



REAL ESTATE

NEWS & VIEWS

40,000 COPIES TO LOCAL HOMES AND BUSINESSES

12 NOV - 9 DEC



SEE THIS
PROPERTY ON
PAGE 5

freedom
property

PROPERTY OF THE MONTH

PAGE 5

GARDENING TIPS

PAGE 14

LOCAL TRADES AND SERVICES

PAGE 16-17

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
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- Regular communication
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To contact our team
call **07 3843 4511** or visit positionone.com.au





Where will you spend Christmas this year?

If a new home is high on your Christmas wish list, there's still time to make a move.

Imagine celebrating the festive season in your new home, enjoying the company of friends and family, making memories to last a lifetime.

Inside this issue of Real Estate News & Views, we're showcasing a selection of sensational real estate for sale. We're also featuring some handy trade contacts and interesting agent insights.

Eastside property stock is moving quickly, so whether you're buying or renting, there's a diverse range of real estate options on offer. Choose from sprawling family homes, cute cottages, and state-of-the-art new-build apartments – there really is a property to suit every lifestyle.

Perhaps you'd like to upgrade to a larger property, with more living space. On the flipside, if the burden of maintaining a large property is too much, you might consider downsizing to a stunning contemporary

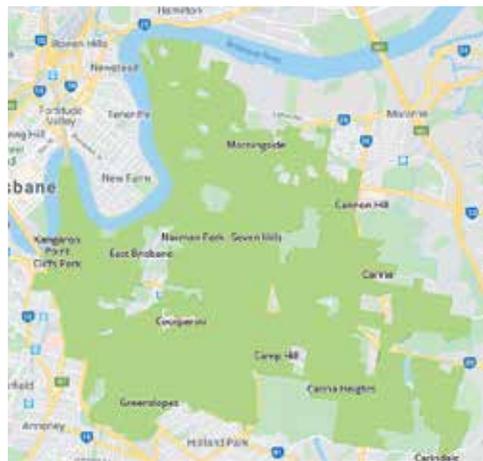
apartment. Take a look through the following pages, you may just find what you're looking for.

And if you're keen on staying in your current abode, consider giving your home the gift of a renovation. You might want an air-conditioned theatre room for the kids, or new pool or spa, a deck or patio extension, or fresh carpet and curtains – big or small changes can make your home more liveable and beautiful.

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 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	GRAND TOTAL	38,001
EAST BRISBANE	1,979		

DEC/JAN BOOKINGS

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



4 🏠 2 🏠 3 🏠

46/17 Ferry Lane, Bulimba

SUPER SIZED RENOVATED BULIMBA PENTHOUSE!

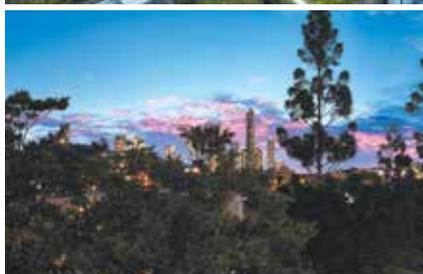
- Set on the top third floor of the exclusive Edge Apartments
- Enjoy brilliant open indoor and outdoor living
- 2 Huge indoor lounge areas
- Massive full length wide balcony
- Amazing openness, vast panoramic leafy outlooks
- Superb City views, framed tree lined precinct, Brisbane River glimpses
- 3 secure wide car parks, Multi Purpose Room
- Zoned air conditioning and solar heating, intercom

www.classrealestate.com.au

INSPECT
Inspection by private appointment

FOR SALE
Buyers circa \$1.1M

AGENT
John Kubatov 0412 241 889



CLASS
REAL ESTATE



Familiar Faces, **New Place.**

Team Mel & Vic are excited to announce they have joined the award-winning team at Place Woolloongabba.

With a passion for helping their clients every step of the way, their commitment and dedication is second to none. With different areas of expertise, from renovating and marketing to negotiating, they join forces to provide a superior experience for their clients. "The move to Place Estate Agents will take us to the forefront of the real estate industry and provide you with unparalleled results and service. We are both excited to join the vibrant, highly successful and fast paced Woolloongabba team."

What their clients say:

"We found Victoria to be highly self-motivated and the commitment and energy she put into the sale of our home was boundless."

"Our family cannot thank Melanie and the team enough for the sale of our property in Florence St Carina. The house had 6 offers and was under contract in a week. Melanie and the team were professional at all times, friendly and a dream to deal with before, during and after the sale of the house"

Thinking of selling? Think Team Mel & Vic

Melanie Swindells

0432 200 464

melswindells@eplace.com.au

Victoria Squires

0407 879 466

victoriasquires@eplace.com.au

After helping Australians with their homes for over 90 years, we understand life can sometimes get in the way of both the little and large renovation projects.

That's why we're giving you the chance to **win 1 of 7 \$2,500 renovation vouchers**, just by getting a free appraisal from your local LJ Hooker agent during spring.

So, whether it's a kitchen and dining refresh or a new bedroom fit-out for your upcoming little-one, let us help you kick start your next home improvement project.

Entries close on November 30, so book your free property appraisal today and ensure you're in the running!

WIN *\$2,500

Spruce up your home this spring

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coorparoo.ljhooker.com.au



For terms and conditions visit ljhooker.com.au/property-appraisal



Peter Weiss
0408 368 794



Susan Hamilton
0411 748 999



Ay Hwa Currie
0404 863 691

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.

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(07) 3394 2511

Email
coorparoo@ljhooker.com.au

Website
coorparoo.ljhooker.com.au

Office
326 Old Cleveland Road, Coorparoo



Mike McCullough
0409 770 464



Darrell Plumridge
0429 420 370



Chris Heneric
0420 728 238

From Heritage Home to Modern Masterpiece

141 SACKVILLE ST GREENSLOPES

I purchased 141 Sackville Street in November of 2016 with all its rich heritage and classic Queenslander style. I have always enjoyed renovating homes full of character as it's more of a challenge to hold on to its history while making each space practical for modern day living. I believe this stunning home was built in 1907 and from that moment it became the most prominent house on the street.

Previous to my purchase, you would have missed the home with its overgrown gardens hiding its beauty. I never failed to miss it though, taking weekly detours to see if it was ever up for sale. Then, lo and behold, I was driving home from the office one afternoon and saw the "For Sale" sign going in. From that very moment, I knew I had to get it.

From that point on, my mind didn't stray from the project. I immediately started working on the design brief and inspiration, knowing I wanted to highlight its heritage while creating a modern masterpiece. It took three whole years with

so much blood, sweat and tears going into every detail to finish this breathtaking home.

When designing the look, feel and colour palette of the home, I wanted to pay homage to the home's original Queenslander style while incorporating Hamptons and French provincial design cues. The finished product is liveable and elegant without being too ornate. The textured features, classic character, subtle blues and neutral colours are fresh and welcoming to provide the perfect canvas for any stylist to pop with the decor.

Welcome to your new home!

STACEY RITSON 0403 345 409
JOSH WARREN 0403 481 271



Hamptons-Styled Living

141 Sackville Street, Greenslopes

5 3 2 1

Renovated Family Home

28 Katherine Street, Norman Park

3 2 3 OFFERS WELCOME



4 2 2 410m²

55 NEWDEGATE GREENSLOPES

Quality and class with family prestige

- Set on a deep level block with an ultra-private garden at the rear
- A sleek design with a flowing and light filled open plan living space
- Showpiece kitchen with island breakfast bar and butler's pantry
- Sheltered entertainment patio, grassed garden and swimming pool with swim jets
- Second upper level living space plus bedrooms with custom wardrobes
- Stunning master with dressing room, ensuite and terrace with city views
- Air-conditioning throughout with hidden air conditioners in each bedroom

FOR SALE Offers over \$1.475m

VIEW As advertised or by appointment

CONTACT

Jonathan Harper-Hill

0432 643 001

Jonathan.harperhill@belleproperty.com



5 2 1 508m²

1 DALE ST COORPAROO

Lush Entertainer's Retreat

- Stunning renovation designed for flexible open-plan living
- Well-equipped entertaining deck with full outdoor kitchen
- Luxury inground pool with travertine tiles & waterfall feature
- Self-contained lower level with additional living area or media room & wet bar
- 4 generously sized bedrooms plus additional bedroom or home office on the upper floor
- Equipped with 3000L water tank, 5kw solar inverter, solar hot water & solar pool heating
- Holland Park State School and Cavendish State High School catchments

FOR SALE by negotiation

VIEW As advertised or by appointment

CONTACT

Amanda Becke

0412 943 947

amanda.becke@belleproperty.com



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

belle
PROPERTY



38 ERNEST ST GREENSLOPES

4 2 3 405m²

A character charmer, updated & located for lifestyle

- Lovely VJ walls, stained-glass windows and polished timber flooring
- Wraparound entertainment deck including outdoor kitchen and BBQ
- Deep back garden with shady level lawn, patio and cubby house
- Rosewood gourmet kitchen with island bench and gas appliances
- Covered underhouse entertainment space, storage and tandem garage

FOR SALE

Offers over \$875,000

VIEW

As advertised or by appointment

CONTACT

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



35 WELWYN CRESCENT COORPAROO

3 2 1 405m²

Traditional style and modern family appeal

- Many preserved features with extra high ceilings and ornate details
- Elegant formal lounge and dining areas with polished timber flooring
- Huge lower-level rooms with air-conditioned rumpus area and bathroom
- Lock-up garage plus a workshop and large storage space under the house

FOR SALE

Now

VIEW

As advertised or by appointment

CONTACT

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



1 EASTWELL ST COORPAROO

4 3 5 519m²

A Winning Combination Of Timeless Elegance & Modern Appeal

- Stunning 1940's Gabled Queenslander
- Brimming with the alluring charm of yesteryear
- Living over mostly one level with self-contained area on lower level
- Gorgeous new kitchen with Caesarstone benchtops
- 5 Car undercover accommodation & ample storage in undercroft

FOR SALE

by negotiation

VIEW

As advertised or by appointment

CONTACT

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



27 DONALDSON ST GREENSLOPES

3 3 1 663m²

Grand Character Family Residence

- A high set position that captures elevated outlooks towards the city
- Bright and breezy design with generous lounge, living and dining areas
- Lovely period features include high ornate ceilings, leadlights and VJs
- Spacious downstairs level with fully contained one-bed apartment
- Freestanding shed or studio, plus huge underhouse storage area

AUCTION

on Site - 28th November 2020 @2PM

VIEW

As advertised or by appointment

CONTACT

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

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

belle
PROPERTY



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 buyers. Rich in character with ornate detail around every corner and presenting a peaceful bayside lifestyle, this home is truly a once in a lifetime opportunity.

FOR SALE

Best Offer by 5th November 4pm

VIEW

As advertised or by appointment

CONTACT

David Lazarus 0414 723 531

david.lazarus@belleproperty.com

Kate Francis 0438 800 849

kate.francis@belleproperty.com



12 GANNON AVENUE **MANLY**

4 3 2

Brand new executive residence

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

FOR SALE

Offers over \$975,000

VIEW

As advertised or by appointment

CONTACT

David Lazarus 0414 723 531

david.lazarus@belleproperty.com

Kate Francis 0438 800 849

kate.francis@belleproperty.com



96 GRATTAN TERRACE **MANLY**

3 2 2

A Charming Bayside Retreat

Nestled on one of Manly's renowned Terraces, this charming home is within walking distance to the Esplanade and provides an idyllic space to raise a family. From the moment you enter, this home has a warm and welcoming atmosphere that beckons you to come inside and relax.

FOR SALE

Auction 7th November at 10.00am on-site - Offers Prior Encouraged

VIEW

As advertised or by appointment

CONTACT

David Lazarus 0414 723 531

david.lazarus@belleproperty.com

Kate Francis 0438 800 849

kate.francis@belleproperty.com



15 IRENE STREET **WYNNUM**

4 3 2

1920's Queenslander Filled with Tradition and Charm

This 1920's handcrafted Queenslander sits on a 602m² block located in a tightly held street surrounded by other elegant character homes. This exceptional residence boasts a picturesque facade framed by a picket fence and a blossoming poinciana tree. The opportunity has arisen to secure this beautiful family home filled with love, charm, and tradition in the ever-growing Bayside area.

FOR SALE

Auction 21st November at 2.00pm on-site - Offers Prior Encouraged

VIEW

As advertised or by appointment

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/

belle
PROPERTY



76 Camelia Street, Cannon Hill

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

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

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

INSPECT

Call for inspection times

FOR SALE

\$1.49M negotiable

AGENT

John Kubatov 0412 241 889



8 Caledonia Cct, Morningside

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

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

INSPECT

Call for inspection times

FOR SALE

Buyers circa \$1.1M

AGENT

John Kubatov 0412 241 889



NEED ADVICE ON WHAT'S YOUR NEXT MOVE?

WITH CHRISTMAS JUST AROUND THE CORNER, NOW IS THE TIME FOR YOU TO MAKE THE DECISION, SELL NOW BEFORE CHRISTMAS OR WAIT FOR THE NEW YEAR?

WE CAN'T SAY WHAT NEXT YEARS MARKET WILL BRING SO WHY WAIT. THERE IS MORE BUYER ACTIVITY NOW WITH HOMES SELLING FAST AND FOR A TOP PRICE!



74 HENDREN STREET, CARINA



18 BAYCHESTER PLACE, WAKERLEY



14 FEATHERTAIL PLACE, WAKERLEY



2 CLYDE COURT, WAKERLEY



11 MANOR CRESCENT, WAKERLEY



42 WILLIAMS STREET, WAKERLEY



94 BEHAN CRESCENT, WAKERLEY



17 SENDEN CRESCENT, MANLY WEST



87 IVY CRESCENT, WAKERLEY



24 BROKENWOOD CIRCUIT, GUMDALE



2 MANCHESTER STREET, GUMDALE



9 SENDEN CRESCENT, MANLY WEST



If you are looking for a full service agent - then Todd is the agent to choose. Not only did he sell our house quickly and for a great price he provided guidance as to exactly what we needed to do (and not do) to get top dollar for our house. His team of contractors made our house look absolutely stunning for minimal outlay - helping us get the best price in less that 2 weeks.

His office team also guided us through each step! Great service and great result!

Seller - 42 Williams street Wakerley verified by rate my agent

TOP PRICE EVERY TIME, WOULD YOU LIKE THIS RESULT?

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2015, 2016 & 2019

TODD GERHARDT
0419 941 315
TODDG@REMAXWM.COM.AU



Place.



90 Mountjoy Terrace Wynnum

This resplendent Build Prestige Homes designed and quality constructed home presents sublime handcrafted quality in the iconic American Hampton's style infused with a relaxed Australian accent. The striking facade establishes that this is no run-of-the-mill home with its timber and stone features settled within a landscaped garden. Classic detailing underpinned by 21st century smart home technology for security, comfort and entertainment is a new benchmark for modern lifestyles.

This entertainer's dream home provides an indoor/outdoor undercover area, sparkling in-ground pool, illuminated garden with level lawns and low maintenance AstroTurf, double lock up garage, motorised gate, reverse cycle air conditioning, 6.6kW solar panels, security system, workshop, and abundant storage. Close to outstanding private and public schools, stroll to The Esplanade, Manly Harbour Village, buses, Manly train station, 40 minutes to Brisbane CBD and 30 minutes to domestic and international airports.

INSPECT

Inspection by private appointment

FOR SALE

AGENTS

Marc Sorrentino 0488 886 272

5 BED 4 BATH 2 CAR +POOL 405M²

EPLACE.COM.AU

FOR SALE

26 and 30 Lauder St Mt Gravatt East



MR ZONED - QUIET ST - 2 HOUSES - 1437M²

A brilliant investment any way you look at this – land bank for future investment, or develop now and reap the huge financial gain. This opportunity is would suit a group of investors or a builder looking for their next project. With the preliminary drawings proposing 32 units, comprising of 22 x 3-bedroom apartments and 10 x 2-bedroom apartments and with a possibility of a 6th storey (due to surrounding buildings) you will be able to add 6 more units to the complex. The neighbours have joined forces to make this a possibility, and sites this size are rarely available at this price point.

These sellers are seriously committed to selling. To take advantage of the gross floor area available for a development, this would be best purchased as a whole parcel.

26 Lauder St Mt Gravatt East
817m² @ \$995,000 negotiable

30 Lauder St Mt Gravatt East
620m² @ All offers over
\$685,000 seriously considered.

Working towards a common goal

With our State elections now decided and our active Covid numbers reduced dramatically, it's a great time to move towards our common goal – getting our economy back on track and greater Brisbane back to as close to normal as it can get.

With certainty now in place our real estate market here in Brisbane is now set for outstanding growth. The many indicators I see and read about are all pointing towards the greater Brisbane market setting many records in volume and prices. Across every corner of our market our open home visitor numbers are astonishing all who attend, houses especially!

Through experience it leads me to believe there is a lack of good options currently being offered, and an absolute abundance of buyers looking to enter our market or upgrade their homes. We are all being told there is soon to be an influx of southerners moving our way and this will only contribute to the market frenzy currently being experienced by the many agents across our beautiful city. Let's face it, who wouldn't want to live here!

Sales of older style and character homes in our inner-city ring are simply astounding right now, and prices are increasing dramatically.

Rentals are also seeing a big demand, and we are filling vacant homes every week with multiple applications for each home. This is great for our owners as it grants them a choice, and in turn sees us achieving a better calibre of respectful tenants. Tenants renting through us get the benefit of knowing their home is being managed to a high standard, and this encourages them to find a home they like and stay there until they're ready to buy. It has taken us many years to find trusted trades people; they assist us to maintain our owner's investment to a high standard, protecting the value of their property should an urgent need to liquidate come to pass.

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Enjoy A Lush Green Lawn This Spring

BY ALANA SEARLE

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

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

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

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

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

Searles is a local family owned Queensland business.



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The value of outdoor living

We're blessed with fantastic weather all year round. Creating a beautiful outdoor living space can add value to your home, and enrich your lifestyle. And whether you host long barbecue lunches with friends, or you just love eating alfresco each evening with the family, adding a patio or deck extension to your home can open up endless possibilities for entertaining.

Adding a deck or patio is the perfect way to extend your living space, in a cost effective way. Seamlessly connecting an outdoor space with your indoor living areas allows you to comfortably host friends and family for a variety of celebrations. Ditch the barbecue in the park for a relaxed party at home, or host a dinner party for a crowd, and make memories at home – having a stunning outdoor space gives you so many options.

From a technical perspective, consider building an insulated patio, which has the potential to cool down your house in summer and keep it warm in winter. Insulating your patio roof will keep your outdoor living space comfortable, protect you and your guests



from the weather, and provide you with a space you can enjoy any time of the year.

Once the structure of your outdoor space is complete, consider adding potted plants,

fairy lights, and soft furnishings. Cushions can add colour – scatter large ones on the floor for casual seating, or plump up an outdoor lounge with a selection of colourful pillows and throw rugs.

Have a chat with a local builder today to create a plan to unlock the potential in your home.

PATIOS, CARPORTS, PATIO ENCLOSURES

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.

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SUPPORTING LOCAL TRADES

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

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



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QBCC LICENCE 1136931

Sam Sticher is proud of the diverse range of plumbing, drainage, roofing and renovation skills his firm offers southeast Brisbane customers.

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- Competitive pricing
- 60+ five-star Google reviews and counting



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QBCC LICENSE 15115074

Providing customers with peace of mind on property purchases, renovations and new builds, Ben Paterson from Safeguard Inspections is your go-to local building and pest inspection expert.



SECURITY



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Spring Styling Tips For Your Home

CONTRIBUTED BY THE COLLECTIVE STORE

1. MINIMISE YOUR CLUTTER (OR HIDE IT!)

Spring is always a good time to refresh your space, give everything a good clean and declutter, and introduce some clever storage such as baskets, or timber bowls to hide away smaller items, such as keys, wallets etc.

2. PLANTS

Plants are vital in the home. Not only do they look amazing, they cool your home, add a sense of calm and purify the air. Plants make great feature points in a room and they can do wonders at hiding ugly cables or filling an empty corner.

3. ARTWORK

Artwork in the home is the best way to make your personality shine. There are so many options here, so go with what feels good. There are many amazing prints you can frame yourself, or for a bespoke artwork you could always commission a piece from a local artist.

4. GET READY TO ENTERTAIN

With restrictions in Queensland easing and Christmas not too far away, now is the time to think about refreshing your tableware. Beautiful timber platters are great for entertaining, and there is nothing more lovely than enjoying an early morning cup of tea in a beautifully handmade ceramic mug.



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Make sure your pool fence measures up

CONTRIBUTED BY THE QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

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

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

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

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

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

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

WHAT DO YOU NEED TO KNOW?

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

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

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

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



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Summer is well and truly approaching and what better way to beat the heat than to upgrade your backyard with a pool!

First and foremost, ensure that you are working alongside your builder to choose the best positioning in your backyard for the pool. You want to be sure that you are utilising the space that you have in the best way possible. Have a think about your “must haves” and things you may be willing to negotiate on. If you have any future building plans like a back extension, or maybe you are thinking about adding a deck on, be sure to communicate this with your builder prior to the pool going in. This will ensure that the next project will run smoothly and there will be no unforeseen costs down the track.

Get out and explore some nurseries and landscaping supply shops. Start having a think about what garden design you might be interested in to compliment your new pool area. Research some plants, flowers or any other flora ideas that you might want in your backyard. You could keep it simple with lots of greenery and just add in those small splashes of colour with some gorgeous feature flowers.

There are many different types of materials that can be used when you are getting a pool put in. You want to make sure that you are seeking advice from your builder to ensure that you are getting the type of pool that will best suit your budget, access to the pool and your lifestyle.

If you are wanting to upgrade your backyard before those hot summer days hit, contact us today to organise a quote.

Get your home ready for endless pool parties – the whole street will wish they were coming over to your house!



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