



REAL ESTATE

NEWS & VIEWS

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10 FEB - 10 MAR



PROPERTY OF THE MONTH

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belle

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What's new in the world of real estate?

This month we're welcoming some new contributors to Real Estate News & Views.

REIQ's CEO Antonia Mercorella explores the burning question many of us have right now: to sell or not to sell? If you're on fence, you'll appreciate Ms Mercorella's expert insights.

Interior Designer Amelia Skin gives us the drill on talented local furniture makers who are creating long-lasting items of furniture that are beautiful and functional. You may have seen their work on show in some of Brisbane's most luxurious hotels and restaurants. Incorporating locally-made furniture into a room's interior design scheme means you're supporting local designers and artisans, which is great for our local economy, and getting a quality piece of furniture with provenance.

Ben Paterson of Safeguard Inspections delves into the (not so) wonderful world of white ants. Ben highlights the warning signs you need to be aware of to identify white ants in a property, and what you can do to prevent them eating your biggest asset.

Real Estate News & Views is designed to showcase the best homes on the market this month, across a number of suburbs at various price points. Make yourself at home, relax, and enjoy the pages that follow.

If you're thinking about renovating, buying or selling, have a chat to a local agent – they live and breathe real estate, and can offer valuable insights to help you achieve the home of your dreams.

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

MAR/APR BOOKINGS

- Advertising cut off March 1st
- Distribution 10th March to shopping centres and 15th March 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

MEET OUR NEW STAFF MEMBER

Coinciding with our business expansion, we are proud to introduce **Brigitte Munro to the Vitale & Co Team.**

She comes with over 15 years experience in Property Management with 8 of those years in the Bayside area.

Brigitte has acquired a wealth of knowledge and gained experience in all facets of residential property management including landlord/tenant liaison, leasing and statutory interpretation of regulatory laws and procedures.

She will be a valued and valuable asset to the Vitale & Co Property Management team going forward.

Welcome aboard Brigitte.



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For Property Management call:

Nicole
nicole@jdre.com.au
0409 557 518



For Sales call:

Simonne
simonne@jdre.com.au
0418 732 885



5 MINUTES WITH CHRIS VOTE

Selling property in autumn

We are often told that spring is the best time to sell a property – with warmer weather and the garden in full bloom – but here in Queensland, I think autumn is the best time to sell!

Autumn sees the breeze start to cool a little and the garden start to breathe again after our hot summer. I think it's a case of 'quality over quantity' with (usually) fewer properties for sale in autumn than in spring or summer. Yet the buyer pool stays the same, and with the current exceptional demand for properties across Australia (and together with a shortage of properties on the market), autumn 2021 will be an exceptional time for property sales. There's nothing like a little buyer competition to help achieve a successful sale price!

Property preparation tips

When it comes to getting your home ready for an autumn sale, you won't need to do anything differently to a spring or summer preparation.

When preparing a home for sale in any market, nothing sells a property like a clean, fresh, and orderly home. My view is do not skimp on things like shiny windows and clean walls. Remember, we are trying to make your property pop and stand above the rest! You get one opportunity to enter the

market, so let's get it right from the beginning and present your home to its fullest potential!

Whether it's December or April, you must declutter the home for successful private inspections and open homes. Start with the knick-knacks – store them or bin them. Then remove any extra furniture and take a paint brush to any overpowering colours on walls or ceilings. Present your rooms in neutral tones such as whites or creams depending on the colour palette and style of your home. You want to allow potential buyers to visualise how they can add their own touches to the property. It's also important to remove any family photos; as much as they are important to you, a buyer wants to associate their own family living in the home, not a stranger's family.

If it's an older home, you could look to modernise a bathroom with some tile paint or by changing the tapware. Likewise, some contemporary door handles can help spruce up the kitchen cupboards. Remove everything from the front of your fridge and always have a clean kitchen bench. If you want to spend a little more, you could remove the kitchen benchtop and replace it with a stone benchtop. There is a rule of thumb that if you spend \$10,000 sensibly when preparing a home for sale, you will get this investment back, and some extra, and you will sell quicker.



CHRIS VOTE
Raine & Horne Sales Agent
0433 411 540

Investing some time in presenting your garden and lawn in their best light will go down well with buyers. Trim back all plants and clear away any spider webs, and adding some mulch can freshen up garden beds and pot plants.

At the end of the day, any time is a good time to sell, and if you are considering an autumn sale, be sure to contact me immediately for an obligation-free appraisal and some professional advice on how you can maximise your sale result.

Raine & Horne®



93 Wynnum Esplanade, Wynnum

If you are wanting to create and cherish a carefree bayside lifestyle, full of joyous family memories, then call Margaret to view this very special, non pretentious and liveable home. So many rooms for living in and sleeping in, upstairs and downstairs, and glorious expansive water views!! Walk along the foreshore to Wynnum wading pool and further to Manly Harbour village for weekend markets and various 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 1 6

View By appointment
Guide Offers over \$795,000

239 Whites Road, Lota

Feels Like Home - Big 792m2 block - Garage & Workshop

- 792m² elevated corner block
- 1953's hardwood timber lowset home
- Front porch opens into entry foyer
- North-east alfresco front patio area
- Polished timber floors & 2700mm ceilings

Margaret Vote

0411 521 747

margaret.vote@wynnum.rh.com.au

3 2 2

View By appointment
Guide Offers over \$599,000

1/54 Yamboyna Street, Manly

Executive Living! Modern 3 Bedroom Apartment

- Double garage with overhead space for storage
- 3 Good sized bedrooms with built ins, shelving & A/C
- 2 Exquisite bathrooms with floor to ceiling tiles & stone tops
- Bosch appliances and Mitsubishi A/C throughout

Byron Freeborn

0416 967 802

byron.freeborn@wynnum.rh.com.au

Chris Vote

0433 411 540

chris.vote@wynnum.rh.com.au



3 2 1

View By appointment
Guide Offers over \$400,000

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

Chris Vote

0433 411 540

chris.vote@wynnum.rh.com.au

2 1 1

View By appointment
Guide Offers over \$390,000

8/127 Wynnum Esplanade, Wynnum

Just Off Esplanade - Suit Investors

- 2 bedrooms with built-in robes
- Bathroom with separate bath & shower
- Galley style kitchen-plenty cupboards
- Open plan dining & living room
- Balcony with outlook to park & bay

Margaret Vote

0411 521 747

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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®



49 CARLTON TERRACE WYNNUM

4 4 5

One of the finest builds you'll see this year, this state-of-the-art home offers 540m² of living space elevated on Wynnum's Carlton Terrace.

From the moment you step through the impressive entry, you can envisage enjoying every aspect of this stunning home. Boasting an exceptional floor plan with resort-style flair, elegant interiors, and impeccable attention to detail, a lifestyle of luxury awaits you.

The upper level is an architectural haven, adorned with concrete floorboards and a cathedral ceiling, boasting a free-flowing lounge, French provincial kitchen, and dining area. Leading out with ease onto the front veranda with beautiful views of the bay and blooming Poinciana trees. The lower level showcases another spacious living area that opens out to the impressive container pool wrapped in pacific jarrah hardwood, the perfect place for a lazy afternoon.

The real showpiece of the home is the one-of-a-kind 5-car garage located underground on the basement level. Offering 180sqm of space with 2.9m of ceiling height to accommodate boats, trailers, 4wds, or even a turntable for the true motor enthusiast and additional space for a wine cellar or workshop, the ultimate man cave.

FOR SALE

Auction

AUCTION

27th February at 12pm on-site -
Offers Prior Encouraged

CONTACT

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david.lazarus@belleproperty.com

Renee Brace 0414 620 063
renee.brace@belleproperty.com



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Manly



We all love
it when the
weather gets
warmer.

It changes our outlook and fills our lives full of warmth. Did you know that it's also the hottest time of year for selling your home?

From January Realestate.com.au reports its highest traffic rates. We also see an increase in local and interstate enquiry and the quality of buyers improves. Holidays are a catalyst for change, as are employment transfers and school transitions. All of this creates a 'need to buy' situation leading to increased demand, higher prices and a reduction of the average time on market. Add this to the tradition of fewer listings and you, like me, should be sold on Summer.



Marc Sorrentino
0488 886 272
marc@eplace.com.au

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**



19 Baybreeze Street, Manly West

4 2 3

- Spacious and versatile floorplan with two separate living spaces
- Excellent storage inside and out plus two garden sheds
- Chefs kitchen with stone benchtops and full butlers' pantry
- Fully fenced secure yard - perfect for children to play
- Elevated position with North facing entertainment space
- LED lighting plus new floor coverings and new window blinds throughout
- Fans in all bedrooms and zone-controlled ducted air-conditioning

raywhitetingalpa.com

Sale
Contact Agent

Scott Auer
0413 684 268

View
By Appointment

Luke Swift
0455 459 361



ljhooker.com.au



Manly ultimate harbourside retreat

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.

Special Features:

- 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
- Lower floor has 2 bedrooms, kitchen, large living area flowing to alfresco dining & private Pool awash with Northerly sunlight.
- Concrete construction from walls to slabs
- Views sweep over Marinas, Yacht clubs & Bay Islands
- Take in that early morning sunrise and the night lights of the bustling Port of Brisbane
- Architectural dual level residence set amount Elite homes
- Total land area of 1619m² – 2 Lots – 2 Titles – 2 Street Frontage

For sale
Expressions of interest

Agent
Murray Mercer
0413 702 222

LJ Hooker Wynnum
07 3348 6777

This magnificent package is being offered as expressions of interest. Inspections by personal appointment only. Call Murray Mercer 0413 702 222.



How a landscape painting can transform a room

CONTRIBUTED BY LETHBRIDGE GALLERY



Landscape paintings have the power to transport audiences to another place, while giving insights into the artists' experiences and memories. Through the use of imagery, colour and tone, landscape paintings can completely transform the mood of a room.

Our first exhibition for 2021 features two talented landscape artists Riley P and Raelean Hall. Both artists use the landscape genre to evoke different emotional responses. 'I Love What You Bring...' by Raelean Hall showcases beach still-lives as temporary residencies in the pursuit of leisure, pleasure and belonging. Each work carries a storyline (or book) that touches imaginative interconnected worlds of knowing. The sand mixed with colourful towels and cold drinks radiates summer vibes, evoking feelings of warmth and joy.

By contrast, Riley P's misty and dream-like compositions create a sense of silence and calm. Exploring his love for the outdoors, his new series captures the beauty in landscapes that bring a tranquillity. Through distance and space Riley creates familiar worlds that are thoughtful and intriguing.

These two artists are great examples of how a landscape painting can transform a room by introducing emotions of serenity and calm or joy and energy. View their full exhibitions lethbridgегallery.com.

Riley P (above) and Raelean Hall (right) are showing at Lethbridge Gallery from 5 to 23 February 2021, at 136 Latrobe Terrace, Paddington. For more see lethbridgегallery.com.





27 Schooner Circuit, Manly West

A Dream Come True!

Promising a serene bayside lifestyle in the heart of Manly West, this exceptional two-storey home occupies a generous 450m2 on coveted Schooner Circuit. Showcasing a wonderful family-friendly atmosphere with a leafy park across the street, it perfectly balances the entertainer's needs with the busy lifestyle requirements of the modern family. An upgrade without compromise awaits! Contact Trish Breen today for more info!

4 2 2
For Sale: SOLD
Inspect: By Appt or Open Home
Contact: Trish Breen
 0419 647 799
 trishbreen@remaxwm.com.au



47 Schooner Circuit, Manly West

Sublime Coastal Living!

Encapsulating a relaxed bayside vibe, this exceptional home is nestled in a sought-after locale and offers a unique blend of location & lifestyle. This gorgeous contemporary homes will have you captivated with its gorgeous front façade, single level living, modern interiors, free flowing floorplan & private alfresco retreat overlooking the in-ground pool. You couldn't ask for a better place to live. Contact Trish Breen for more information.

3 2 2
For Sale: \$745,000
Inspect: By Appt or Open Home
Contact: Trish Breen
 0419 647 799
 trishbreen@remaxwm.com.au



Looking at Selling? Make Alan & Lynette your first call.

Alan & Lynette have a deep love for real estate and more importantly a passion for achieving great results for their clients.

Alan & Lynette look forward to meeting you and providing you with complimentary yet valuable market information.



Alan Chambers
0435 838 847

Lynette Brown
0450 022 439



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Introducing Manly's premier luxury development, 191 Stratton

SITUATED IN THE HEART OF MANLY VILLAGE, THIS BOUTIQUE COLLECTION OF SOON-TO-BE BUILT ONE, TWO AND THREE-BEDROOM LUXURY APARTMENTS WILL SET A NEW BENCHMARK IN QUALITY.

Only 30 minutes' drive to Brisbane's buzzy CBD, with easy access via rail, Manly boasts a unique seaside village vibe where everything you need is on your doorstep. It's a locality with a genuine sense of community, which sets it apart from other locations dominated by chain stores and large shopping centres.

Here you'll find small fashion boutiques, carefully curated homewares stores, and great food and wine bars, all a short stroll away from 191 Stratton's central village location.

"Stratton 191 offers an unrivalled lifestyle opportunity," explains Brett Jackson of CBRE Residential Projects.

"Its location affords the luxury of convenience, where all amenities are only a short walk away."

Swing by Tide on the Jetty for a cocktail over the water. Indulge in craft beer, boutique wines and freshly shucked oysters at Shucks Bar. Catch up with friends at the Manly Boathouse, where the seafood's fresh and fabulous. Set sail on a sunset cruise and watch dolphins play in the bay. Take a walk or cycle early or late – there's always something happening by the water.

Every Sunday is market day, where you can shop for arts and crafts, fashion, and fresh produce along the breezy waterfront.

Australia's largest marina hugs the shoreline, anchored by fantastic yacht clubs like the Royal Queensland Yacht Squadron.

And for those who prefer to stay home and relax, 191 Stratton will offer resort-style communal facilities including a stunning pool, gym, barbecue area, herb garden and rooftop deck.

Developer DeMartini Fletcher has designed the apartments with downsizers in mind, recognising the need for spacious, light-filled layouts, large balconies, and high-spec finishes. It's an enviable lifestyle that's already stirred a flurry of interest from potential buyers.

To find out how you can embrace the ultimate sea change, visit <https://191stratton.com.au/>.





Brisbane region furniture designers

BY AMELIA SKIN, INTERIOR DESIGNER, SEMPER INTERIORS

The market for furniture designed and made in Australia has been continuously expanding for some time now. Buying from local furniture designers supports the local economy, and it is also better for the environment. Some of the very best Australian furniture designers are found in Brisbane and its surrounding regions. Below is a carefully curated list of some of Semper Interiors' favourite local furniture designers.



1. MAST FURNITURE

With a considered range, Mast Furniture is dedicated to producing bespoke furniture with minimal environmental impact. They use only FSC certified timber that has a traceable chain of custody from forest to completion.

Featured product: The Louis Table

Location: 2/12 Lathe Street, Virginia

2. FERRIER FURNITURE

Ferrier Furniture is a Brisbane-based furniture designer and manufacturer. They source all of their materials from local suppliers with their entire production process being completed within 10km of their workshop. Their furniture can be found at some of Brisbane's trendiest venues, including Mr Percival's, The Boundary Hotel, and The Belvedere Hotel.

Featured product: Signature Dining Chair and Custom Table

Location: 356 Bilsen Rd, Geebung

3. STUDIO FLEK

Studio Flek is a boutique design studio based on the Gold Coast. Their considered range includes both furniture and lighting. Their design ethos is to create timeless pieces using materials that get richer with age.

Featured product: Credenza and TT Pendant

Location: 50/15 Freemantle Street, Burleigh Heads

4. FIVE MILE RADIUS

Five Mile Radius is another incredible design studio doing their bit for the environment. They create their products by using recycled construction waste and other ethically sourced materials.

Featured product: Waste Terrazzo

Location: Gladstone Rd Studios, 13a Gladstone Rd, Highgate Hill

5. MAKIMAKI

Makimaki create beautiful custom made indoor and outdoor furniture. They provide a full service design from concept to installation for anyone looking for high-end, one-off pieces.

Featured product: Gaston Sideboard

Location: 5/623 Toohy Rd, Salisbury



JOSH WARREN

0403 481 271

Honesty, Integrity, Efficiency and Hard Working are the core foundations of Josh Warren's character.

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SUMMER DREAMING



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Have you been thinking about renovating your home, installing a new pool or maybe you are wanting to build your dream home? Get in touch with us to start the process. There are also government incentives that you may be eligible for.

We have many different projects constantly on the go that vary from a new deck to a complete brand-new custom build. The team at Innovative Design and Build Group can work alongside you to provide expert advice so you can confidently move forward with your dream project!



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To sell or not to sell...that is the question

BY ANTONIA MERCORELLA – CEO, REAL ESTATE INSTITUTE OF QUEENSLAND

At the time of writing, it marked the one year anniversary of the very first case of COVID-19 detected in Australia. While it's not exactly the kind of occasion any of us wish to celebrate, it's a good reminder of just how far we've come in successfully tackling this pandemic in Queensland. But as we continue to navigate through the tail end of COVID-19, you'd be forgiven for questioning whether it's actually the right time to sell your property.

While Queensland real estate has remained relatively resilient over the last 12 months, particularly given the economic impacts of COVID-19 and resulting recession, Brisbane in particular has enjoyed substantially improved demand across the entire market, with transactions currently higher than pre-pandemic figures.

With property prices forecast to perform strongly for the remainder of 2021, it's fantastic to see Brisbane reached a record-breaking \$720,000 median price in the latest quarterly results on the back of 4.4 per cent annual growth (September 2020). It's a remarkable difference when compared with this time last year when the market recorded a quarterly decrease of 0.4 per cent and a median price of \$670,000. Considering the challenging conditions Brisbane's property market has faced, it's defied countless predictions of crashing to achieve new highs. Importantly, confidence is key when it comes to the property market so it's good to see that consumer confidence continues to strengthen too (in fact, it's risen consecutively week on week for the last four months to December 2020 to reach a 10-year high).

This confidence is on show at local open home inspections too across Brisbane's Bayside suburbs. According to the latest CoreLogic data, median house prices remain healthy, with the stand out suburb in terms of annual growth being Manly – it's recorded an impressive 22.9% boost in property values. Elsewhere in the region and the numbers are positive considering conditions over the last 12 months. Some areas are performing much better than others including Cannon Hill (\$737,500/1.6% annual growth), Hemmant (\$540,000/4.9%), Lota (\$650,000/8.3%), Manly West (\$649,000/8.6%), Tingalpa (\$585,000/9.3%) and Wynnum West (\$559,000/3.3%).

So, is it the right time to sell? The general consensus from the real estate industry as well as many economists and analysts is that Queensland's property market has been incredibly resilient throughout the pandemic, thanks to the unprecedented range of stimulus and fiscal measures from the Australian government. That said, the Brisbane market is still recovering from COVID-19 and the impacts from strict lockdowns, with total monthly property listings peaking at 30,500 in July 2020 – which is more in line with monthly listings achieved since January 2018. However, month on month listings have slipped back to record 26,643 in December 2020.



Interestingly, while Brisbane property prices are still considerably more affordable than other States, Corelogic forecasts that one in ten houses sold in Brisbane will fetch more than \$1 million within the next two years, offering some of the best prospects of long term capital growth. Where Brisbane real estate is uniquely positioned is thanks to a range of underlying strong market drivers including liveability which consists of access to jobs, proximity to amenities, and good mobility. Secondly, it's the affordability factor, with Brisbane's median house price still far lower than Sydney and Melbourne.

With historically low interest rates, the proposed wind-back of responsible lending laws and the current level of interstate migration we're witnessing, buyers are out in force. And with low stock availability across Queensland at the moment, it's a seller's market that's definitely in need of a lot more listings. So, again it begs the question, "Is it the right time to buy?" Of course, when it comes to selling your property, it depends on a range of factors, from current market conditions through to the needs of your own personal circumstances.



Kate Francis

BELLE PROPERTY MANLY

A knowledgeable and passionate agent with seventeen years of experience in the real estate industry, Kate Francis brings her charismatic energy and steadfast commitment to her clients to Belle Property Manly.

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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.

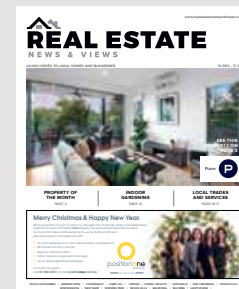
If you need a hand in promoting your business locally, across Queensland, or throughout Australia, we'd love to hear from you.

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White ant signs to look for before you purchase

BY BEN PATERSON, SAFEGUARD INSPECTIONS

White Ants, or Subterranean Termites, are the most common termite and the most destructive pest for Queensland homes. Once in your home, evidence of termites can be seen when they can strip the framework within your walls and wreak havoc with the safety of your home, which is why it's critical to recognise white ants signs on your property.

SIGNS OF TERMITE INFESTATION ON YOUR PROPERTY

Sign one: Mudding

Termite mudding is most commonly visible in old trees on the property. Termites require high humidity levels and create mud tubing in trees and timber close to structures they are feeding on. This mud tubing regulates the nest temperature.

Sign two: Hollow sounding timber

If you rap on timber with your knuckle and it produces a hollow sound, that would be because ... it is hollow. Termites like regulated temperatures and humidity and so most damage is INSIDE the wood they are eating.

Sign three: Sagging floors and doors and cracked paint or plaster

In older and wood-based homes such as Queenslanders, sagging doorways and floors can be a pretty good indicator that the house's stumps and structure have been eaten away by white ants. Likewise, cracking in walls can indicate

structural damage and is why it's essential to have a thorough inspection when buying a house to renovate or not.

Sign four: Easily damaged skirting and architraves

Ever accidentally kicked a skirting board and had it crumble easily? Termites hollow those out, too! Tapping skirting boards and architraves can quickly reveal termite damage hidden in plain sight!

Sign five: Power failure

Termites love the heat put out by electrical fittings behind walls!

HOW MODERN WHITE ANT PEST CONTROL WORKS

White Ants are symbiotic feeders. The "workers" biologically process the wood to feed the rest of the colony, so most modern pest control substances use this to their advantage.

Back in days of old, "gassing" (much like using fly spray) was the standard method of pest control. The downside to this method was that it killed the white ants local to the pesticide, but not necessarily the nest. It was also pretty bad for humans!

Modern white ant baits are designed to be eaten by the termites and taken back to the nest to be shared. The fact that white ants have cannibalistic instincts increase the effectiveness of this treatment!



CAN WHITE ANT INVASION BE PREVENTED?

There are no guarantees in life, but amazingly effective building products are designed to act as barriers to termite invasion. These barriers are non-toxic, permanent and generally don't require maintenance.

Ultimately, though, it's recommended that you have a yearly termite inspection carried out to get on top of potential pests before it becomes a headache. House hunting? Don't ignore the signs!

Ben Paterson is the Director at Safeguard Inspections, located in Brisbane's Manly West. He performs building and pest inspections on residential properties, guided by 25 years of experience and knowledge.

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Caring for your cacti and succulents

CONTRIBUTED BY ALANA SEARLE

Potted cacti and succulents are known for their hardiness and adaptability to accessorise beautifully with modern patio and indoor décor. Prolong their succulent ways with these simple steps.

Cacti and succulents love plenty of sun to produce healthy foliage and better flowering. Position displays on sunny patios and well-lit areas inside the home.

Both cacti and succulents like an open texture, free draining mix allowing optimal aeration. Searles Cacti & Succulent Specialty Mix is a specifically designed soil mix which provides excellent drainage and is boosted with long term 12 month fertiliser for healthy growth and better blooms.

Many cacti and some succulents positively flourish on minimal moisture, due to their internal mechanisms for water storage. Check the plant label of your plant for watering guidelines. If starved of water, leafy succulents shed their leaves.

Applying Searles Flourish Cacti & Succulent Soluble Plant Food during Spring and Autumn should provide them with all the food they need.

Cacti and succulents are remarkably resistant to attack by pests and diseases if given the correct amount of sunlight, water and fertiliser. Plants grown indoors should be checked for scale, aphids and mealybug.

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Luxurious Brand New Townhouse!

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Wynnum in review

BY MICHAEL JULLYAN, THINKTANK ARCHITECTS

Developments in Wynnum Central are continuing to gather momentum, with the area evolving into a dynamic residential and retail precinct.

The recent opening of the another three more food and beverage offerings is drawing people back into the town centre. The footpath bar seating at the Fat Duck has been extremely popular, adding a vibrancy to the high street. Discussions have begun to expand this outdoor seating from Florence Street to Charlotte Street outside the Wynnum Shopping Centre, and this activation will provide more lifestyle-focused benefits to residents and visitors. March's cinema opening will be a huge catalyst for trade and put Wynnum Central back on the map as a destination for many more people.

Walking trails highlighting the restaurants and bars, homewares, vintage/retro stores are being proposed, and a series of laneways not unlike Bee Gees walk at Redcliffe are under discussion to provide art, selfie spots, historical and "grunge" interest areas and cross street activation. There's been chatter about two or three new restaurant openings for 2021 focusing around Bay Terrace, and the uptick in foot traffic from the six-cinema patronage will underpin these new eateries.

The success of the Wynnum Fringe Festival has motivated its producers to consider two more landmark events, one based around film and another around lighting. Entertainment events are also being discussed, to take place around the wading pool and in Wynnum Central to provide residents with free cultural activities.

New residents are now moving into Lato Baia and the 5 point project in Bride Street should be complete this year, along with the apartments at 10 Bay Terrace. There are at least



three to four new apartment complex construction starts planned in the next six months. This is a continuation of the strong and consistent growth in apartment occupation, and this local Wynnum Central population increase will lend further support and improve the retail opportunities and offerings. Two new prime location upmarket apartments are under consideration with Council at the moment, with all the new developments providing far more car parks than the existing sites.

2021 is set to be the biggest year for Wynnum Central in a very long time, so get down here and check it out for yourself.

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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.

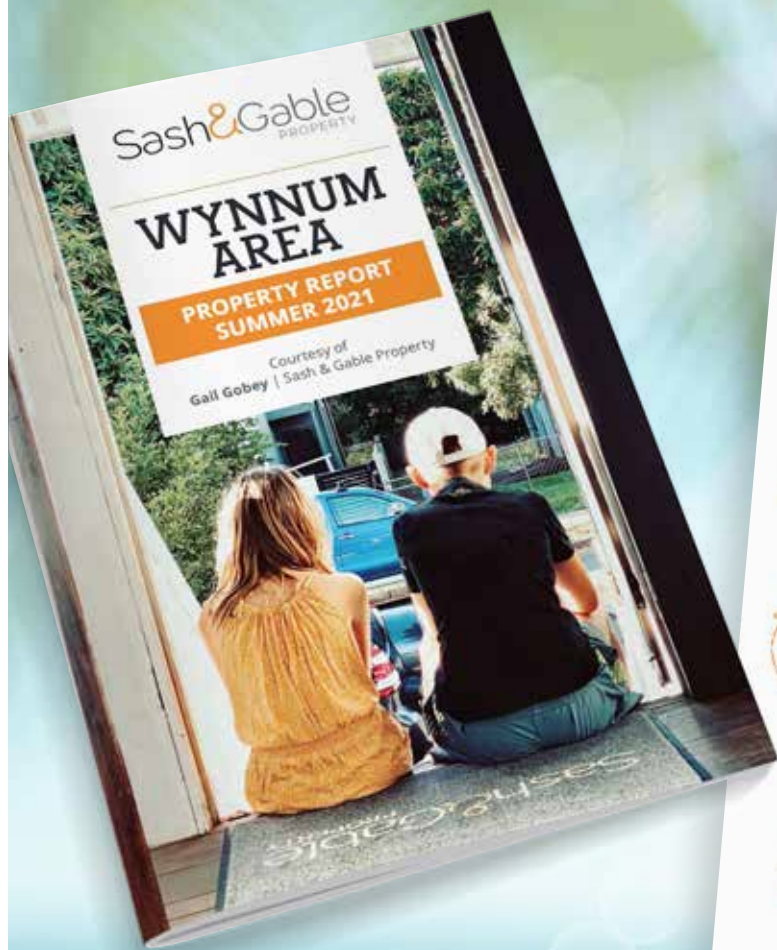
"We are well known for our ability to translate historical styles to suit modern living," said Mr Jullyan, who spent five years as a builder of luxury homes gaining invaluable insights and experience before starting the practice.

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.

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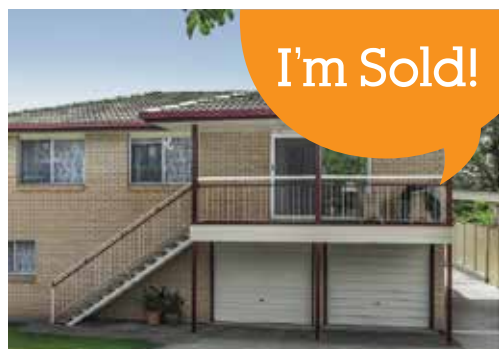
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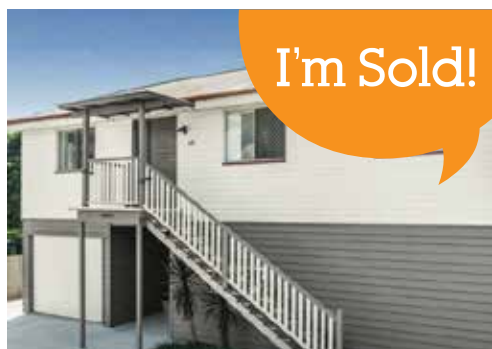
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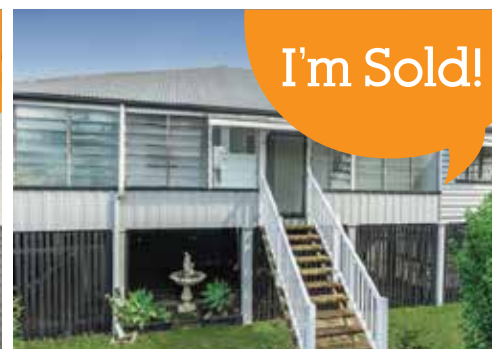
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