifestyle has to offer - you simply cannot let this one slip you by.

For Sale Auction
Auction In Rooms, Wednesday 25 November 6 pm , 182 Riding Road, Balmoral QLD 4171
View As advertised or by appointment
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M 0422 868 724
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Morningside
32 Windemere Avenue

415m² 4 2 2

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CALL CHRIS NOW IF YOU ARE THINKING OF SELLING 0422 868 724



RayWhite

80 Melville Terrace, **Manly**

3 2 2

This property offers the perfect combination of location and wonderful work from home lifestyle. With a picture perfect street presence and perfectly positioned on an elevated 450m2 allotment, this beautiful two-level Queenslander is an absolute delight and is perfect for a modern family with a home based business. Taking in stunning panoramic views and offering a magnificent connection of internal living with the al fresco deck. This home is a perfect choice for entertaining your family and friends all year round.

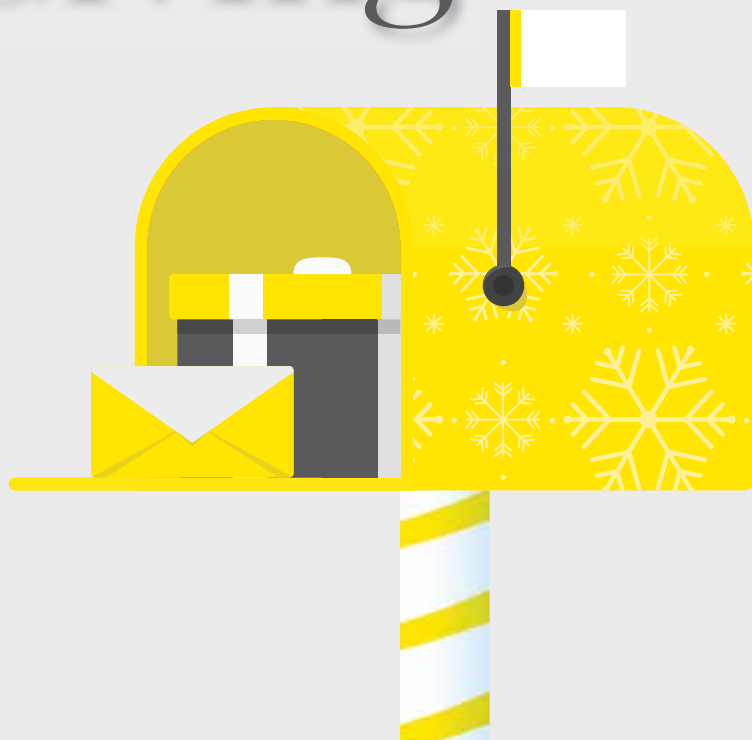
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Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au



Chris Vote
0433 411 540

chris.vote@wynnum.rh.com.au



Byron Freeborn
0416 967 802

byron.freeborn@wynnum.rh.com.au