



# REAL ESTATE

## NEWS & VIEWS

25,000 COPIES TO LOCAL HOMES AND BUSINESSES

10 DEC - 13 JAN



SEE THIS PROPERTY ON PAGE 12

Sash & Gable PROPERTY

**PROPERTY OF THE MONTH**

PAGE 12

**LOCAL TRADES AND SERVICES**

PAGE 18-19

**DOWNSIZING**

PAGE 20

**belle**

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Belle Property  
MANLY & WELLINGTON POINT

PROPERTY



67 Cambridge Parade | Manly  
[www.belleproperty.com/manly-qld/](http://www.belleproperty.com/manly-qld/)





## A very Merry Christmas from our place to yours

We've decked the halls and trimmed the tree, and we're excited to bring you this final edition of Real Estate News & Views for 2020.

Many of us have spent more time at home this year than ever before, which has encouraged us to take stock of what we really want and need in a home. For some, it's improving their current abode, and for others it means relocating.

Agents are fielding buyer inquiries from across the country, and it seems everyone wants a piece of the Brisbane property market. 'Sight unseen' has become a common catchphrase, with buyers snapping up properties after virtual walk-throughs.

Whether you see Christmas as a quiet time to recharge and relax, or you choose to host a large and loud family celebration, your home is your hub this festive season.

Long and lazy summer days following Boxing Day melt into balmy warm nights – perfect for backyard barbecues, catching up with friends and neighbours, and reflecting on the year that was.

The new year brings hope, opportunity and fresh starts. If you've resolved to buy, sell or rent somewhere new next year, we hope you find your perfect place in Real Estate News & Views.



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](mailto:sales@market2market.com.au) for consideration.

Contact 0421 786 302 for more information



### HOME DISTRIBUTION BREAKDOWN

POST CODE	SUBURB	DISTRIBUTION
4153	BELMONT (QLD)	1034
4170	CANNON HILL	984
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
<b>TOTAL</b>		<b>23,527</b>

### JAN/ FEB BOOKINGS

- Advertising cut off 16th of December
- Distribution 13th of January (shopping centres) 18th January 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)

MARKET 2 MARKET 20 YEARS

## Why Vitale & Co?

"Our aim is to provide all landlords with a dedicated and highly professional service that is able to guarantee exclusive attention to the management of your residential property asset."

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Tammy Vitale 0407 000 153 or Armando Vitale 0421 273 277

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PROPERTY MANAGEMENT SERVICES

3/99 Cambridge Parade Manly | p: 07 3348 5861 | m: 0407 000 153 | e: rentals@vitaleco.com.au | w: www.vitaleco.com.au



**HOT  
PROPERTY**

**51 Southwick Street, Wynnum**

**DANNY DAY** 0402 316 039

**SIMONNE AUER** 0418 732 885



**SOLD**  
By Danny Day



**SOLD**  
By Danny Day



danny@jdre.com.au  
0402 316 039



nicole@jdre.com.au  
0409 557 518

## **jd** PROPERTY MANAGEMENT

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[www.jdre.com.au](http://www.jdre.com.au)

**jd** jamesdean  
RESIDENTIAL



## 5 MINUTES WITH MARGARET VOTE

# Wynnum's first Fringe festival brought everyone back to Wynnum

What an exciting time was had by all who came along to the inaugural Wynnum Fringe festival in November 2020.

The festival kicked off with a Traditional Ceremony in Greene Park, followed by the Opening Ceremony in Edith Street held in collaboration with our local Quandamooka Elders. It was a momentous occasion where everybody celebrated the strengths of Wynnum and 'Connection from Past to Present'.

Wynnum-based producer, performing artist, actor and singer Tom Oliver was the creative force and energy behind the three-day festival, which shone a spotlight on the arts and the Bayside area.

With the hardship of Covid-19, a tidal wave of artists applied and so many contributed to the success of the Wynnum Fringe. Being a part of it as a major sponsor was inspiring and amazing, and we are hoping that it was the first of many Wynnum Fringe festivals to come.

Audiences enjoyed more than 24 ticketed and free performances, a fantastic mix of renowned and emerging talent from Brisbane, the Gold Coast and Sunshine Coast, which was perfect for a bold new festival that lit up our stunning bayside town of Wynnum. There were light projections on our buildings, and so

many performance genres were covered – dance, circus, cabaret, comedy, theatre, music and art.

The heart of the festival was Edith Street, closed to traffic to create an open piazza that allowed theatre lovers to wander between venues, lined with food trucks, outdoor bars, art installations and pop-up performances all against the glorious backdrop of Waterloo Bay.

Ticketed venues showcased the area's character. There was musical cabaret at Wynnum Opera House, and comedy and theatre at the old church hall, as well as circus acts in Mrs Quinn's Carpark, and stunning energetic tap dances by the 'Other Tap Guys' at Kelleher's Dance Academy.

There were also many free events, thanks to Arts Queensland's Open Air Funding programme that allowed audiences to enjoy entertainment in outdoor locations within a COVID-safe environment.

This outstanding event sold 6,600 tickets online, 22 sold-out ticketed shows, nearly 10,000 people came through Wynnum CBD across three days. Twenty-one local sponsors came on board to support the festival, which created employment for 150 artists and 43 creative staff. There were 60 wonderful volunteers and



the online broadcast played to 10,000 people around the world. Everything delivered was beyond expectations and the joy was evident.

A special highlight for me was Luke Kennedy in his 'From Johnny to Jack' performance bringing the collective voices of Wynnum to a rallying crescendo singing 'You're The Voice' and it was sung loudly and from the heart – proud voices of this wonderful community.

Wynnum, you can be so proud of all you've achieved in 2020!

## Raine & Horne®



### 348 Prout Road, Burbank

This remarkable property is hidden away in Burbank, and only 8 minutes to Westfield shopping centre Carindale and an easy drive to Bayside locations of Cleveland, Wellington Point and Wynnum Manly Harbour. Your attention is captured from the moment you step foot on the property and it continues to amaze as it unfolds before your eyes... beckoning you with a road winding through the lush gardens and lawns sweeping down towards the dam.

7 6 23



**Chris Vote**  
0433 411 540  
chris.vote@wynnum.rh.com.au



**Margaret Vote**  
0411 521 747  
margaret.vote@wynnum.

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



4 2 3

**View** By appointment  
**Guide** Offers over \$945,000

### 112 Boswell Terrace, Manly

**Embrace the coastal vibes of 112 Boswell Terrace!**

- 4 bedrooms (all with built-in wardrobes)
- 2 bathrooms (1 ensuite)
- Laundry
- Combined living, dining and kitchen area
- Spacious second living area

**Byron Freeborn**  
**0416 967 802**

byron.freeborn@wynnum.rh.com.au

6 4 6

**View** By appointment  
**Guide** Offers over \$2,750,000

### 431 Esplanade, Manly

**Manly Executive Living - Bay Views & Village Location - Amazing 6 Car Garage**

- Vehicle rotation table
- Lift servicing 3 floors
- Alfresco entertaining deck
- All windows & doors tinted smart glass

**Margaret Vote**  
**0411 521 747**

margaret.vote@wynnum.rh.com.au

**Chris Vote**  
**0433 411 540**

chris.vote@wynnum.rh.com.au



4 2 4

**View** By appointment  
**Guide** Offers over \$665,000

### 7 Loynes Street, Wynnum West

**The perfect multi-functional home!**

- 2 bathrooms (ensuite, bathroom, and extra restroom)
- Kitchen, dining, and living areas
- 2.5 multi-functional areas
- Laundry
- Walk-in wardrobe space

**Byron Freeborn**  
**0416 967 802**

byron.freeborn@wynnum.rh.com.au

4 2 3

**View** By appointment  
**Guide** Offers over \$699,000

### 10 Rachael Court, Wynnum West

**Elevation - Privacy - Spaciousness - What a Standout Property!**

- Private entry into hallway
- Formal lounge & dining rooms
- Open plan kitchen & family area
- Living flows to entertaining patio
- New kitchen and appliances

**Margaret Vote**  
**0411 521 747**

margaret.vote@wynnum.rh.com.au

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**  
rh.com.au/wynnum

**Raine & Horne®**



### 101 STRATTON TERRACE **MANLY**

5 2 2

#### Classic Family Living with a Touch of History

Positioned in the tightly held "Terraces" of Manly, this stately circa 1920s residence will impress the most astute of buyers. Rich in character with ornate detail around every corner and presenting a peaceful bayside lifestyle, this home is truly a once in a lifetime opportunity.

#### FOR SALE

\$1,275m - \$1,325m

#### VIEW

As advertised or by appointment

#### CONTACT

David Lazarus 0414 723 531  
[david.lazarus@belleproperty.com](mailto:david.lazarus@belleproperty.com)  
 Kate Francis 0438 800 849  
[kate.francis@belleproperty.com](mailto:kate.francis@belleproperty.com)

### 12 GANNON AVENUE **MANLY**

4 3 2

#### Brand new executive residence

Located in a tightly held and sought-after location, this brand new address, on a generous corner block, exudes quality, sophistication, and style. A family sanctuary designed for supremely comfortable living, it showcases a commanding elevated position, exceptionally private interiors, multiple living spaces, and a sparkling swimming pool.

#### FOR SALE

Offers over \$939,000

#### VIEW

As advertised or by appointment

#### CONTACT

David Lazarus 0414 723 531  
[david.lazarus@belleproperty.com](mailto:david.lazarus@belleproperty.com)  
 Kate Francis 0438 800 849  
[kate.francis@belleproperty.com](mailto:kate.francis@belleproperty.com)



### 4/48 OCEANA TERRACE **MANLY**

3 2.5 2

#### Stunning 3 Bedroom Townhouse with Bay and Marina Views

A superb bayside location offers this one-of-a-kind low maintenance tri-level townhome. Fusing impeccable quality with exquisite modern design, this home offers exceptional features and a peaceful hideaway to those seeking position and lifestyle.

#### FOR SALE

\$875,000 - \$925,000

#### VIEW

As advertised or by appointment

#### CONTACT

David Lazarus 0414 723 531  
[david.lazarus@belleproperty.com](mailto:david.lazarus@belleproperty.com)  
 Kate Francis 0438 800 849  
[kate.francis@belleproperty.com](mailto:kate.francis@belleproperty.com)

### 28 CARLTON TERRACE **WYNNUM**

3 2 1

#### Stunning Queenslander on a Tree-Lined Terrace

Sitting atop of an 810m2 block on one of the most prestigious tree-lined Terraces, this timeless Queenslander effortlessly combines traditional period details with stylish updates to make the ultimate bayside retreat. Boasting an elegant façade and an elevated position to harness beautiful bay breezes.

#### FOR SALE

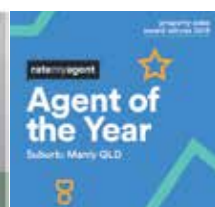
Offers over \$1,200,000

#### VIEW

As advertised or by appointment

#### CONTACT

David Lazarus 0414 723 531  
[david.lazarus@belleproperty.com](mailto:david.lazarus@belleproperty.com)  
 Kate Francis 0438 800 849  
[kate.francis@belleproperty.com](mailto:kate.francis@belleproperty.com)



67 Cambridge Parade | Manly  
[www.belleproperty.com/manly-qld/](http://www.belleproperty.com/manly-qld/)





RayWhite

298 Preston Road, **Wynnum West** 4 1 4

**FULL OF SIMPLE PLEASURES**

Start the New Year off with a bang and secure this beautifully renovated family home. Brand new kitchen with new appliances including a dishwasher, pyrolytic oven, induction cooktop and gorgeous farmhouse sink. Spacious, covered entertaining deck upstairs will provide a cooling sanctuary where you can entertain or just relax and enjoy the breezes.

- Stunning hardwood floors
- Freshly painted throughout
- Great space downstairs

[raywhitewynnummanly.com.au](http://raywhitewynnummanly.com.au)

**Kyle Woodbine**  
0411 597 579

**Sale:**  
Offers over \$625,000 considered



RayWhite

737 Esplanade, **Lota** 2 1 2

**WINNING COMBINATION ON THE BAY**

Positioned along the Lota Esplanade across from Lota Reserve Parklands where you can take a stroll and enjoy endless vistas of the sparkling Bay. This property is currently used for short term accommodation and with fabulous returns it is truly an investment gold mine!

- Traditional, character façade - VJ walls throughout
- Modern bathroom & well appointed kitchen
- Multiple living rooms - 2 spacious bedrooms
- Covered alfresco area

[raywhitewynnummanly.com.au](http://raywhitewynnummanly.com.au)

**Kyle Woodbine**  
0411 597 579

**Sale:**  
\$798,000



RayWhite

31 Hinkley St, **Manly West** 4 2 4

**HOME SWEET HOME**

From the moment you step inside you can feel the love that went into making this house a home. Beautifully presented throughout, you'll be proud to call this pristine home yours.

- Air conditioned open plan living & dining
- Air conditioned master suite with ensuite, walk through robe & direct access to outdoor area
- Side access with provisions to park a trailer / caravan / extra vehicles
- Beautiful established gardens 628m<sup>2</sup>

[raywhitewynnummanly.com.au](http://raywhitewynnummanly.com.au)

**Kyle Woodbine**  
0411 597 579

**Sale:**  
\$770,000



RayWhite

243 Wondall Road, **Wynnum West** 3 1 2

**PERFECTLY PRESENTED**

Set on a generous 668m<sup>2</sup> this lovely home has many standout features including beautiful polished timber flooring throughout the home.

- 3 great sized bedrooms with built in robes
- Kitchen with ample cupboards
- Great sized living room
- Covered alfresco deck
- Fantastic fenced yard for the children
- 2nd outdoor covered area

[raywhitewynnummanly.com.au](http://raywhitewynnummanly.com.au)

**Kyle Woodbine**  
0411 597 579

**Sale:**  
\$579,000



## What our clients say about us

**RayWhite**



*"Selling a home has never been easy but with Covid it proved to be quite a challenge. Scott was not to be daunted, and went that extra mile. From the time of first listing to settlement Scott kept us informed. He has a good knowledge of the real estate industry and his local area. A very approachable man who listens and advises. Thank you Scott Auer."*  
- Maureen & Peter

**Scott Auer**  
Selling Principal  
0413 684 268



*"Leave your property management to Vikki and just relax! I just finished construction of a new home and I haven't any chance for attending to the final inspection and hand over. I'm truly glad with the service I have received from Ray White Tingalpa with Vikki, as she managed to take steps toward hand over on behalf of me and rent the property. Many thanks Vikki and Ray White Tingalpa team."* - Sepehr & Golnar

**Vikki Sharpe**  
Business Development and Leasing Manager  
0413 913 431

[raywhitetingalpa.com](http://raywhitetingalpa.com) | 3390 6077



## No-one's ever worked harder for your *home loan* approval.

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# Summer Selling?

Marc Sorrentino | 0488 886 272

18 Years Local Experience

- No. 1 Total Sales in Manly 2020\*
- No. 1 Total Sales in Wynnum 2020\*
- No. 2 Total Sales in Lota 2020\*

\*Source - RateMyAgent

Available for appraisals over the Christmas break

**Local Place Agent + Local Place Office = Better Results**

*Merry Christmas*



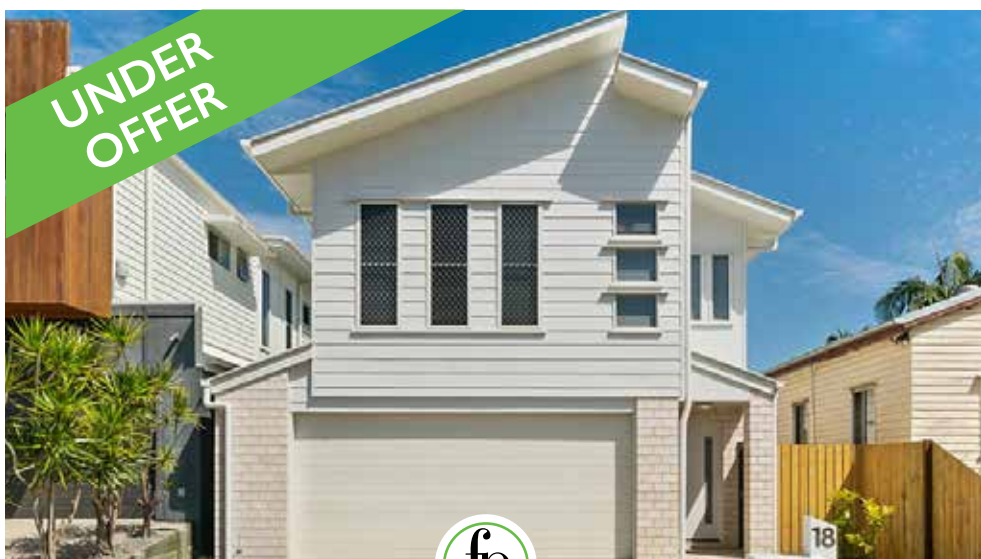
*Huge Savings*

on Commission & Marketing  
until Christmas!!!

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



## Prepare To Fall In Love

59 new lindum, Wynnum West

6 3 4



## Stylish Near New Home

2/120 Berrima Street, Wynnum

3 2 1



## Lowset Family Home

16 Graven Street, Murarrie

4 2 2



## Luxury Living in Manly Village

Unit 4/181 Stratton Terrace, Manly

2 2 2



## Entertainers Delight!

495 Manly Road, Manly West

5 2 4



## LET'S TALK ABOUT ... Your Investment Property

### Your Property Management Checklist:

- ✓ Customised Rental Yield Maximising Strategy for each Property
- ✓ Quarterly Rental Price Updates
- ✓ Swift quality Tenant:
  - Recruitment
  - Qualification
  - Placement
  - Management
- ✓ 4 Routine Inspections per year  
(Which you can also attend if you wish)
- ✓ Detailed Inspection Reports including Photographs
- ✓ Complete Property Maintenance  
(With Accredited Local Tradespeople)
- ✓ Compliance Management  
(Smoke Alarms / Water Meters etc)
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- ✓ On-line access to real-time Reporting for your Property
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(RTA / Bond Lodgement / Dispute Resolution etc)
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Property Under S&G Management

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# Sash&Gable

PROPERTY

## – PROPERTY OF THE MONTH –

### Absolute Opulence on Carlton Terrace

Let your bayside journey begin with this one of a kind tri-level home exuding luxury in every way..

59 Carlton Tce, Wynnum 4 3 2 405m<sup>2</sup>



Gail Gobey | 0439 584 111  
[gail@sashandgable.com.au](mailto:gail@sashandgable.com.au)

Merry Christmas  
& Best Wishes for 2021



May your hearts be filled with laughter,  
your soul with joy and your home with love.  
Oh, and best wishes for a solid home that can  
stand up to Santa coming down the chimney  
and reindeer pawing at the roof.



Shop 2, 113 Edith St, Wynnum

3396 1396 | [sashandgable.com.au](http://sashandgable.com.au)

**RECORD sale  
after  
RECORD sale!**

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**Ph: 0411 532 333**

*Shawn & Kym*  
**REAL ESTATE**



[www.SHAWNandKYMrealestate.com.au](http://www.SHAWNandKYMrealestate.com.au)



**2B Lewis Place, MANLY WEST**  
Simply Move In and Enjoy!

This stunning and beautifully presented home offers decor throughout to an exceptionally high standard. This home offers a bright open plan living space downstairs that opens up to a light and spacious outdoor entertaining area. The study/home office area is also on the 1st floor. This home provides the luxury of simply moving in and enjoying your new home. You do not want to miss out on this ultra low maintenance home situated in a tightly held, low turnover area, with immediate neighbours all owner occupiers.

3 2 2   
**For Sale:** Offers Over \$585K  
**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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OUR PRIORITY.**

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need in Property  
Management.*



## Turn For Sale into **SOLD** !!!



**WYNNUM**



**TINGALPA**



**MANLY WEST**



**THORNESIDE**

*Liza*  
**MARTINEZ**

📞 **0408 111 840**

☎️ 07 3893 6714

✉️ [lizamartinez@remaxwm.com.au](mailto:lizamartinez@remaxwm.com.au)



**27 Schooner Circuit, MANLY WEST**  
Sublime Coastal Lifestyle

Designed over two levels, this spacious family home showcases as fusion of contemporary design, stylish finishes, flawless integration of indoor / outdoor living and offers the ultimate bayside lifestyle. With multiple living areas over both levels, sought after northerly aspect with green vista, sparkling in-ground pool and enviable side access this stylish residence is the perfect place for you and your family to call home.

4 🏠 2 🚗 2 🚗  
**For Sale:** Offers Over \$849,000  
**Inspect:** By Appt or Open Home  
**Contact:** Trish Breen  
0419 647 799  
[trishbreen@remaxwm.com.au](mailto: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:** SOLD  
**Inspect:** By Appt or Open Home  
**Contact:** Trish Breen  
0419 647 799  
[trishbreen@remaxwm.com.au](mailto:trishbreen@remaxwm.com.au)








## 17 Warra Stret, Wynnum

### Masterfully Crafted & Custom Home - Expect the Unexpected!

Perched high in a prime position within the prestigious suburb of Wynnum, is a home of dramatic beauty and profound inspiration that will become your refuge for relaxation, reflection and rejuvenation of your mind, body, and soul. Be impressed with the quality, craftsmanship and masterful design incorporating the original home and taking full advantage of the North, South and East aspects to capture the stunning views over Moreton Bay. To truly appreciate every feature this unique and custom designed and built home has to offer, be sure to contact us today to arrange your inspection and expect the unexpected!

4  2.5  3  1  

**For Sale:** SELLING - Contact Agent

**Inspect:** By Appt or Open Home

**Contact:** Tandi Gill & Travis Gill  
0422 804 419  
tandigill@remaxwm.com.au  
travis.gill@remaxwm.com.au



Save  
\$40,000  
In Grants

# SOLASTA RESIDENCES

17-23 Wondall Road, Wynnum West



## 30% ALREADY SOLD!!

Last chance to take advantage of the grants ending in December!! Call and register today...

Brand New Townhomes with an inspired design that compliments a more modern lifestyle, with thoughtfully planned layouts in order to maximise liveability, safeguard privacy, serenity and peace, and completed with exemplary finishes, Solasta Residences present as the perfect opportunity to acquire a brand new off the plan home in one of Brisbane's best kept secret suburbs.

These homes, which will appeal to a range of buyers including first home buyers who may be eligible to access the Government's \$15,000 FHO Grant + \$25,000 Builders Grant. Contact us TODAY to arrange your private appointment for further information, as these Townhomes will not last!



**Alan Chambers**

0435 838 847  
alanchambers@remaxwm.com.au



**Lynette Brown**

0450 022 439  
lynettebrown@remaxwm.com.au



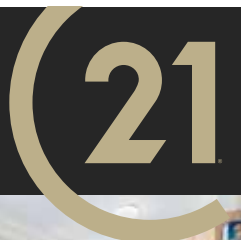
**Tandi Gill**

0422 804 419  
tandigill@remaxwm.com.au





CENTURY 21 Adams & Costello



WYNNUM WEST

14 Pinewood Street

Close to shops, transport, primary and high school, parks and major arterials, this smart move for investors, downsizers & first home buyers.

- Big lounge, dining room opens out onto undercover entertainment area.
- Good sized bedrooms, main complete with walk-in robe and ensuite.
- Centrally located kitchen, with corner pantry cupboard.
- Main bathroom with bath and shower; toilet separate.
- Genuine side access - space for a boat, trailer or caravan.

NINA ADAMS  
0408 781 170

HELEN GRUNOW  
0400 131 675

3 BED 2 BATH 1 CAR

FOR SALE

Offers Over \$555,000 neg.

07 3893 2377  
c21.com.au/wynnum

WYNNUM

33/519 Tingal Road

- Air conditioned living area; separate lounge and dining. Private courtyard with undercover entertainment area.
- Well appointed kitchen, complete with ample cabinetry & dishwasher. Separate laundry and powder room downstairs.
- Main bedroom with en-suite & air conditioning. Remote controlled garage.
- Access to the Wynnum Mangrove Boardwalk and its many pedestrian circuits and cycleways.

NINA ADAMS  
0408 781 170

HELEN GRUNOW  
0400 131 675

3 BED 2 BATH 1 CAR

FOR SALE

\$395,000

07 3893 2377  
c21.com.au/wynnum



ljhooker.com.au



7/30 Bride St, Wynnum

3 BED 2 BATH 1 CAR

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# Downsizing has never looked better

In the past, downsizing a home often meant downgrading. Many people reluctantly moved on from large, much-loved family homes to smaller, low-maintenance properties out of pure necessity. These days, developers have recognised that downsizing a home can mean upsizing lifestyle factors.

High-spec new apartment developments are combining quality finishes, smart spaces and offering a myriad of lifestyle options that are driving demand in premium suburbs. Targeted towards downsizers, these ideally located developments allow buyers to experience a hassle-free, cosmopolitan lifestyle with everything on their doorstep – shops, restaurants and every day amenities.

For those who love their family swimming pool and large garden, but not the maintenance, downsizing to a home-sized apartment where all the hard work is done is an enticing proposition. Imagine never having to clean your pool again, or mow the lawn?

State-of-the-art kitchens cater to keen home chefs, while breezy balconies provide perfect vantage points for afternoon cocktails with elevated views. Security is assured, and whether you're a homebody, or you love to lock-and-leave your home for travel adventures, downsizing can give you peace of mind.

Large, luxurious floor plans and additional guest rooms cater to visiting family and friends, but beware, they may never want to leave!

With so many quality developments setting new benchmarks for a growing market of downsizers with exacting expectations, buyers are genuinely spoilt for choice.



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# Who's there? Don't take another knock after the storms

CONTRIBUTED BY THE QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

Home owners have been urged to only use appropriately licensed tradespeople to repair any damage done by the recent storms that have struck Queensland.

The Queensland Building and Construction Commission (QBCC) has warned about the potential presence of 'natural disaster chasers' following damaging weather events, and advised home and property owners to use caution if they needed building work done.

QBCC Commissioner, Brett Bassett, said owners risked sustaining more damage by using random people who showed up at their door offering to quote for, or perform building work.

"If you have insurance, check with your insurer first about how your repairs will be dealt with," Mr Bassett said.

"They normally have a set procedure with pre-approved, licensed tradespeople to undertake work. You need to liaise with your insurer, even if you want the damage fixed urgently.

"Anyone else needing a tradesperson should always use the free licence check on the QBCC website to confirm if a person is appropriately licensed.

"Unscrupulous or unqualified individuals will not work to the same standard of a QBCC licensee, and the work won't be protected by the Queensland Home Warranty Scheme."

Home owners should ensure the work is accompanied by a written contract, not be pressured into signing anything without fully understanding it, and to understand who they are contracting with.



The QBCC website also offers a free Find a Local Contractor search to help consumers locate a local, licensed and skilled tradesperson.

For additional tips visit <https://www.qbcc.qld.gov.au/get-ready-storm-season>.

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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  
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# ONE BULIMBA RIVERFRONT



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## PREPARE TO BE AMAZED



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ONE Bulimba Riverfront is designed to take advantage of its extraordinary position, boasting expansive views of the the Brisbane river and magical sunsets.

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Everything is here to inspire you to live life's best moments every day. Every facet of ONE Bulimba Riverfront's spaces is exceptional - from the entry foyer to your dream kitchen with timber joinery and marble benchtops, butlers pantry and Neff appliances. The luxurious 38sqm master suite



with views of the Brisbane River is secluded from the 2 additional bedrooms and 2 bathrooms plus media room. Two secure basement car parks with additional storage complete this majestic residence.

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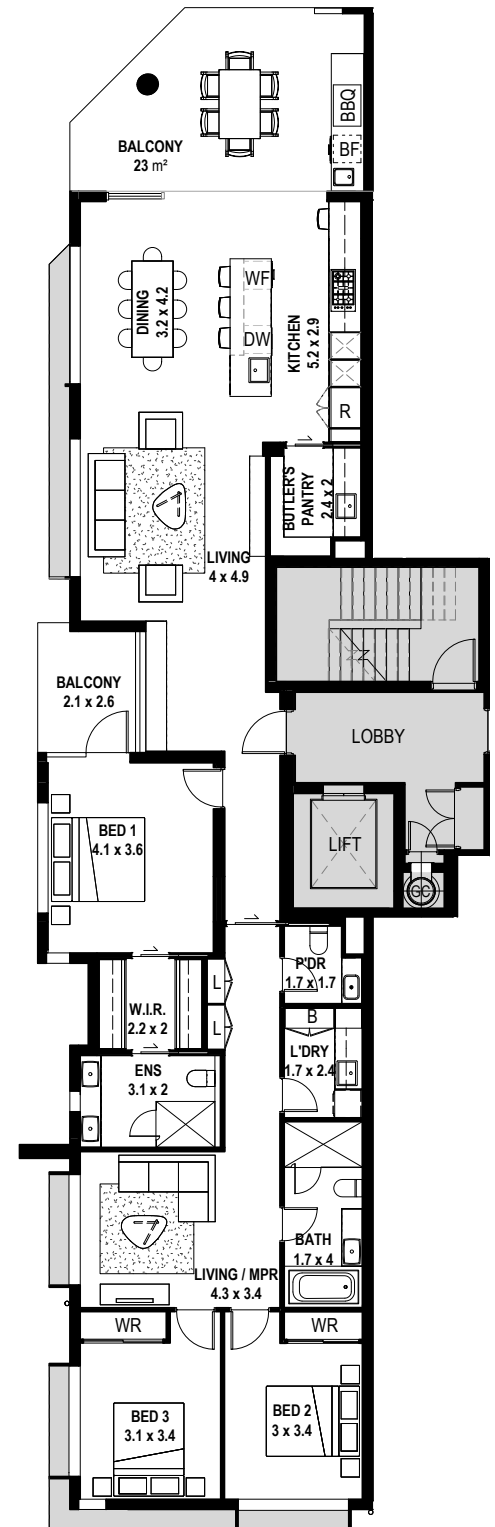
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**Byron Freeborn**  
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