



# REAL ESTATE

## NEWS & VIEWS

40,000 COPIES TO LOCAL HOMES AND BUSINESSES

14 OCT - 11 NOV



**CLASS**  
REAL ESTATE

### PROPERTY OF THE MONTH

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### LOCAL TRADES AND SERVICES

PAGE 16-17

### BUILDING AND RENOVATING

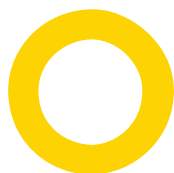
PAGE 20

## We're the team for maximum return.

At Position **One** Property, we're not about sales, or developments, we're all about efficient, effective property management. We invest in our team so we can best serve our owners and help them generate the maximum return on their investments with:

- 20 years experience in stress-free property management
- Minimised vacancy periods
- Regular communication
- Tailor-made management packages
- Up-to-date legislative knowledge

To contact our team  
call **07 3843 4511** or visit [positionone.com.au](http://positionone.com.au)



position**one**  
property

— EST. SINCE 2001 —





## Welcome to a new place for property

### We're excited to bring you this first edition of Real Estate News & Views.

Each month we'll be showcasing a selection of properties on the market in your neighbourhood, alongside valuable trade contacts and interesting agent viewpoints.

Whether you're looking for a forever home, or a stepping-stone property, our beautiful suburbs play host to a diverse range of properties to own or rent.

Choose from impressive art-deco mansions with city views, cosy worker's cottages, and luxurious modern riverside apartments – there really is something for everyone in this beautiful part of Brisbane. And whether you want to be near a buzzing café strip, or enjoy a peaceful streetscape with park views, there are so many lifestyle options on offer.

If your home is a work in progress, here's the place to gather ideas for your renovation. You'll find interior design, building and financing tips, with professionals ready to help

guide your vision to create a home that's uniquely yours.

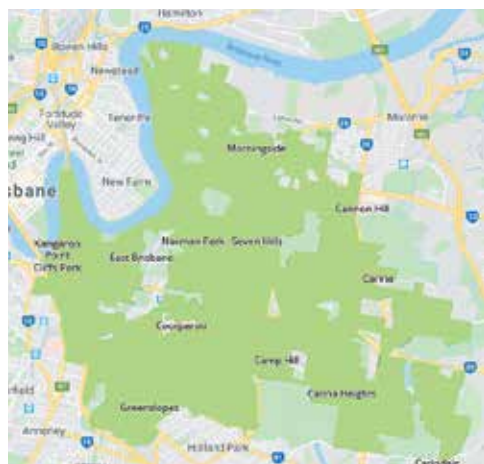
The lead-up to Christmas is traditionally a busy time, and this year is no exception. Opportunities abound for sellers and buyers, and when it comes to choosing the right agent to partner with, browse the following pages for handy market and agent insights.

Come inside, and take a look around. You might just find your dream home.

Real Estate News & Views is a monthly publication that showcases the Eastside's best homes. It has been designed to present your property in the best way possible to reach potential buyers. It's currently delivered to 38,000 homes from Carindale to Kangaroo Point and everything in between, with an additional 2,000 copies distributed to local business.

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

SUBURB	DISTRIBUTION	SUBURB	DISTRIBUTION
BALMORAL	1,677	GREENSLOPES	3,383
BULIMBA	1,454	HAWTHORNE	1,556
CAMP HILL	3,662	KANGAROO POINT	1,693
CANNON HILL	2,047	MORNINGSIDE	3,599
CARINA	3,529	NORMAN PARK	1,755
CARINA HEIGHTS	1,853	SEVEN HILLS	996
CARINDALE	2,289	WOOLLOONGABBA	1,360
COORPAROO	5,169	<b>GRAND TOTAL</b>	<b>38,001</b>
EAST BRISBANE	1,979		

### NOV/DEC BOOKINGS

- Advertising cut off 29th of October
- Distribution 11 of November (shopping centres) 16th November 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



## 27 Bexley Avenue, Balmoral

- Sophisticated modern living, functional floor plan, elevated 503m2
- 3 Separate living areas, 4 over sized bedrooms, 3 bathrooms
- Central modern entertainers kitchen, island breakfast bar
- Enticing 10 metre salt water lap pool, Not 1 but 2 grassed yards
- Amazing private indoor outdoor areas, leafy vista outlook, Gateway views
- Decadent master suite, Ducted zoned AC, Intercom, Alarm, 2-4 car garage

4 3 2

**INSPECT** Inspection by private appointment  
**FOR SALE** Offers over \$1.4M  
**AGENT** John Kubatov 0412 241 889



**CLASS**  
REAL ESTATE

Place.



Woolloongabba



# Award-winning agents. Award-winning office.

Congratulations to our individual winners as well as the entire Place Woolloongabba team. Without your efforts and stellar contributions, we wouldn't have achieved such a fantastic result.

## Place Annual Awards Gala Results:

**Top New Sales Office and #5 Sales Business of the Year** (Companywide)

**Ben Smith** – Gold Sales Award

**Savva Koulouris** – Silver Sales Award

**Piper Fleming** – Sales Support Excellence Award

**Darren Cosgrove** – Community Award

**P** 07 3153 2999

**E** [gabba@eplace.com.au](mailto:gabba@eplace.com.au)

27 Logan Road,  
Woolloongabba



*You'll find us just behind the Gabba!*



### 20609/8 Hercules Street Hamilton

Huge Price Reduction motivated seller will negotiate with serious offers!

Beautifully located on the 6th floor of the popular Harbour Two complex, apartment 20609 will spoil you with a lovely open plan, quality finish and beautiful views.

The apartment is incredibly light throughout with a clever layout that offers quality living for the owner occupier looking to take advantage of the sought-after riverside location or investors looking for a steady investment that will no doubt see capital growth in the future.



**For Sale**  
Contact Agent

**Agent**  
Ay Hwa Currie  
0404 863 694

**LJ Hooker Coorparoo**  
07 3394 2511



### 30 Jerome Street Coorparoo



**Sold**  
Sold Off Market

Sold off market in less than 24 hours. If you have a similar property and are thinking of selling or know of someone who may be please contact me today as I have several buyers looking for a similar property. If I can help you with any real estate matters, please let me know. I would enjoy being of assistance.

**Sold**  
Sold Off Market

**Agent**  
Darrell Plumridge  
0429 420 370

**LJ Hooker Coorparoo**  
07 3394 2511



## Meet the LJ Hooker Coorparoo sales team

Commencing operations in the 1970's, LJ Hooker Coorparoo has nearly 50 years of proud service to Brisbane's inner south eastern suburbs.

We have earned a high level of respect in the local community for our stability, experience, industry and local area knowledge.

LJ Hooker Coorparoo prides itself on being driven to achieve success, but we're also a company of genuine, committed individuals who work together as one team to help you achieve your real estate dreams.

Maintaining honesty, integrity and professionalism, we provide a level of service that is unmatched within the highly-competitive real estate marketplace.

**Phone**  
(07) 3394 2511

**Email**  
coorparoo@ljhooker.com.au

**Website**  
coorparoo.ljhooker.com.au

**Office**  
326 Old Cleveland Road, Coorparoo



*the right fit for you*



Welcome to the

## EASTSIDE TEAM

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.

Our core beliefs gravitate around high levels of service, honesty, communication and performance which enables us to go above and beyond for most property transactions.

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**



## Breathtaking Designer Living

25 Patrick Street, Norman Park

5 🏠 4 🚗 4 🚗 1 🏃



## Hamptons-Styled Living

141 Sackville Street, Greenslopes

5 🏠 3 🚗 2 🚗 1 🏃

# MARKET REVIEW

At Belle Property Coorparoo we are consistently achieving great results in Sales and Property Management. According to the past 12 months statistics from Rate My Agent, we have achieved a 10% market share in Coorparoo and ranked Agent of the Year Awards for 2020 for Greenslopes. We are also ranked the No. 1 Leasing team for the Year in Qld 2020 throughout all of the Belle Properties offices in Qld. If you are looking to make a change why not call us for a confidential chat.



## NOW SELLING

ADDRESS	PRICE				M <sup>2</sup>
33 Dangar Street, Belmont	For sale now	4	2	2	537m <sup>2</sup>
54 Bovelles Street, Camp Hill	For sale now	4	2	2	516m <sup>2</sup>
114 Waverley Road, Camp Hill	Auction 17th October	3	2	2	607m <sup>2</sup>
53 Bundah Street, Camp Hill	Auction 10th October	6	3	2	1370m <sup>2</sup>
35 Ashfield Street, East Brisbane	For sale now	4	3	2	579m <sup>2</sup>
201 Abbotsleigh Street, Holland Park	By negotiation	3	1	1	612m <sup>2</sup>
28 Rita Street, Holland Park	Offers over \$975,000	4	2	2	405m <sup>2</sup>
3/119 Kirkland Avenue, Coorparoo	For sale now	3	2	1	
16 Bluebell Street, Mansfield	For sale now	4	2	4	766m <sup>2</sup>
21 Lindisfarne Street, Carindale	Offers over \$690,000	3	1	2	621m <sup>2</sup>
503/25 Duncan Street, West End	By Expression of Interest	2	2	2	
206/65 Water Street, Fortitude Valley	\$395,000 +	2	2	1	
72 Kitchener Street, Wynnum	Offers over \$690,000	5	2	2	405m <sup>2</sup>
107/14 Merivale Street, South Brisbane	\$480,000	2	2	1	

## SOLD

22 Emelyn Street, Coorparoo	\$940,000	4	1	1	544m <sup>2</sup>
6 York Street, Coorparoo	\$779,000	3	2	1	309m <sup>2</sup>
22 Garden Street, Greenslopes	\$815,000	3	3	2	410m <sup>2</sup>
38 Galway Street, Greenslopes	\$760,000	3	1	2	425m <sup>2</sup>
21 Susan Street, Greenslopes	\$850,000	3	2	2	448m <sup>2</sup>
8 Edric Street, Holland Park West	\$590,000	2	1	2	959m <sup>2</sup>
86 Sterculia Avenue, Holland Park West	\$756,000	3	1	2	610m <sup>2</sup>
11/20 Patrick Street, Norman Park	\$785,000	3	2	2	203m <sup>2</sup>
72 Ashton Street, Camp Hill	\$1,575,000	5	3	2	310m <sup>2</sup>
91 Ferguson Road, Camp Hill	\$645,000	3	2	3	465m <sup>2</sup>
1/81 Halstead Street, Coorparoo	\$519,999	2	2	1	105m <sup>2</sup>
3/22 Chatsworth Road, Greenslopes	\$390,000	2	2	1	129m <sup>2</sup>
48 Salisbury Street, Woolloongabba	\$750,000	3	1	1	405m <sup>2</sup>
2 Glen Street, Coorparoo	\$1,165,000	5	3	2	506m <sup>2</sup>



54 Bovelles Street, Camp Hill



53 Bundah Street, Camp Hill



28 Rita Street, Holland Park

Disclaimer: Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by ABN trading as Belle Property Coorparoo QLD.

**Belle Property Coorparoo QLD | 3056 1730**

328 Old Cleveland Road | Coorparoo

[www.belleproperty.com/coorparoo](http://www.belleproperty.com/coorparoo)



COORPAROO



201 ABBOTSLEIGH STREET, **HOLLAND PARK** 3 1 1 612m<sup>2</sup>

**RENOVATE OR REMOVE “Canarvan”  
1946 Cottage**

- Rich with history and proudly occupying 612m<sup>2</sup> of land
- The home is just waiting for a quality renovation throughout
- Timber flooring together with traditional period features of the 1940’s
- Holland Park State Primary and Cavendish Road catchments

**FOR SALE**  
By Negotiation

**VIEW**  
As advertised or by appointment

**CONTACT**  
Amanda Becke  
0412 943 947  
amanda.becke@belleproperty.com



114 WAVERLEY ROAD **CAMP HILL** 3 2 2 607m<sup>2</sup>

**Expansive With Loads Of Scope &  
Lifestyle Opportunity**

- Architecturally unique home with huge potential to add value
- Potential to renovate or redevelop in a sought after precinct (STCA)
- Create a home office with ensuited room and private deck on ground floor
- Double lock up garage with remote entry & additional storage

**FOR SALE**  
Auction if not sold prior

**VIEW**  
As advertised or by appointment

**CONTACT**  
Amanda Becke  
0412 943 947  
amanda.becke@belleproperty.com



35 ASHFIELD STREET **EAST BRISBANE** 4 3 2 579m<sup>2</sup>

**Timeless elegance with modern-day  
family appeal**

- A generous two-storey layout features living spaces on both levels
- Original details include timber floorboards, VJ walls and high ceilings
- Designer gas kitchen with cafe-style breakfast bar onto the deck
- Double garage plus huge underhouse storage and man cave/office

**FOR SALE NOW**  
**VIEW**  
As advertised or by appointment

**CONTACT**  
Jonathan Harper-Hill  
0432 643 001  
Jonathan.HarperHill@belleproperty.com



54 BOVELLES STREET **CAMP HILL** 4 2 2 516m<sup>2</sup>

**Family haven offers a great entertainers’  
lifestyle**

- Bright, breezy living spaces with generous formal and casual areas
- Sheltered BBQ deck overlooking a private backyard and swimming pool
- Four double bedrooms plus a separate home office/5th bedroom
- Double lock-up garage with space for a workshop and storeroom

**FOR SALE NOW**  
**VIEW**  
As advertised or by appointment

**CONTACT**  
Stephen Salmon  
0414 660 139  
stephen.salmon@belleproperty.com

328 Old Cleveland Road | Coorparoo  
www.belleproperty.com/coorparoo  
07 3056 1730



**JUST LISTED!**  
By Danny Day



## 135 MOUNTJOY TERRACE, **MANLY**

### Property Management

At James Dean Residential, we will tailor a Property Management package specifically for your requirements. We look forward to having the opportunity to discuss your personal needs and the range of our services.



#### **Considering renting your home?**

Please give me a call

#### **Nicole Garnham**

☎ 0409 557 518

✉ nicole@jdre.com.au

### Property Sales



#### **Considering selling your home?**

Please give me a call

#### **Danny Day**

☎ 0402 316 039

✉ danny@jdre.com.au

*"Danny went out of his way to advertise and promote our property to the market. Danny was extremely professional in his approach to the sale. He kept us informed all the way through the process and went above and beyond to secure the sale." - Kevin & Julianne*







## 76 Camelia Street, Cannon Hill

6 3 0

### GRAND UNIQUE FAMILY QUEENSLANDER, POOL, 906m<sup>2</sup>, QUIET CUL DE SAC POSITION

Exuding timeless yesteryear charm you'll in love with this unique family home on a sprawling 906m<sup>2</sup> block in an ideal quiet cul-de-sac position.

- Versatility with options for dual living/work/business/studio
- 473m<sup>2</sup>, 341m<sup>2</sup> int + 132m<sup>2</sup> ext. Large bedrooms and entertaining areas,
- Striking street appeal, side access . Rich character laden features, polishes floors, high ceilings. A fantastic family entertainer, Large private pool,
- Relaxation & grassed yard areas. Wonderful all encompassing wrap around balcony.
- Breezy north aspect rear balcony & alfresco areas.
- Easy access to CBD (6km) Carindale, Bulimba, Airport.

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

INSPECT

Inspection by private appointment

FOR SALE

John Kubatov

0412 241 889

**CLASS**  
REAL ESTATE

# Sell with me!

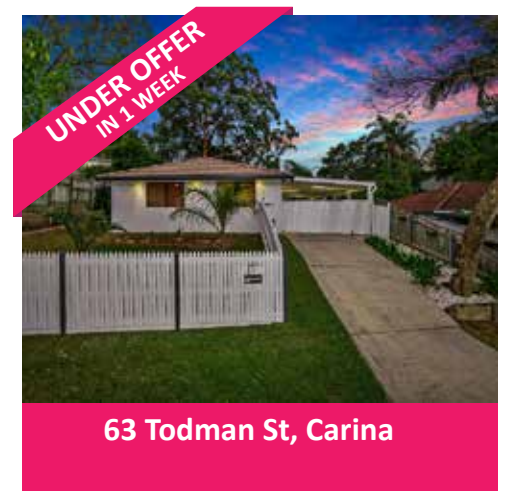
**\$0 UP FRONT\*** Inclusive of:

- Staging & Styling
- Premium Marketing
- Exceptional Service!

*\*Terms and conditions apply*



**Great results don't happen by chance! Call me to find out how I can help you achieve a result like these...**



## Keryn Osgerby

National Top 4 AREA Finalist

0421 594 529

KerynOsgerby



Agent of the Year  
Suburb: Belmont QLD



Belmont



**SOLD** Property Group

BUY | SELL | RENT

FROM \$749,000

# BAIÉ

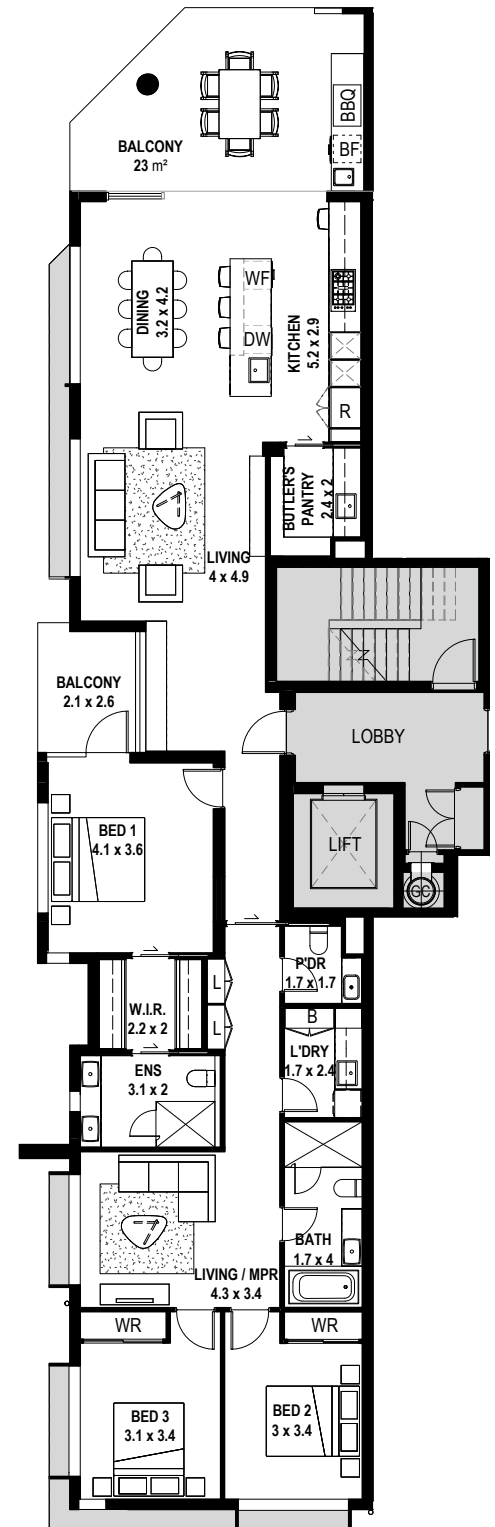
RESIDENCES

CONSTRUCTION  
COMMENCING SOON

## EXCLUSIVE BAYSIDE RESIDENCE

Baié offers an exclusive opportunity to live in one of only 14 home sized luxury three bedroom apartments.

- 'Home-sized' apartments
- Unobstructed views
- Second living area/MPR
- Ducted air conditioning
- Stone benchtops
- Seperate laundry & powder room
- Miele Appliances
- Ceiling fans
- 2.7m ceilings
- Secure basement parking
- Basement storage area
- Butler's pantry



### AGENT'S DETAILS

Richard Myers | 0432 671 161  
richard.myers@raywhite.com

33 BAY TERRACE WYNNUM

# Coorparoo career agent for 27 years & still loving every day

Helping people every day to achieve their real estate goals and dreams is what I love doing, always have, always will.

There is no better feeling than seeing the emotions my clients display when they have sold their homes successfully, or knowing that their rental property is being managed properly. Being part of a successful purchase, or introducing excited new tenants to our rental properties makes me realise I make a dynamic and positive difference to people's lives every day.

Whether it's a home owner, an investor, a purchaser or a tenant, I am proud to say that my work ethic is at the same high standard for all who I assist.

As agents we are expected to be consummate professionals, a position I have upheld for the duration of my career and one I will not compromise on; one I will always strive to uphold for the balance of my career.

With close to one-thousand sales transacted, all from my little corner of the world in Coorparoo, I am still excited to learn new things every day. I have helped thousands of families settle into new homes, hundreds sell existing homes, thousands move into new rentals, and have given hundreds of first-time and long-time investors reliable educated advice that is sound and financially rewarding.

If you need experience and advice, whether you're looking to sell, for a reliable property manager or you're looking to buy or rent, please know I'm here to help.

**Pelham Marsh 0413 7000 75 or [pelham@brisbaneboutique.com](mailto:pelham@brisbaneboutique.com)**

**Sales & Property Management**

**307 Old Cleveland Road Coorparoo 31690200**



# Working on the coal front



















Spring has arrived and with it I honestly expect to see a flurry of activity in both sales and rentals.

The activity in our industry has not suffered throughout the Covid-19 pandemic, however, we have all experienced a tenfold increase in doomsayers suggesting "Property prices are inflated and will soon be crashing substantially, and rental prices will be dropping dramatically".

To put it simply, these people are missing out on fantastic buys and great rental homes; they will soon realise they are being left behind

in the race to purchase or rent. Throughout the last six months our industry has seen many, many transactions, and we have sold and rented property for increased prices (in our area at least).

Spring will bring quite a few surprises for many buyers and sellers. Our industry is primed and ready for a massive onslaught of people fresh to the market, alongside those who now realise they were wrong to believe our market would crash. It's exciting times for our sellers, our investors, and us – your agents.

 <b>SOLD</b>	 <b>SOLD</b>	 <b>SOLD</b>	 <b>SOLD</b>	 <b>SOLD</b>
Holland Park <b>SOLD</b>	Holland Park <b>SOLD</b>	Coorparoo <b>SOLD</b>	Coorparoo <b>SOLD</b>	Coorparoo <b>SOLD</b>
 <b>LEASED</b>	 <b>LEASED</b>	 <b>LEASED</b>	 <b>LEASED</b>	 <b>LEASED</b>
Coorparoo <b>\$605 PER WEEK</b>	Balmoral <b>\$760 PER WEEK</b>	Camp Hill <b>\$810 PER WEEK</b>	Norman Park <b>\$1400 PER</b>	Coorparoo <b>\$550 PER WEEK</b>
 <b>FOR SALE</b>	 <b>FOR SALE</b>	 <b>FOR SALE</b>	 <b>FOR SALE</b>	 <b>FOR SALE</b>
East Brisbane <b>\$625+ BUYERS</b>	Greenslopes <b>\$375K + BUYERS</b>	Sunnybank <b>\$949K + BUYERS</b>	Aspley <b>\$549K + BUYERS</b>	Aspley <b>\$579K + BUYERS</b>
 <b>FOR RENT</b>	 <b>FOR RENT</b>	 <b>FOR RENT</b>	 <b>FOR RENT</b>	 <b>FOR RENT</b>
Holland Park <b>\$460 PER WEEK</b>	Mt Gravatt East <b>\$395 PER WEEK</b>	Wynnum West <b>\$795 PER WEEK</b>	Ashgrove <b>\$665 PER WEEK</b>	Coorparoo <b>\$1225 PER WEEK</b>



# Choosing the right flooring for your home

*Practicality vs beauty: can you have both in a floor? When it comes to choosing flooring for your build or renovation project, there's a huge range of options that can elevate the look and feel of a room and perfectly suit its purpose.*

But where to start? New technologies in flooring mean you're spoilt for choice with carpet, vinyl, laminate, engineered timber, bamboo, cork, tiles and hybrid flooring options on the menu. Here are some points to consider when making your selection.

## **COLOUR**

Just like paint colours, the colour of your flooring can make or break a room. Lighter colours can reflect more light, making a room feel brighter. Dark, moody colours can invoke ambience and sophistication. Consider the size and purpose of a room, and build a colour palette around it.

## **LIGHT**

The amount of natural and artificial light in a room can affect the look of your floor. Take a sample into the space to see how it looks;

your flooring choice can look very different against your wall colour and the amount of light in the room.

## **OVERALL THEME**

Consider the décor style of your home and continue the theme throughout. Do you love the formal and luxurious look of plush carpet, or the relaxed beach-style vibe of timber flooring? Integrating a common theme in each room gives your home an overall feeling of style and cohesiveness.

## **PRACTICALITY**

Consider your lifestyle – kids, pets and parties will all affect the flooring you choose. Consider how the flooring feels underfoot, ease of cleaning, maintenance required, and whether it will suit your room's purpose.

Your local reputable flooring store experts can guide you through the process in the showroom, and provide samples to take home with you. They'll also arrange quality installation with good guarantees for peace of mind.



**BEST DEALS  
ON FLOOR  
& WINDOW  
COVERINGS**

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BLINDS . SHUTTERS

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**196 Old Cleveland Road,  
COORPAROO QLD 4151**

 **Andersens**  
THE RESPECTED NAME IN FLOOR COVERINGS



# Florence & Cornelius

~ INSPIRATION FOR YOUR HOME ~



Join Florence & Cornelius on Friday 30th October from 5pm and be part of our First Birthday Celebrations, enjoy a glass of bubbly and the chance to win a lucky door prize. Immerse yourself in our exciting new season arrivals, including festive gift ideas, beautiful Australiana Christmas Decorations from Lala Land and so much more. I look forward to celebrating with you! – Patricia.

**HOURS**  
Monday – Friday: 9am - 5pm | Sat: 9am - 3pm | Sun: 9am - 1pm  
Friday night trading till 8.00pm from 1st Nov up to Christmas  
Summer trading hours on Sunday 9.00am - 3.00pm

**CONTACT US**  
74 Florence st Wynnum 4178 | Tel: 07 3348 5967

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(07) 3129 4606 | [thecollectivestore.com.au](http://thecollectivestore.com.au)



With creators from Bayside Brisbane, Melbourne to Tasmania did you know we support over 150 Australian designers, artists and makers at The Collective Store?

The perfect place to buy for that person that has everything, our shop is bursting with unique pieces. Pop in for a bit of much-needed retail therapy or finally find those statement earrings that will just make an outfit!

From Australian fashion and accessories, handmade jewellery, leather goods, home wares including ceramics, indoor garden goodies and gourmet treats! You will find an amazing range of Australian made products making supporting local easier. We have stock arriving each day so follow us on Facebook and Instagram to see what's new!

Please note our opening hours have changed.. We are now open 7 days a week in the lead up to Christmas! Monday to Wednesday 9-2, Thursday and Friday 9-5, Saturday 9-2 and Sunday 9.30-1pm.

*Coming soon...*

The Collective Connection! Great food and wine with friends old and new at one of our local venues.

We think you'll agree it's been a big year! At The Collective Store we have the privilege to have conversations with so many fabulous people each and every day. We want to share this connection with you. It's time to have a bit of fun, whilst of course, following social distancing guidelines. In the coming weeks we will launch the details of the inaugural ladies long lunch, delicious local food and wine whilst hearing from our fashion & beauty savvy guest speakers. We know after this challenging year, connection is something everyone is keen for...join us at The Collective Connection.



# SUPPORTING LOCAL TRADES

Advertise in the Real Estate News & Views Eastside and receive a **FREE ADVERTISEMENT** in Real Estate News and Views Bayside trade section.

Conditions include minimum three month booking. Promotion ends October 2020. Offer is only available to tradies in a quarter-page size, valid for three months December, January and February.



## BATHROOMS & KITCHENS



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71 Old Cleveland Rd,  
Enter 11 Montague St,  
Greenslopes QLD 4120

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- Home Improvement Products

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





## LETTERBOX

LET **STYLE** BE THE ENTRY STATEMENT TO YOUR HOME

Letterboxes Direct has one of the of the largest ranges of letterboxes - mailboxes, house numbers, letterbox accessories & custom letterboxes within Australia.



**LETTERBOXES DIRECT**

**1300 794 555**  
39 Cavendish Rd, Coorparoo  
Hours Mon -Fri: 7:30am - 5pm  
[www.letterboxes.net.au](http://www.letterboxes.net.au)

## PATIOS AND ADDITIONS





**ADDITIONS BUILDING CO.**

**Patios ● Decks ● Carports ● Patio Enclosures**

QBCC Licence No. 651283

*When you need a quality outdoor extension, you need to be sure you're trusting the right people. Additions Building Company is a family owned business, specialising in Patios, Decks and Carports locally for over 35 years. When you need experience and a friendly team, look no further, Additions Building Company has got you covered!*



**Ph: 3396 3884 - [www.additions.com.au](http://www.additions.com.au)**





PEST AND BUILDING INSPECTOR

IS BEN'S NUMBER IN YOUR PHONE?

For five-star building and pest inspections in Brisbane, it should be!

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# The advantages of using a Mortgage Broker

WITH ADRIAN CROSS FROM LOAN MARKET

*Navigating your way on the finance front can be daunting. Mortgage broker Adrian Cross explains how using a broker can simplify the process, save you money and make sure you're matched with the right product for your situation.*

Finding the perfect loan can feel like a maze, and with thousands of different loans available, from dozens of providers, it's little wonder. Even knowing where to start can be overwhelming. A mortgage broker takes an impartial view of hundreds of loans – from big name financial institutions you know and trust, to small banks and credit unions – and works with you to match the right loan to your goals and financial position.

Here's what we do:

- Assess your needs and financial position and recommend competitive loan options
- Take the time to explain the full process, from application to settlement
- Do most of the leg work, acting as an intermediary and negotiating with the lender
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- Perform ongoing reviews for you after settlement to make sure you are always on a competitive loan

Contact a professional mortgage broker today, for expert advice and service that can save you time and money.



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

**Loan Market**

Adrian's mission is to save you **time and money.**

**I look to do this by:**

- Helping you through the home loan process
- Comparing loans from over 60 well known banks and lenders
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Loan Market Pty Ltd | Australian Credit Licence 390222

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# Are you building or renovating? New laws give you more building certification options.

CONTRIBUTED BY THE QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

Are you building or renovating? New laws give you more building certification options

Certifiers play a critical role in the building process by making sure your builder has complied with the approved building plans and appropriate building standards.

The Queensland Government has recently introduced new laws to help strengthen the industry and increase consumer confidence in the certification process.

From 1 October 2020, building owners can request additional inspections and related certification documents (costs will apply) for all stages of the building work – not just the final stage.

To request additional inspections or certifying functions, head to [www.business.qld.gov.au](http://www.business.qld.gov.au) and search for 'additional certification notice'. Complete this form

and give it to the certifier or to your builder if they have engaged the certifier on your behalf.

You can send this notice at any time before the final stage inspection, noting you will be responsible for associated costs.

For copies of inspection reports and other related documents, you can also request these by giving a notice to the certifier. This form is also available on the Business Queensland website – search for 'inspection documents notice'.

Under the new laws, certifiers must respond to your requests within certain timeframes or face penalties by the Queensland Building and Construction Commission.

To find out more about your entitlements in the certification process, head to [www.qbcc.com.au/cert-options](http://www.qbcc.com.au/cert-options).



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Innovative Design and Build Group was established in 2016 by the company’s Director, Warren Jones. With a team that consists of high-level builders with years of experience and knowledge in the building industry, you can find comfort in knowing that you are in safe hands. Our team at Innovative Design and Build Group is reliable, professional and are proud to offer exceptional craftsmanship. All of our tradesmen are highly skilled and experienced. They can handle anything from a minor repair to a major remodel or even a custom new home.

**We are so excited to bring you monthly tips and tricks for any DIY projects you may be doing around your home. This month is all about our the first steps into planning an upcoming project.**

- 1** Get a builder to help you through the design stage. This helps with both the budgeting and making sure the project is designed in a way that can be built.
- 2** Get creative with those Pinterest boards! Be prepared with lots of photos, design boards etc. It really helps if you can provide clear photos of what you envision your project looking like. That way we can be sure that the builder is always on the same page and has a clear understanding of what you are after.
- 3** Check the quotes for allowances and make sure that it is enough for the fixture or fitting you are looking at using. The cheapest quote isn’t always the best.
- 4** Feel comfortable with who you are dealing with. If you don’t feel confident with the builder that you are talking to at the start, It might not be the right idea to start a project with their team.
- 5** The building or planning your dream project should be an exciting time; get excited and let us take the stress out of it!
- 6** \$25,000 HOME BUILDER GRANT - HomeBuilder will assist the residential construction market by encouraging the commencement of new home builds and renovations. There has never been a better time to start that renovation you’ve always wanted to do!



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*"What a fantastic team! Adrian, Jeff and Maria have been amazing to work with. Even though I reside interstate, they have all been extremely accommodating and have gone above and beyond to make it easy for me. I highly recommended QPSR for any of your real-estate needs."* – Derrick Wong

**Please Call QPSR Realty for a discussion on how can we be of service to you (obligation free).**

### If you need your Property Sales Agent to be:

Transparent, Reliable, Trustworthy, Experience (with continued updated training)

QPSR Realty and Adrian White will provided you the Confidence you need to Sell your Property and to help you achieve your Goals.

*"I have used QPSR Realty as a Landlord and as well to Market and Sale. Adrian, and QPSR Team have always served me well. I have always found it easy to contact the team and have my questions answered quickly. Adrian has a database of contacts. Would recommend to use Adrian."* – Luke Rossiter

**Please Call QPSR Realty for a discussion on how can we be of service to you (obligation free).**



#### Adrian White

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# Harcourts Inner East



## Bulimba

8 Stuart Street

### Why rent when you can buy for much less?

On offer are multiple tenancies within the newly completed JSM retail/commercial centre at 8 Stuart, Bulimba suitable for owner occupiers, tenants or investors. Unbelievable opportunity suits multiple industries/professions right in the heart of Bulimba. Two large alfresco areas overlooking the park perfectly suits cafes, restaurants and bars.

Make your next move - the Right One. Competitive rates and incentives available.

### Property specifics:

Ground and first floor spaces available with undercover alfresco with park views. Ranging from 16sqm upwards - Sizes to suit all.

- Parking spaces with direct lift access
- Excellent exposure and signage opportunities
- Exhaust ducting access, Grease trap access
- Generous incentives on offer for tenants
- Approximately 600m to Bulimba Ferry Terminal

### For sale / For Lease Commercial Premises

#### View

As advertised or by appointment

#### Chris Lawsen

0422 868 724

Chris.lawsen@harcourts.com.au



## Morningside

32 Windemere Avenue

415m<sup>2</sup>  4  2  2 

### Lifestyle family home with Pool

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Our advice is to call now to avoid missing out!

### For Sale Auction

**Auction** In Rooms, 28 October 2020 6 pm, 182 Riding Road, Balmoral QLD 4171

**View** As advertised or by appointment

#### Chris Lawsen

**M** 0422 868 724

chris.lawsen@harcourts.com.au

## HARCOURTS INNER EAST PROPERTY MANAGEMENT TEAM

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