



REAL ESTATE

NEWS & VIEWS

25,000 COPIES TO LOCAL HOMES AND BUSINESSES

13 JAN - 10 FEB



SEE THIS PROPERTY ON PAGE 4

Raine&Horne

PROPERTY OF THE MONTH

PAGE 4

LOCAL TRADES AND SERVICES

PAGE 19

GO SOLAR

PAGE 20

belle

Sell Smarter & Celebrate for Longer

Belle Property
MANLY & WELLINGTON POINT

PROPERTY



67 Cambridge Parade | Manly
www.belleproperty.com/manly-qld/





Where would you like to live this year?

With the uncertainties of 2020 behind us, it seems we've emerged as more resilient than ever – and our real estate market is no different.

Last year's economic rollercoaster spectacularly culminated into a bumper year for real estate sales.

First home buyers taking advantage of government incentives and record low interest rates continue to underpin new developments. Likewise, home owners who've previously been on the fence when it comes to upgrading are now embracing the extra buying power low interest rates afford.

Buyers' appetites for quality housing have only been curbed by a lack of stock. In locations east of the CBD where land is limited, established homes and apartments are selling quickly. We've seen local and migrating interstate and overseas buyers competing for a piece of the rising Brisbane market.

If you're looking for a change of scenery on the home front, or a new investment opportunity, have a chat to a local agent. They'll help you explore a range of exciting options our diverse real estate market has to offer.



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)	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
TOTAL		23,527

FEB/MAR BOOKINGS

- Advertising cut off January 28th
- Distribution 10th February to shopping centres and 15th February 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

PROFILE OF YOUR LOCAL PROPERTY MANAGER



CAREER MINDED

- A recent REIQ Blog described Tammy Vitale (From Vitale & Co Property Management Services) as one of their most accomplished Property Managers.
- Re-elected for a Second Term to REIQ Chapter Committee
- Member of the Wynnum Business Group

COMMUNITY MINDED

- Re-elected to the Manly Harbour Village Committee
- Re-elected to the Wynnum District Rugby Union Club Committee



Tammy Vitale, Principal

RECENT GOOGLE REVIEW

Matt Blake ★★★★★
LANDLORD

After moving from a previous management company for bad service Tammy at Vitale and Co was a breath of fresh air with honest and professional advice. Our queries and phone calls are always answered promptly and can't recommend more highly.

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



51 Southwick Street, Wynnum

TONY DEAN 0409 557 508

SIMONNE AUER 0418 732 885



SOLD



SOLD



SOLD



nicole@jdre.com.au
0409 557 518

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RESIDENTIAL



5 MINUTES WITH BYRON FREEBORN

Market energy = high

The push to buy a home in the new year is on (in fact it hadn't stopped). Both local and interstate property buyers are on the hunt.

Based on the latest RP Data, stock levels in the Wynnum area are down 20.6%; the median house value is rising strongly (currently at \$676K), and average days on the market has contracted by 16.3%. In essence, this all points to very favourable conditions for those property owners looking to put their property on the market, or looking to have their home re-valued for equity purposes.

The Wynnum/Manly property market has undoubtedly been in the crosshairs of this developing market energy. Those of us who live here know there's plenty of obvious reasons why this would be the ideal choice for a place to live, but that hasn't always been the case.

This area is now appearing on the radar of those buyers from outside the suburb and outside the state, so Wynnum Manly areas are now in the game!

The property market is cyclical, and the last biggest year for volume of transactions and an increase in median property values was 2015. It's only a matter of time until the right suburbs experience bursts of

growth. Wynnum/Manly and surrounding areas have the dual factors of having the incredible resource of the bay, while still being accessible to the CBD for city workers. Value for money and affordability are key.

Buyer Ken, who along with wife Sarah recently purchased a property in Manly after relocating from coastal Victoria, said "Sarah and I looked at a number of options around the country for what we were after with a young family. We were drawn to the Manly and Wynnum areas due to the proximity to Brisbane CBD, while still being able to be close to the water with plenty to do with the kids. I don't think that there is a better option Australia-wide for what we wanted, and the Queensland weather sealed the deal."

Key indicators of the health and growth of an area that have been noticeable in recent times include the emergence of new bars and restaurants, a cinema complex due to open soon, and the recent success of the Wynnum Fringe festival.

Supporting fundamentals such as confidence in employment prospects in the Brisbane area, good local schools (both public and private), mortgage relief and lifestyle are driving demand.



BYRON FREEBORN
Estate Agent
0416967802

Raine & Horne®



431 Esplanade, Manly

Ideal family home with 6 bedrooms, 4 bathrooms, 2 kitchens, 2 laundries, 3 living areas, 3 decks OR Dual living with 5 bedrooms, 3 bathrooms, 1 laundry, 2 living areas, 2 decks PLUS SEPARATE UNIT with 1 bedroom, 1 bathroom, 1 laundry, 1 living, 1 deck ... So Much Living!! Don't miss this opportunity to have the best of everything ... amazing 6 car garage with turning table ... on the Esplanade & Right in the heart of Manly ... walk to cafes & restaurants ... walk to shops, City Rail & Marinas.



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



3 2 2

View By appointment
Guide Offers over \$595,000

13/4 Lewis Street, Manly West

Chic & Modern Comfort - So Convenient to Everything

- 3 bedrooms upstairs
- 2nd bed has built in timber bookcase
- Computer niche at top of stairs
- NBN & Foxtel
- Ensuite & main bathroom

Margaret Vote

0411 521 747

margaret.vote@wynnum.rh.com.au

4 4 3

View By appointment
Guide Offers over \$1,750,000

93 Wynnum Esplanade, Wynnum

All Year Holiday By the Bay - Upfront on Wynnum Esplanade

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

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

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 736m²

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.

CONTACT

David Lazarus 0414 723 531
david.lazarus@belleproperty.com
 Kate Francis 0438 800 849
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. Commanding three levels, this meticulously designed residence has unexpected delights around every corner.

CONTACT

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david.lazarus@belleproperty.com
 Kate Francis 0438 800 849
kate.francis@belleproperty.com



73 GORDON PARADE **MANLY**

3 1 2 405m²

Brisbane City Skyline & Moreton Bay Views

Perfectly positioned on the crest of Gordon Parade this beautifully renovated Queenslander boasts fabulous views over Moreton Bay and the Islands from the back deck, and Brisbane City skyline and Gateway views from the front deck.

CONTACT

David Lazarus 0414 723 531
david.lazarus@belleproperty.com
 Kate Francis 0438 800 849
kate.francis@belleproperty.com



20 BUDERIM STREET **MANLY**

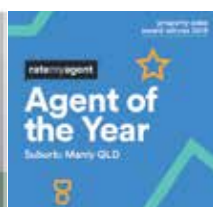
4 2.5 2 412m²

Bayside Living at its Best

This contemporary residence is a cut above the rest and presents as new at only 6 years young. Comprising of two well-devised levels of immaculate interiors, this home has been built with family and entertaining in mind and offers that exceptional lifestyle you have been looking for.

CONTACT

David Lazarus 0414 723 531
david.lazarus@belleproperty.com
 Kate Francis 0438 800 849
kate.francis@belleproperty.com



67 Cambridge Parade | Manly
www.belleproperty.com/manly-qld/





117 Picton Parade **Wynnum**

5 3 2

Dual Living just steps from the Esplanade

Set on 433m² this sprawling home is just metres from the popular Esplanade and will cater to the largest of families with it's versatile floor plan and an abundance of living space.

Not only could you own a beautiful home you could utilise the downstairs area, depending on your needs, for the family to share / an extensive home office area or even an Air B & B.

Features include polished Blackbutt timber floors, fabulous kitchen with double oven, quality appliances & servery onto the wrap around entertaining deck which overlooks the lovely Bay.

Downstairs is 2 bedrooms with built in robes, good sized kitchen and bathroom.

You will enjoy the balmy, bay breezes all year round from this prime position which is just a 'stones throw' to the beautiful Esplanade and an easy walk to Wynnum Central, train & Manly Village.

It's not often a quality, true dual living residence comes onto the market in such a sought after Bayside location.

For Sale

Offers over
\$1,190,000

Kyle Woodbine

0411 597 579

raywhitewynnummanly.com.au



Thank you

To everyone who kindly donated to our Little Ray of Giving campaign in support of St Vincent de Paul Society.

We are overwhelmingly grateful for the community's generosity, and so pleased that we have been able to help those in need at this time of year.

The Team at Ray White Tingalpa



Scott Auer
Selling Principal
0413 684 268



Catherin Downard
PA to
Scott Auer



Luke Swift
Sales Associate
0455 459 361



Serena Carter
Sales Specialist
0402 280 824



Vikki Sharpe
BDM & Leasing
0413 913 431



Michelle Booth
PM Team Leader
07 3390 6077



Jacob Beattie
Property Manager
0432 507 861



Michelle Disiot
PM Accounts
07 3390 6077



Adrian Cross
Finance Broker
0418 669 302

Ray White Tingalpa | 3390 6077 | tingalpa.qld@raywhite.com | raywhitetingalpa.com



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Place.



Manly



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

Your Place is worth more with Marc Sorrentino.

Local Place Agent + Local Place Office = Better Results



CENTURY 21 Adams & Costello



WYNNUM WEST
319 Wondall Road

Solid Low set Brick + 600m2 = Sensible Buying: One look at the floorplan and you'll see for yourself that this constitutes sensible buying. Extras include the following: Three big bedrooms; two with walk-in robes, the third with built-ins. Superbly renovated, spacious main bathroom. Air conditioning in bedrooms. Two living zones plus a big outdoor entertaining area. Fully fenced, landscaped and low maintenance yard. Shed and water tank. Secure car accommodation with automated entry. Where improvements have been carried out, these have been superbly done. Conveniently located, close to shops, public transport and schools.

3 BED 2 BATH 2 CAR

FOR SALE
Offers over
\$639,000

NINA ADAMS 0408 781 170
HELEN GRUNOW 0400 131 675

07 3893 2377
c21.com.au/wynnum

WYNNUM
29/27 Camille Crescent

- Airconditioned living with ample room for a big lounge suite.
- Well appointed kitchen; lots of storage & bench space; cooktop, oven & dishwasher.
- 3 big bedrooms, all with built-ins & ceiling fans.
- Master bedroom with ensuite.
- Separate laundry and powder room.
- Freshly painted throughout.

3 BED 2 BATH 1 CAR

FOR SALE
Offers over
\$375,000

NINA ADAMS 0408 781 170
HELEN GRUNOW 0400 131 675

07 3893 2377
c21.com.au/wynnum



ljhooker.com.au



82 Oceana Tce, Manly

We are proud and excited to offer this rare combination of 2 adjoining blue chip properties on Separate Titles. Positioned in exclusive and sought-after Oceana Terrace, Manly. This architectural designed Executive trophy residence – Number 82 is set on 405m² with low maintenance gardens and ultra-private sparkling pool. Panoramic Bay views from all living areas. The adjoining lot at the rear is 1214m² & is 20 metres wide with Easement access. This flows through to the Royal Esplanade again this has uninterrupted Bay views.

- Level Street Access to triple garage & Courtyard
- Easy stroll to RQYS, Manly Shopping Village, Restaurants and Boutiques
- Easy flow to wide covered Harbourside Entertainers Terrace

Expressions of interest

Agent
Murray Mercer
0413 702 222

LJ Hooker Wynnum
07 3348 6777

Wynnum waterfront only metres away

Situated only 40 metres from the Esplanade this fantastic property offers fabulous views over the Bay and to the Islands. This beautiful level 508m² Lot has a huge 17m (approx) frontage allowing for huge scope for future development. The building would be a challenge for the hard core renovator or a fantastic redevelopment site for the dream home (An approved plan is available for dual level 5 bedroom Family Home carefully designed to capture cooling sea breezes- views of the bay and optimum lifestyle). Rarely available with this wide frontage. DON'T MISS THIS ONE!!

For sale by Tender – Tender closing 5pm on 22/01/2021 if not sold prior.

Please note the current improvements are not liveable and an inspection of this site is strictly by Appointment only.

Sale By Tender
Submit offers

Agent
Murray Mercer
0413 702 222

LJ Hooker Wynnum
07 3348 6777

the right fit for you



Happy New Year from the Eastside Team

2020 was a challenging year but the real estate market is BOOMING if you have been thinking of selling now is the perfect time to reach out for an obligation free market appraisal.

Stacey and Josh have over 20 years' combined real estate specialty sales experience, making a powerful combination of male and female energy suitable for ALL clients, negotiations and circumstances.

At Freedom we pride ourselves on full circle real estate journeys, not only helping sellers get an amazing result but going beyond to find them a new place to call home. If you want a fresh approach and a helpful guide through your next property journey, reach out today! We will be more than happy to spend the time discussing your needs and requirements.

STACEY RITSON 0403 345 409

JOSH WARREN 0403 481 271



Brand New Home In Lota

18 Booran Street, Lota

4 2 2



Premium Bayside Living

2 John Street, Manly West

4 2 2

IT'S
Summer
and the market's **HOT ...**



Let's Talk about ...

Selling in this **Hot Hot Hot** Market

To take advantage of current market conditions you'll need to craft a winning strategy to **attract more Buyers** and make your home **stand out over others** including:

Tackle those **Big Jobs**

If your home needs painting or carpets replaced or decks re-pinned ... or any other 'biggie' jobs done ... you'll need to get going!

The longest part of the lead-time to market will often be these items.

Get those niggly **Small Repairs** done

Make the list, get the materials, and get cracking – or book a slot with one of our fabulous local handymen.

Small 'Loose Ends' erode selling value like you would not believe!

Start **Decluttering** early

Cluttered rooms, over-stuffed wardrobes, and garages that look like Self-Store units will devalue your home ... and have Buyers thinking there is not enough storage space.

However ... the decluttering process takes time. Do your 'audit', make a plan, and start hooking in one room at a time.

Get your **Garden Tidy**

With recent wet weather has our gardens are growing wild!

But ... allow 3-4wks after the cut back before launching to market to be sure your garden is looking it's blooming best!

Get your **Styling Cap** on

We've all seen the TV shows, right?

Staging your home will attract more Buyers, drive value perception, and make it more likely you will have multiple Buyers competing against each other to buy.

For professional assistance to determine what the most powerful Selling Price Drivers will be for your home call, text, or email us today.

THINKING OF SELLING?

THE MARKET IS ESPECIALLY **HOT** THIS SUMMER

Have you noticed ... the real estate market has really rallied in recent months with the New Year bringing hot new highs for our Bayside precinct.

If you'd like to know how this market momentum has affected the likely selling price of your local home or investment property, call, text or email me or just drop on by the office to talk.



Gail Gobey

0439 584 111

gail@sashandgable.com.au

**RECORD sale
after
RECORD sale!**

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how much MORE WE
can get for YOUR home**

Ph: 0411 532 333

Shawn & Kym
REAL ESTATE



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 \$589K
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



The Gill Team
Tandi & Travis Gill

In a changing market it is where over 20 years of local experience counts!



0422 804 419
tandigill@remaxwm.com.au



SOLD





117 Talwong Street, MANLY WEST

It's Good To Be Home!

Nestled on a huge 853sqm allotment and backing onto green space acreage, this charming family home exudes a relaxing farmhouse ambience. Offering heaps of room for kids to play and a handy workshop area for the adults, wide frontage and side access, there is a little something here for everyone! The low-set floor plan offers single level living and has been designed with an easy open flow of living spaces. It's highlighted by the soaring 9ft high ceilings and radiates a light, airy atmosphere and captures the green garden vista.

4 2 2

For Sale: For Sale

Inspect: By Appt or Open Home

Contact: Trish Breen
0419 647 799
trishbreen@remaxwm.com.au



15 Gwynne Street, Wynnum West

A Place To Call Home...

Whether you are looking for a strong investment or a place to call home, this home is definitely worth a look!! Designed over a single level and nestled in a quiet tree-lined street in a much sought after location. The open designed living space with spacious lounge flows seamlessly to a air conditioned dining area and an adjoining kitchen. The kitchen is finished with a new oven/cooktop, large fridge space, double sink ample bench space and good sized pantry. Don't wait another year to find your dream home speak to me today!

3 1 1

For Sale: \$509,000

Inspect: By Appt or Open Home

Contact: Trish Breen
0419 647 799
trishbreen@remaxwm.com.au



25 Glenwood Place, HEMMANT

This is an opportunity not to be missed! - Auction Saturday 30th January at 10:30am

Representing outstanding value in the market, this fantastic low-maintenance, low-set brick and tile home has been recently updated to include fresh internal paint, new carpets, new legislation smoke alarms and is ready for new owners! Showcasing a solid brick and tile construction, generous floor plan with two separate internal living spaces, alfresco dining options and located in highly sought after and enviable location. Appealing to an array of buyers, either searching for a family home, exceptional investment opportunity, or seeking a great low-maintenance downsizer, this easy-care home is ideal! Be sure to add 25 Glenwood Place, Hemmant on your shopping and inspection list and contact us today!!

3 2 2 1

For Sale: AUCTION

Inspect: By Appt or Open Home

Contact: The Gill Team
0427 644 422
tandigill@remaxwm.com.au



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



Liza
MARTINEZ

 **0408 111 840**

 07 3893 6714

 lizamartinez@remaxwm.com.au



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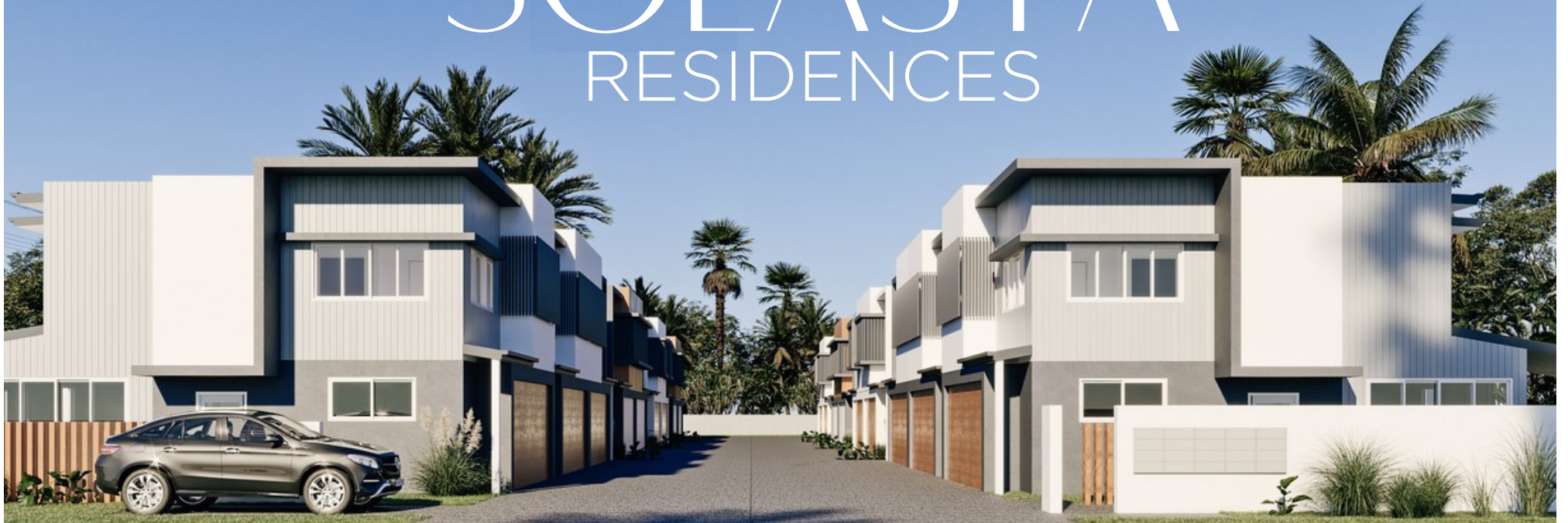
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These homes, which will appeal to a range of buyers including first home buyers who may be eligible to access the Government's \$15,000 FHO Grant + \$15,000 Builders Grant. Contact us TODAY to arrange your private appointment for further information, 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

Manly's most iconic address



Luxury 1, 2 & 3 bedroom residences coming soon

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Delivering affordable local area marketing to Brisbane's eastern suburbs

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 **REAL ESTATE**
NEWS & VIEWS

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The **Community Leader**
YOUR *NEW* LOCAL MONTHLY NEWSLETTER

THECOMMUNITYLEADER.COM.AU

Market to Market strongly believes that every community should have a local, printed communications piece, backed by affordable advertising. That's why in 2020 we established The Community Leader and Real Estate News & Views.

When communities band together in support of local products and services, local economies thrive. These publications are underpinned by that philosophy.

Delivered to homes and businesses throughout the eastern Brisbane suburbs, these publications provide valuable and cost effective local area advertising options.

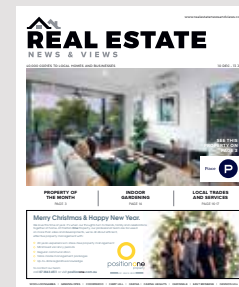
If you need a hand in promoting your business locally, across Queensland, or throughout Australia, we'd love to hear from you.

CIRCULATION:

Real Estate News & Views
Bayside **25,000**

Real Estate News & Views
Eastside **40,000**

The Community Leader
26,000



MARKET 2 MARKET

20
YEARS

PHONE: 07 3220 3061 or 0421 786 302

EMAIL: sales@market2market.com.au

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0410 534 472

ben@safeguardinspections.com.au

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- All general pest control and rodent control
- Termite Specialists
- Pre-purchases termite inspections
- Cockroaches, Spiders, Ants, Fleas

QBSA 1080457

- Free Ant treatment with Internal & External
- Free Roof Dusting Internal and External

ELECTRICAL



Electrical



Airconditioning



Communications

Jack McGrath

P: 0422 179 526

E: jack@mackindustries.net

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> If drafted correctly, formalising your property settlement will attract a stamp duty exemption on real estate transfers.

> Finalising your property settlement properly will prevent your ex from making a further claim on your property.

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Why choose solar power for your home?

CONTRIBUTED BY ENVIREN SOLAR

With the recent reduction and closure of government-backed monetary initiatives, homeowners are beginning to question whether continuing to install a solar system makes sense.

There is no question that solar power is good for the environment as it's a clean power source that doesn't rely on either electricity or gas to function. Renewable energy aside, here's some reasons why you should consider installing a solar system.

Solar system prices have dropped dramatically

Between 2012 and 2018, the cost of installing a solar system has dropped about 40%. These savings are compounded by technological improvements in how these systems are constructed, and the amount of power they are able to deliver over the same area of the solar panel as older systems.

You get more power for your money

The improvements in solar technology mean you're getting a higher amount of power for your money. In the past, 1-2kW systems were the norm, however, nowadays 3-5kW are commonly used, while 10kW systems are growing in popularity. These higher power systems offer better value for your investment and will help offset your power costs if you're still using the power grid as part of your usage.

Paying back the costs of installation takes less time

Homeowners are paying off their systems in varying amounts of time, depending on their rates of usage. The rate of usage is the key to paying for your solar system in the shortest amount of time. Homeowners who use their 'in-house' power as much as possible will see a shorter payback time than those who still rely on the grid to furnish some of their power.



You really don't need the state-backed financial initiatives to make it a worthwhile endeavour. All the encouragement you need is in the financial realities.

When you combine both the environmental and financial benefits of installing a solar power system, it's hard not to consider it to be a wise investment for the foreseeable future.



Enviren - your local solar installer for residential and commercial energy solutions

We are solar experts providing a cost-effective and practical way to reduce energy costs for residential, commercial and industrial clients throughout Brisbane!

Energy Independent with Solar

Becoming energy independent has never been easier, with the benefits becoming noticeable almost as soon as the system has been installed. It's about doing your part for the environment. With green energy it will not only allow you to make amazing cost savings on your energy consumption, but it will also reduce your environmental footprint and allow you to become more energy independent.

Our team will be there every step of the way when you're ready to make the switch to solar. Contact Mark to find out more and help get you started today.

Call Mark O'Connor: 0404 125 482

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The living and dining areas overflow with creature comforts from a chef's kitchen to a butler's pantry with all the ingredients to whip up those gourmet delights.

Bathed in natural light, these interiors are dominated by sheer contemporary design with two of the bedrooms having en-suite.

Situated in Bulimba, a neighbourhood with the best of Brisbane dining, shopping, parklands, and just a quick ferry ride to CBD.

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Call Tracey Van Dyk: 0407 596 224 or Justin Wynn: 0431 858 605 for a private inspection, all compliant with safety and sanitary guidelines.



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for ONE Bulimba Riverfront





Summer potted colour

CONTRIBUTED BY ALANA SEARLE

Keeping summer potted plants looking their best during hot, dry days and stormy weather can be challenging. With the right plant selection and by maintaining a regular watering regime, your potted pretties will give you months of summer colour.

Choose flowering plants that love the heat and will tolerate a missed watering or two. Some great summer flowering plants that will perform well in pots and gardens in sunny spots are salvias, osteospermums, 'Super Cal' petunias, dahlias, geraniums, mandevillas, verbenas and zinnias.

For shady areas, hydrangeas, New Guinea Impatiens, gardenias, begonias and spathiphyllums are real winners.

Regular watering is very important during the summer months to maintain the plant's hydration and nutrient uptake for better flowering and plant health. Give your summer pretties an extra water on very hot, dry days. It is surprising how much water evaporates through the plant's leaves in the course of only one day. If stormy weather is forecast, move pots to a more sheltered location until the threat has passed. Some flowering plants may need less sun during the summer months. If your plant is heat stressed, move the plant to a position where it receives less sun and move the plant back to its original spot once the summer period is over.

Find helpful tips for all things gardening @ www.searlesgardening.com.au. Searles is a local family owned Queensland business.



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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.

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