



# REAL ESTATE

## NEWS & VIEWS

40,000 COPIES TO LOCAL HOMES AND BUSINESSES

10 DEC - 13 JAN



SEE THIS PROPERTY ON PAGE 3



### PROPERTY OF THE MONTH

PAGE 3

### INDOOR GARDENING

PAGE 14

### LOCAL TRADES AND SERVICES

PAGE 16-17

## Merry Christmas & Happy New Year.

We love this time of year. It's when our thoughts turn to friends, family and celebrations together at home. At Position **One** Property, our professional team are focussed on more than sales and developments, we're all about efficient, effective property management 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)





## A very Merry Christmas from our place to yours

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

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

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

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

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

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



Real Estate News & Views is a monthly publication 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	1,217	GREENSLOPES	2,915
BULIMBA	1,626	HAWTHORNE	1,161
CAMP HILL	3,735	KANGAROO POINT	1,962
CANNON HILL	565	MORNINGSIDE	3,309
CARINA	4,195	NEW FARM	1,520
CARINA HEIGHTS	2,424	NORMAN PARK	1,680
CARINDALE	3,557	SEVEN HILLS	560
COORPAROO	5,060	WOOLLOONGABBA	1,060
EAST BRISBANE	2,001	<b>GRAND TOTAL</b>	<b>38,547</b>

### JAN/ FEB BOOKINGS

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

### ADVERTISEMENT SIZES

Full Page	318mm deep x 265mm wide
Half Page	135mm deep x 265mm wide
Quarter Page	68mm deep x 265mm wide (not available to real estate agents)
Strip Ad	40mm deep x 265mm wide (not available to real estate agents)

MARKET 2 MARKET **20** YEARS



4 🏠 2 🏠 3 🏠

### 46/17 Ferry Lane, Bulimba

#### SUPER SIZED RENOVATED BULIMBA PENTHOUSE!

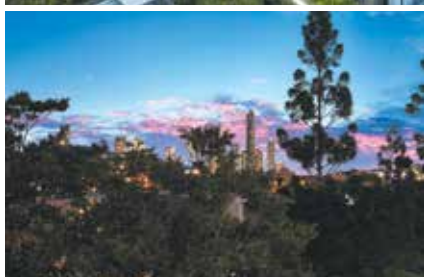
- Set on the top third floor of the exclusive Edge Apartments
- Enjoy brilliant open indoor and outdoor living
- 2 Huge indoor lounge areas
- Massive full length wide balcony
- Amazing openness, vast panoramic leafy outlooks
- Superb City views, framed tree lined precinct, Brisbane River glimpses
- 3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

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

**INSPECT**  
Inspection by private appointment

**FOR SALE**  
Buyers circa \$1M - \$1.1M

**AGENT**  
John Kubatov 0412 241 889



**CLASS**  
REAL ESTATE



**FOR SALE BY  
JAMES CURTAIN &  
CHRIS DIXON**

## 24A Viminal Hill Crescent, Seven Hills

4 BED 2 BATH 2 CAR +POOL

Positioned within an exclusive pocket of Seven Hills, this executive abode is destined for families seeking peace and privacy within 7km of the CBD. Thoughtfully appointed, the home unveils a stylish design, and low maintenance surrounds, ensuring you can enjoy the entertainer's lifestyle that this sophisticated residence affords.

[EPLACE.COM.AU](http://EPLACE.COM.AU)

**FOR SALE**

**VIEW**

Sat 11 – 11.30am  
Wed 6 – 6.30pm

**AGENTS**

James Curtain 0404 056 564  
Chris Dixon 0411 225 663

Place.



The James  
Curtain  
Team.

List and lease your investment property with LJ Hooker Coorparoo to earn **10,000 Qantas Points.\***



Appoint LJ Hooker Coorparoo as your exclusive Property Management agent and you could earn **10,000 Qantas Points when we lease it.**



\*You must be a Qantas Frequent Flyer Member to earn Qantas Points. For full terms and conditions visit [coorparoo.ljhooker.com.au](http://coorparoo.ljhooker.com.au)



When you know  
it's the most  
*wonderful*  
time of the year

LJ Hooker Coorparoo would like to wish you and your family a safe and happy holiday season.

We look forward to servicing our valued clients and community for a brighter and better 2021.

For all of your real estate needs, connect with us today.

**LJ Hooker Coorparoo | 07 3394 2511**

*the right fit for you*



## Merry Christmas

2020 has been a challenging year for ALL. As we move into 2021, the Eastside Team is here to help with reduced commission rates & discounted marketing for the rest of the year!! If you've been struggling to sell or are ready to make that change, this is your perfect opportunity to get in touch. Contact either Josh or Stacey and quote this circular to redeem this amazing offer.

**STACEY RITSON 0403 345 409**  
**JOSH WARREN 0403 481 271**



### Hamptons-Styled Living

141 Sackville Street, Greenslopes

5 3 2 1



### New Year New Home

25 Clara Street, Camp Hill

5 3 2 1

# Now is a great time to sell, with the borders opening, interstate enquiry has risen



153 Ryan Street, West End  
Bettina Jude | 0401 002 897



54 Bovelles Street, Camp Hill  
Stephen Salmon | 0414 660 139



6 Mona Street, Coorparoo  
John Cassimatis | 0438 590 171



28 Iveagh Avenue, Holland Park  
Amanda Becke | 0412 943 947



12 Mulsanne Street, Holland Park West  
Rachel Dyer | 0422 939 773



62 Ridge Street, Greenslopes  
Jonathan Harper-Hill | 0432 643 001



41 Cedar Street, Greenslopes  
Jonathan Harper-Hill | 0432 643 001



15 Kirkland Avenue, Coorparoo  
John Cassimatis | 0438 590 171



8 Mackay Street, Coorparoo  
Amanda Becke | 0412 943 947

Belle Property Coorparoo and West End  
Premium branding. Premium results.  
Phone (07) 3056 1730

**belle**  
PROPERTY

# MARKET 2 MARKET

## Delivering affordable local area marketing to Brisbane's eastern suburbs

MARKET 2 MARKET

[MARKET2MARKET.COM.AU](http://MARKET2MARKET.COM.AU)

 **REAL ESTATE**  
NEWS & VIEWS

[REALESTATENEWSANDVIEWS.COM.AU](http://REALESTATENEWSANDVIEWS.COM.AU)

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

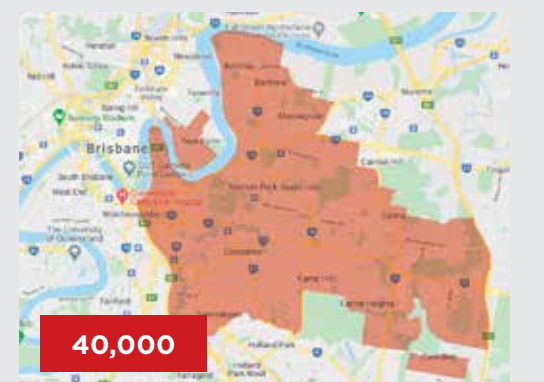
[THECOMMUNITYLEADER.COM.AU](http://THECOMMUNITYLEADER.COM.AU)

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.



MARKET 2 MARKET

**20** YEARS

**PHONE:** 07 3220 3061 or 0421 786 302

**EMAIL:** [sales@market2market.com.au](mailto:sales@market2market.com.au)

[www.market2market.com.au](http://www.market2market.com.au)



2/24 Gorham Street, Tingalpa

1 1 1

- Prime location close to shops
- Recently renovated, freshly painted
- Lock up garage + deck
- Polished timber floors
- New kitchen + new oven
- Modern bathroom
- Quiet complex of only 4 units

[raywhitetingalpa.com](http://raywhitetingalpa.com)

**Sale**  
Offers Over \$285,000

**Scott Auer**  
0413 684 268

**View**  
By Appointment

**Luke Swift**  
0455 459 361

**Ray White Tingalpa**



## What our clients say about us

**RayWhite**



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

**- Maureen & Peter**

**Scott Auer**  
Selling Principal  
0413 684 268



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

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

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





## 76 Camelia Street, Cannon Hill

### 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.

#### INSPECT

Call for inspection times

#### FOR SALE

\$1.475M negotiable

#### AGENT

John Kubatov 0412 241 889



## 132 Majestic Outlook, Seven Hills

### SENSATIONAL FAMILY ENTERTAINERS HOME, BEAUTIFUL OPEN LEAFY SUBURBAN VISTA

- True entertaining enjoyment, Dual living options, 728M<sup>2</sup> private block
- Amazing valley leafy vista, privacy seclusion tranquility
- Seamlessly integrated indoor/outdoor entertaining spaces,
- Fantastic detached poolhouse/office/MPR/Retreat/Studio, patio
- 2 Living areas, 5 Large bedrooms, 2 Modern bathrooms. Modern kitchen
- Resort style pool, relaxation areas, 2 Car carport plus second driveway, solar

#### INSPECT

Call for inspection times

#### FOR SALE

#### AGENT

John Kubatov 0412 241 889





## ONE Bulimba Riverfront judged a winner by UDIA

CONTRIBUTED BY VELOCITY PROPERTY GROUP

Rich in heritage and characteristics completely unique, Bulimba is always a popular choice for those seeking a great community with a strong village atmosphere more akin to a beachside location than an inner city suburb.

Noticeably, new Bulimba residential properties are evolving into a higher quality of owner-occupier designer abodes. From freestanding houses, townhomes and apartments the shift to larger dwellings is now more comment than ever.

Justin Wynn, Selling Executive for Velocity Property Group's ONE Bulimba Riverfront said that nearly all enquiries fielded during covid-19 were from relocating locals and those people that had a previous association with Bulimba and wanted to return to the riverside lifestyle.

People are turning their attention to new apartments in premium locations with riverfront and city views high priorities on their checklist along with more thoughtfully conceived floor plans and more luxurious finishes and appliances.

Covid-19 has helped people redefine their priorities and they are more focused than ever to upgrade to a new home with extra spaces. A lot of people that enjoy annual holidays abroad are now repurposing those discretionary funds into buying new homes.

Justin said "Bulimba riverfront is defined by its two peninsulas. West facing Virginia Avenue and Scott Street river reach and the north facing O'Connell & Byron Streets river reaches. Properties along all these streets are tightly held".

Recently completed ONE Bulimba Riverfront, at 39 Byron Street, designed by HAL Architects, has just been judged by UDIA Qld as The Best Medium Density Building for 2020. Justin said "this award is acknowledgement by our industry peers that this building (more than any other just completed building) truly represents exactly what buyers are looking for, excellent value for money in a premium location directly on the Brisbane River on a rare north-facing site".



## First Time Buyer? You could shear up to \$5k from your LMI.

New owner occupier and investment loans.  
P&I repayments. Min loan size \$250k.  
LVR above 80% up to 95% at time of approval.  
T&C's and exclusions apply<sup>1</sup>.

Contact a home loan specialist today.



Contact your local  
RAMS Home Loan  
Specialist today.

🔍 RAMS | 📞 13 RAMS

**More Information:** 1. Offer available for eligible First Time Buyers approved for their first home loan with loan to value ratio (LVR) greater than 80% and up to 95% including LMI premium at time of formal approval. LVR stands for the initial loan to value ratio at loan approval. LVR is the amount of the customer's loan compared to the Bank's valuation of the property offered to secure the loan expressed as a percentage. First Time Buyers are applicants applying for their first home loan for their first property. For joint applications, at least one applicant must be a First Time Buyer. Available on New Owner Occupier & Investment loans with Principal & interest repayments. Not available on Interest Only repayments. Offer current as of 13 July 2020. Offer may be varied or withdrawn at any time. Min loan size of \$250k. Max one security property per application. Excludes Line of Credit, Construction Loans which remain on interest only repayments after completion of the initial interest only period, Land Only Loans, RAMS Fast Track home loans, company and trustee borrowers, refinances, and switches and refinances of home loans within the Westpac Group which includes RAMS, St George, Westpac, Bank of Melbourne and BankSA. Offer not available in conjunction with RAMS New Purchase Buyer \$2,000 Rebate offer. Lender's Mortgage Insurance premium will be reduced for eligible customers up to a max of \$5,000 with a premium of at least \$1 payable for LMI by the customer. This will be reflected within the Home Loan Agreement. Where the LMI premium is more than \$5000, RAMS will pay \$5000 towards the premium. The balance of the LMI premium will be payable by the customer. LMI subject to approval and customer must adhere to LMI obligations during the loan agreement. Lender's Mortgage Insurance (LMI) is issued to Westpac Banking Corporation ABN 33 007 457 141 (Westpac) by Westpac Lenders Mortgage Insurance Limited ABN 60 074 042 934. Australian credit licence 388077 a subsidiary of Westpac. This information does not take into account your personal circumstances. Terms, conditions and limitations apply. Credit criteria, fees and charges apply. Funds to cover transaction costs are required. Residential lending is not available for Non-Australian resident borrowers. RAMS Financial Group Pty Ltd ABN 30 105 207 538, AR 405465 Australian Credit Licence 388065. Credit Provider & issuer of RAMS Deposit Products: Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714.

# ONE BULIMBA RIVERFRONT



**WINNER**

**Medium Density  
Development  
Award 2020**

Velocity Property Group  
for ONE Bulimba Riverfront

## PREPARE TO BE AMAZED



**MOVE IN TODAY!**

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

North-east facing, absolute riverfront and situated in one of Brisbane's most desirable neighbourhoods Bulimba. On offer is this flawlessly executed three-bedroom + MPR space with unparalleled finishes. It has the best of everything in one singular setting of 222sqm of riverfront living.

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



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

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

**VISIT THE DISPLAY APARTMENTS:  
39 BYRON STREET, BULIMBA**

Saturday, Wednesday & Thursday  
10am to 11am or other times by appointment.  
Call Tracey Van Dyk: 0407 596 224 or  
Justin Wynn: 0431 858 605 for a private inspection  
today, all compliant with safety and sanitary guidelines.

**NOW SELLING FOR \$2.395M**

[ONEBULIMBARIVERFRONT.COM.AU](http://ONEBULIMBARIVERFRONT.COM.AU)



# FOR SALE

## 45 Mayrene St, Carina



### QUIET ST – BIG HOME - 567M<sup>2</sup>

This freshly painted home offers much more than most. Upstairs there is 3 bedrooms, a bathroom, a huge living room, a beautiful 2pac enamel with black granite kitchen and a wraparound front veranda. The internal stairs lead you to a multitude of open spaces and rooms, a kitchenette and an approved bathroom that all recently housed the au pair. The downstairs area is not legal height but very functional. The home also houses a separate 4,000-bottle wine cellar that is suitable for a home business such as a chocolate maker or florist, or enjoy a brilliant

climate-controlled home theatre. Alternatively, you could just rent it out separately to enjoy a supplementary income. The home is now vacant and ready for a new family.

**All offers over \$785,000 seriously considered.**  
**Inspection: As advertised or by Appointment.**



**Brisbane Boutique Property**  
"ALL HOMES BRIGHT AND BEAUTIFUL, ALL PLACES GREAT AND SMALL"

Pelham Marsh 0413 7000 75  
pelham@brisbaneboutique.com

# 2020: A year to remember or forget?

2020, what a year! It's either a year to remember or a year to forget.

In my 27 years as a career agent I have never seen a more challenging year for our beautiful Australia. We have overcome adversity with vengeance, and as a collective we have kicked this disastrous year in the butt. The rest of the world looks at us with pride, as a nation that has stuck together to knock this awful virus on its head. We now look forward to celebrating Christmas and seeing in a new year, a new beginning, bring it on! 2020 although we will never forget you, we will not miss you!

I'm personally excited to see the new year and with it an explosion of Brisbane's home prices. Next year will be the year when Brisbane is finally recognised for what it offers. Our local suburbs are honestly some of the best in the country, our schools are top notch, our supermarkets are sensational and our streets are lined with beautiful, amazing character homes and stunning new homes – all of which makes Brisbane primed for what I can see and feel will be absolutely stunning price growth.

If you are thinking of selling, please reach out, I can certainly give you a real guide to what can be achieved for your property. I won't just give you a market price; I will draw on my years of local market experience and provide you with the soundest advice you will get on how to achieve the best the market will give.

*"Tis the season to be jolly, fa la la la la, la la la la!*

*Fast away, the old year passes fa la la la la, la la la la.*

*Hail the new, ye lads and lasses fa la la, la la la, la la la.*

*Sing we joyous all together, oh heedless of the wind and weather fa la la la la, la la la la"*

**Merry Christmas everyone, enjoy your break celebrating with family and friends, and cherish your time together for ever may it last.**

 **Brisbane Boutique Property**  
"ALL HOMES BRIGHT AND BEAUTIFUL, ALL PLACES GREAT AND SMALL"



**FLOW SERVICES**  
Plumbing • Drainage • Gas Fitting

24/7 • Servicing All Areas

**0478 112 838**



**MY DRAIN DOCTOR**  
COM.AU  
• HIGH PRESSURE DRAIN CLEARING  
• 'NO-DIG' PIPE REPAIRS  
• DRAIN CAMERA  
• PIPE LOCATION



**TOSHIES**  
**Building Services**

Residential - Commercial - Corporate and Retail Maintenance  
0451 500 972



# Keeping your indoor jungle summertime happy

BY ALANA SEARLE

Indoor plants don't enjoy extremes of temperature. Whilst air conditioning makes the summer heat tolerable, the unit actually sucks the moisture out of the air to cool the space. This can result in plant dehydration, making the plant foliage wilt and potting mix dry out. To ensure that your plants do not suffer too badly from moisture depletion, give the plant and foliage a good water when the soil starts to dry out. A light misting on hot, dry days will also be beneficial.

Natural light is essential to indoor plants. Though some do quite well in dim surroundings, most need at least bright indirect sunlight for several hours a day to flourish. Generally, flowering indoor plants will bloom better with access to more light. When planning where to put your indoor plants, take advice from your garden centre and learn from your own experience. Some plants, such as ZZ plants, flourish in low-light conditions, while others must have filtered sunlight. Don't place large, spreading plants in walkways or landings where they may suffer damage from passing traffic.

To prevent uneven growth, quarter-turn pots regularly so all sides of the plants are exposed equally to the light.

Give them a nutrient boost at the start of summer with Searles Flourish Green & Growth Soluble Plant Food to encourage lush growth and boost plant health.

Find helpful tips for all things gardening at [www.searlesgardening.com.au](http://www.searlesgardening.com.au). Searles is a local family owned Queensland business.



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
- Finding the right loan to meet your goals
- Making sure your loan remains competitive once settled
- Refinancing, first home buyers, government grants available

**My service is no cost to you.**  
I'm paid by the lender you choose

Make the call.

Loan Market Pty Ltd | Australian Credit Licence 390222

0418 669 302 | [adrian.cross@loanmarket.com.au](mailto:adrian.cross@loanmarket.com.au) | [loanmarket.com.au/adrian-cross](http://loanmarket.com.au/adrian-cross)



# Why choose solar power for your home?

CONTRIBUTED BY ENVIREN SOLAR

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

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

### Solar system prices have dropped dramatically

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

### You get more power for your money

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

### Paying back the costs of installation takes less time

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



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

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



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

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

### Energy Independent with Solar

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

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

**Call Mark O'Connor: 0404 125 482**



# 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 January 2021. Offer is only available to tradies in a quarter-page size, valid for three months February, March and April.



## BATHROOMS & KITCHENS



**07 3895 8455**  
71 Old Cleveland Rd,  
Enter 11 Montague St,  
Greenslopes QLD 4120

**Servicing Brisbane for over 20 years**

- Residential
- Redesigns
- Renovations
- Commercial & Industrial
- 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.





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

## PLUMBER




**0413 622 082**  
[www.samtheplumber.com.au](http://www.samtheplumber.com.au)  
QBCC LICENCE 1136931

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

Established in 2007, Sam the Plumber is a locally owned business committed to honesty and reliability, so you can be certain the most economically sound hardware is installed in your family home or business.

We use the latest technology to ensure appliances and plumbing systems are fitted correctly, which ultimately mean savings for your household budget.



BLOCKED DRAINS | MAINTENANCE | RENOVATION PLUMBER | HOT WATER SYSTEMS | DRAINAGE PLUMBER | ROOF PLUMBER | POSSUM AND PIGEON (SOLAR PANEL PROTECTION)





## PEST AND BUILDING INSPECTOR

### IS BEN'S NUMBER IN YOUR PHONE?

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

- 25+ years building industry experience
- A Manly West local
- Always transparent and happy to answer questions
- Guaranteed emailed written reports within 24 hours
- No rushed inspections
- Use of the latest equipment
- Fully insured
- Family owned and operated
- Competitive pricing
- 60+ five-star Google reviews and counting

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.



0410 534 472

ben@safeguardinspections.com.au

QBCC LICENSE 15115074



## CARPET CLEANING AND PEST CONTROL

### DOWN TO EARTH CARPET CLEANING & PEST CONTROL

ALL WORK GUARANTEED – PHONE STEVE ON 3245 3507 OR 0411 833 402



#### CARPET CLEANING SERVICES

- Carpet Cleaning
- Upholstery Cleaning
- Leather Specialist
- Walk on dry
- Free Deodorising & Sanitize
- Cars & 4WD's
- Asthma friendly when requested

#### PEST CONTROL SERVICES

QBSA 1080457

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

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

## ELECTRICAL



### Electrical



### Airconditioning



### Communications

Jack McGrath

P: 0422 179 526

E: jack@mackindustries.net

NEW BUILDS | RENOVATIONS | MAINTENANCE | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

## IT SUPPORT



### COMPUTER NOT TURNING ON? INTERNET NOT WORKING? VIRUSES EVERYWHERE?

We're the solution to all your technology problems! We're based in Wakerley and can come to you whenever it's convenient. We're qualified and experienced with Macs, PCs, and pretty much everything with an On/Off switch. We're also not total geeks!

Book an appointment at [www.eastsideitservices.com.au](http://www.eastsideitservices.com.au) or call us on 0476 503 531 today!



Eastside  
IT Services



# Downsizing has never looked better

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

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

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

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

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

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



**BEST BRANDS  
BACKED BY  
REAL GUARANTEES**

For a free measure & quote, call  
**(07) 3397 0333** or visit  
196 Old Cleveland Road, Coorparoo  
**CARPET • TIMBER • VINYL • RUGS • CORK  
SHUTTERS • BLINDS • AWNINGS**



**DISCLAIMER** While the publisher of Real Estate News & Views has made every attempt to ensure that the content contained herein was accurate at the time of printing, the Publisher does not assume any liability to any party for any loss or damage caused by errors or omissions. Views expressed herein are not necessarily the views of the Publisher. All brands and trademarks published are the property of their respective owners. The Publisher reserves the right to refuse any advertising at its discretion.



## Award-winning innovation with **Thinktank Architects**

**THINKTANK ARCHITECTS' EARLY WORK WAS FOCUSED ON AWARD-WINNING DOMESTIC DESIGN, WHILE IN RECENT YEARS THE TEAM HAS DELIVERED MANY LARGER PROJECTS.**



"We have always had a 'team within the team' delivering residential housing work," explained Director Michael Jullyan.

"We love the passion of doing housing; it's the most individual

and expressive form of architecture, and our relationship with the client and realising their dream together are some of the best and most exciting experiences we have as architects."

Thinktank's award-winning team has been doing domestic new-build and renovation designs for over 30 years, and is always at the leading edge of emerging trends.

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

Further international study and 20 years of resort sector work have influenced Mr Jullyan's direction for Thinktank, as seen in the firm's lifestyle-inspired designs which translate into practical, buildable and beautiful architectural solutions.

Working hard to get the most out of the land and the budget - while listening to the owner's needs and tastes - is paramount to Thinktank's successful delivery of unique and inspiring architecture which reflects and enhances every client's vision.

Level 1, 70 Bay Tce, Wynnum Qld 4178 | 07 3348 3727 | enquiries@ttarchitects.com.au

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



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

CONTRIBUTED BY THE QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

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

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

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

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

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

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

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

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



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

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

**Want To Kiss Your Bank Good-Bye?**

If your Bank is not looking after you, or you need to shop around for a Home Loan, let us find your perfect match

We are an independent, local business who has been making dreams come true for hundreds of Australians.

Call Deb today for a friendly chat about your home loan needs

**0439 772 373**  
[www.aussiedreamhomeloans.com](http://www.aussiedreamhomeloans.com)

**AUSSIE dream**  
 HOME LOANS *I've got one!*

ADHL Pty Ltd ACN 164 679 127 trading as Aussie Dream Home Loans  
 Credit Representative 444104 is authorised under Australian Credit Licence 389328



**INNOVATIVE  
DESIGN & BUILD  
GROUP**



# SUMMER DREAMING



*"Warren and his team were amazing! From start to finish our build they were extremely professional and very approachable. Top-quality builders and will be using them again for sure!"*



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!



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

QBCC: 15024649

 0431 208 346

 [info@idbgroup.com.au](mailto:info@idbgroup.com.au)

 @idbgroup

 @idbuildgroup

# QPSR REALTY

SERVICING BRISBANE SOUTHEAST FOR THE LAST 10 YEARS

**BLOCKS of Flats – INVESTMENT and ADD VALUE OPPORTUNITIES**



**NUNDAH BLOCK 5 FLATS – WITH ADD VALUE OPTIONS**



**BUY AND HOLD INVESTMENT, ALL FLATS ONE TITLE, IT'S READY FOR STRATA TITLING**

## **2 UPTON STREET NUNDAH**

Buy and Hold Investment, with Strata Title Option or Redevelop Option 809m<sup>2</sup> LMR Zoned Land, corner position.

## **35 WHITTINGHAM STREET ACACIA RIDGE**

Buy and Hold Investment with Strata Tile Option & Increase Income.



**INNER CITY BLOCK OF 4 FLATS**



**VERY STRONG INCOME & 885M<sup>2</sup> MDR ZONING STRONG DEVELOPMENT POTENTIAL**

## **50 GEBBIE STREET KELVIN GROVE**

Buy and Hold Investment, Potential to Increase Income & Add Value.

## **52 BROMLEY STREET KANGAROO POINT**

Strong Income (\$156k) with Development Potential 885m<sup>2</sup> MDR Zoned Land.

**QLD property**

sales and rentals

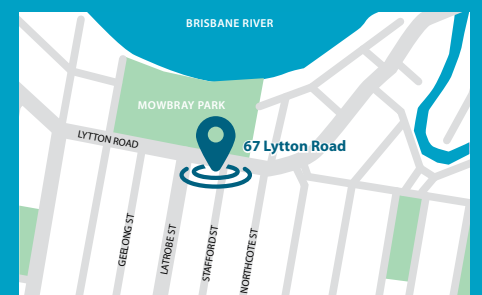
**QPSR REALTY**

Ground Floor 67 Lytton Road  
East Brisbane, QLD 4169

0413 622 977

@ adrian@qpsr.com.au

www.qpsr.com.au



# Harcourts Inner East



## Balmoral

2/147-151 Riding Road

141m<sup>2</sup>  2  2  2 

### LOCATION, LIFESTYLE AND VALUE!

Located in the middle of bustling Riding Road, do not miss the opportunity to be living with Cafe's, Schools, Parks, Public Transport all at your fingertips!

Featuring two great sized bedrooms and a large open plan living area with air conditioning as well as a modern kitchen with stainless steel appliances. Don't forget the generous sized balcony directly overlooking Hawthorne Park. Perfect for investors or first home owners. Call Chris today to avoid missing out!

**For Sale** Auction

**Auction** In Rooms, 22 December 2020 6pm, 182 Riding Road, Balmoral QLD 4171

**View** As advertised or by appointment

**Chris Lawsen**

0422 868 724 | [chris.lawsen@harcourts.com.au](mailto:chris.lawsen@harcourts.com.au)

## Morningside

64 Dickson Street

3  2  2 

### Best Buy In Morningside!

Don't miss this opportunity to purchase a house for the cost of a townhouse in the best streets of Morningside! Sitting on the cusp of the Morningside/Hawthorne precinct, it's just a moments' walk to Hawthorne Park and the surrounding eateries, boutique shopping & entertainment options. Morningside train station and bus links make for an easy commute to the CBD, the location couldn't be better!

Features Include:

- Functional kitchen with stone bench, stainless appliances & gas stove
- Private outdoor entertainment space
- 3 bedrooms, carpeted, ceiling fans & built-in robes
- Master bed with ensuite, robe & private balcony
- Multiple split system air-conditioners
- High ceilings & timber flooring
- Oversize tandem garage & plenty of space for storage

**For Sale** Auction

**Auction** In Rooms, 22 December 2020 6pm, 182 Riding Road, Balmoral QLD 4171

**View** As advertised or by appointment

**Chris Lawsen**

0422 868 724 | [chris.lawsen@harcourts.com.au](mailto:chris.lawsen@harcourts.com.au)





**FOR SALE BY  
BEN SMITH &  
JAMES CURTAIN**

## 20 Henderson Street, Camp Hill

4 BED 2 BATH 3 CAR +POOL

Inviting you to secure your future on one of Camp Hill's premier streets, 20 Henderson Street demands to be seen. Proudly perched on an elevated 607m<sup>2</sup> block while showcasing a sparkling in-ground swimming pool and a rear-to-north aspect, this four-bedroom residence captures refreshing breezes and city views.

[EPLACE.COM.AU](http://EPLACE.COM.AU)

**FOR SALE**

**VIEW**

Phone for open home times

**AGENTS**

Ben Smith 0405 207 360

James Curtain 0404 056 564

Place.



**Ben Smith** Team