



# REAL ESTATE

## NEWS & VIEWS

40,000 COPIES TO LOCAL HOMES AND BUSINESSES

13 JAN - 10 FEB



SEE THIS PROPERTY  
ON PAGE 23

**Harcourts**  
Inner East

10

**PROPERTY OF  
THE MONTH**

PAGE 23

**GO SOLAR**

PAGE 15

**LOCAL TRADES  
AND SERVICES**

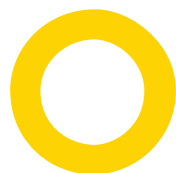
PAGE 16

### 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  
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property

— EST. SINCE 2001 —







## Where would you like to live this year?

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

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

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

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

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



Real Estate News & Views is a monthly publication 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>

### FEB/MAR BOOKINGS

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

### ADVERTISEMENT SIZES

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

MARKET 2 MARKET **20** YEARS



4 1.5 4

## 12 Walter St, Bulimba

### MANY OPTIONS FOR THE BULIMBA WHITE HOUSE

- 584m block, wide 20m frontage, freshly turf & external paint
- Charming spacious light filled airy 4 Bedroom residence
- A lovely openness inside & outside, not feeling hemmed in
- Modern large kitchen, stone bench tops, stainless appliances
- Huge 4 car garage, workshop, garage door access to backyard
- Large open alfresco entertaining, grassed private backyard
- Zoned LMR, maybe slice off garage & build another house (STCA)
- Knock down & build a dream home/ townhouses (STCA)

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

**INSPECT**  
Inspection by private appointment

**FOR SALE**  
\$1.1M - \$1.2M  
**AGENT**  
John Kubatov 0412 241 889



**CLASS**  
REAL ESTATE





**FOR SALE BY DENIS NAZJAR & JAMES CURTAIN**

# 66 Newman Ave, **Camp Hill**

Boasting an incredible 660m<sup>2</sup> under-roof, this spectacular new three-level home represents the ultimate luxury design for families wanting to live large.

**FOR SALE**

**VIEW**

Inspection by appointment

**AGENTS**

Denis Najzar 0438 457 599

James Curtain 0404 056 564

5 BED 4 BATH 2 CAR

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

Place.



The Denis  
Najzar  
Team.

The James  
Curtain  
Team.





# SOLD

by LJ Hooker Coorparoo

Campaign highlights:

- 12,633 property page views on realestate.com.au
- 22 offers prior to auction
- 28 registered bidders
- 1 lucky buyer

For any more information, contact us today on 07 3394 2511.

## Summer is a great time to sell

With qualified buyers missing out on great properties at the end of 2020, this Summer is a great time to sell.

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

**LJ Hooker Coorparoo | 07 3394 2511**



*the right fit for you*



## *Happy New Year from the Eastside Team*

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

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

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

**STACEY RITSON 0403 345 409**

**JOSH WARREN 0403 481 271**



## Hamptons-Styled Living

141 Sackville Street, Greenslopes

5 3 2 1



## New Year New Home

25 Clara Street, Camp Hill

5 3 2 1





3 2 2

**View** By appointment  
**Guide** Offers over \$595,000

### 13/4 Lewis Street, Manly West

**Chic & Modern Comfort - So Convenient to Everything**

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

**Margaret Vote**

**0411 521 747**

margaret.vote@wynnum.rh.com.au

4 4 3

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

### 93 Wynnum Esplanade, Wynnum

**All Year Holiday By the Bay - Upfront on Wynnum Esplanade**

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

**Margaret Vote**

**0411 521 747**

margaret.vote@wynnum.rh.com.au

**Chris Vote**

**0433 411 540**

chris.vote@wynnum.rh.com.au



4 2 4

**View** By appointment  
**Guide** Offers over \$665,000

### 7 Loynes Street, Wynnum West

**The perfect multi-functional home!**

- 2 bathrooms (ensuite, bathroom, and extra restroom)
- Kitchen, dining, and living areas
- 2.5 multi-functional areas
- Laundry
- Walk-in wardrobe space

**Byron Freeborn**

**0416 967 802**

byron.freeborn@wynnum.rh.com.au

4 2 3

**View** By appointment  
**Guide** Offers over \$699,000

### 10 Rachael Court, Wynnum West

**Elevation - Privacy - Spaciousness - What a Standout Property!**

- Private entry into hallway
- Formal lounge & dining rooms
- Open plan kitchen & family area
- Living flows to entertaining patio
- New kitchen and appliances

Every care has been taken to verify the accuracy of the information in this document, but no warranty (either express or implied) is given by Raine & Horne or its agent, as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property. RLA Raine & Horne Wynnum | Manly.

**Wynnum | Manly (07) 3348 7555**  
**183 Bay Terrace, Wynnum**  
rh.com.au/wynnum

**Raine & Horne®**





## 80 Berrima Street, Wynnum - 1, 2 & 3 Bedroom Apartments!!!

### Live & Play by the Bay - Display Now Open!

We are experiencing a tremendous amount of enquiry by locals wanting to downsize their existing home & still enjoy the Wynnum lifestyle from a new apartment. The developers are listening & offer the opportunity to purchase an apartment from \$400,000! If you are considering the lifestyle change, then please contact the team at Raine & Horne Wynnum for more information.



**Margaret Vote**  
0411 521 747

[margaret.vote@wynnum.rh.com.au](mailto:margaret.vote@wynnum.rh.com.au)



**Chris Vote**  
0433 411 540

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**Byron Freeborn**  
0416 967 802

[byron.freeborn@wynnum.rh.com.au](mailto:byron.freeborn@wynnum.rh.com.au)





### 101 STRATTON TERRACE **MANLY**

5 2 2 736m<sup>2</sup>

#### Classic Family Living with a Touch of History

Positioned in the tightly held "Terraces" of Manly, this stately circa 1920s residence will impress the most astute of buyers. Rich in character with ornate detail around every corner and presenting a peaceful bayside lifestyle, this home is truly a once in a lifetime opportunity.

#### CONTACT

David Lazarus 0414 723 531  
[david.lazarus@belleproperty.com](mailto:david.lazarus@belleproperty.com)  
 Kate Francis 0438 800 849  
[kate.francis@belleproperty.com](mailto:kate.francis@belleproperty.com)

### 4/48 OCEANA TERRACE **MANLY**

3 2.5 2

#### Stunning 3 Bedroom Townhouse with Bay and Marina Views

A superb bayside location offers this one-of-a-kind low maintenance tri-level townhome. Fusing impeccable quality with exquisite modern design, this home offers exceptional features and a peaceful hideaway to those seeking position and lifestyle. Commanding three levels, this meticulously designed residence has unexpected delights around every corner.

#### CONTACT

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[david.lazarus@belleproperty.com](mailto:david.lazarus@belleproperty.com)  
 Kate Francis 0438 800 849  
[kate.francis@belleproperty.com](mailto:kate.francis@belleproperty.com)



### 73 GORDON PARADE **MANLY**

3 1 2 405m<sup>2</sup>

#### Brisbane City Skyline & Moreton Bay Views

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

#### CONTACT

David Lazarus 0414 723 531  
[david.lazarus@belleproperty.com](mailto:david.lazarus@belleproperty.com)  
 Kate Francis 0438 800 849  
[kate.francis@belleproperty.com](mailto:kate.francis@belleproperty.com)



### 20 BUDERIM STREET **MANLY**

4 2.5 2 412m<sup>2</sup>

#### Bayside Living at its Best

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

#### CONTACT

David Lazarus 0414 723 531  
[david.lazarus@belleproperty.com](mailto:david.lazarus@belleproperty.com)  
 Kate Francis 0438 800 849  
[kate.francis@belleproperty.com](mailto:kate.francis@belleproperty.com)



67 Cambridge Parade | Manly  
[www.belleproperty.com/manly-qld/](http://www.belleproperty.com/manly-qld/)







## 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



## 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

#### INSPECT

Inspection by private appointment

#### FOR SALE

Buyers circa \$1M - \$1.1M

#### AGENT

John Kubatov 0412 241 889





# Summer potted colour

CONTRIBUTED BY ALANA SEARLE

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

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

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

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

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



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

New owner occupier and investment loans.  
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**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, Constructions 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.



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# ONE BULIMBA RIVERFRONT

## PREPARE TO BE AMAZED



### NOW SELLING FOR \$2.15M

This north facing apartment is designed to its most sophisticated and exquisite form.

This three bedroom apartment with its own private courtyard is designed to perfection with stunning detail and sweeping views.

A total living space of 259sqm including an exclusive 39sqm of private garden area with unparalleled views of the river seen through floor to ceiling glass doors.

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

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

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

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

DISPLAY APARTMENTS OPEN BY APPOINTMENT ONLY: 39 BYRON STREET, BULIMBA

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



**WINNER**

**Medium Density  
Development  
Award 2020**

Velocity Property Group  
for ONE Bulimba Riverfront





# 2021: AN EXCITING YEAR OF OPTIMISM

Now that we can finally say our long goodbyes and final farewells to a year like no other, it is with great optimism that we welcome 2021. Happy New Year everyone.

Everyone I've spoken with is approaching this year with open arms and open minds, welcoming the new year and its many opportunities and a better life for all who choose to embrace a positive mindset.

The real estate market is in for a bright, bright year, and all the signs are there to suggest a brilliant year of substantial growth and tremendous activity. We are now seeing an overall lack of stock for sale, and our open inspections are attracting overwhelming numbers of enquiries.

Deciding on a price expectation can be a tedious and often very trying time. Let us help you with this – I have 28 years of experience with thousands of transactions under my belt. Choosing a price is a craft in itself; not every agent can do this and create a successful sale for the right price. Time and time again we have proven how we market property is the best way to achieve the best results. I often see the go-to methods of the big boys in our industry produce a somewhat substandard result with regards to price as they tend to see your home and your family's most valuable asset as just another transaction, and one they need to sell in a very short period of time to make their business profitable.

I offer a more personalised service, one where you are kept abreast of the ins and outs of the campaign along with being shown how I achieve what's expected. If you are thinking of selling and need some help, please just call me, it costs nothing to get a second opinion and seriously, the difference could mean tens of thousands of dollars in your pocket.



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

THECOMMUNITYLEADER.COM.AU

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

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

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

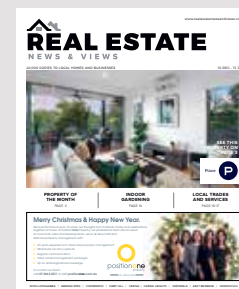
If you need a hand in promoting your business locally, across Queensland, or throughout Australia, we'd love to hear from you.

### CIRCULATION:

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

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

The Community Leader  
**26,000**



MARKET 2 MARKET

**20**  
YEARS

PHONE: 07 3220 3061 or 0421 786 302

EMAIL: sales@market2market.com.au

www.market2market.com.au





# 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
- Complete mountains of paperwork, leaving you to simply review and add your signature
- Liaise with key parties, including solicitors and real estate agents (and you!) to ensure a smooth settlement
- 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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- Making sure your loan remains competitive once settled
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**My service is no cost to you.**  
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# Why choose solar power for your home?

CONTRIBUTED BY ENVIREN SOLAR

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

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

### Solar system prices have dropped dramatically

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

### You get more power for your money

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

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

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



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

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



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

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

### Energy Independent with Solar

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

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

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





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## 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 Jullian.

"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 Jullian, 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 Jullian'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)





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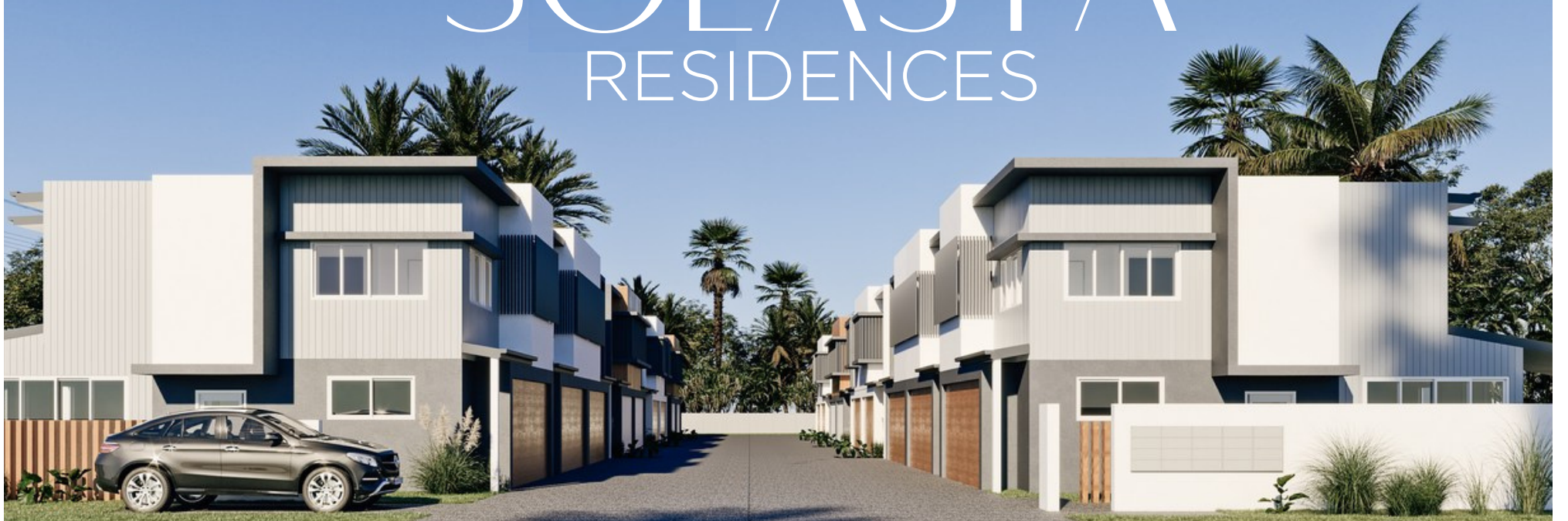


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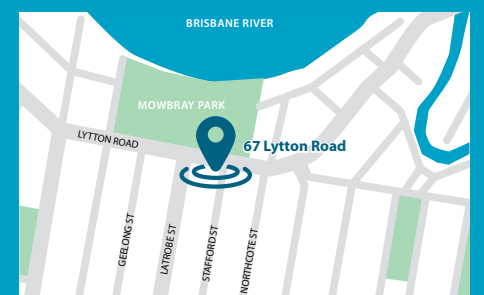
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# Harcourts Inner East



## Bulimba 10 Banyan Street

405m<sup>2</sup> ☒ 4 🛏 3 🚿 2 🚗

### SOPHISTICATED LIVING IN THE HEART OF BULIMBA!

Peacefully situated adjacent to parklands, moments from the riverfront and a short stroll away from Oxford Street, this architecturally designed home offers the contemporary yet functional lifestyle you've been waiting for. Inspired by sophisticated Hamptons style, you will find a sense of opulence across the two flowing levels.

- Designer kitchen with 2Pac soft-close cabinetry, Ilve oven & cooktop, dishwasher and integrated microwave
- Open plan living complete with a stunning fireplace and Carrara marble mantle
- Three bathrooms with high end fittings
- Zoned ducted air conditioning and ceiling fans
- Multiple living areas including space for a media room/home office or 5th bedroom
- Impressive high ceilings, French Oak floors and stone finishes throughout
- Double remote integrated garage with internal access
- Abundance of storage throughout
- Current executive lease in place for \$1650pw

**For Sale** Price by Negotiation

**View** As advertised or by appointment

**Chris Lawsen** 0422 868 724 | Chris.lawsen@harcourts.com.au



## Bulimba 3/187 Brisbane Street

168m<sup>2</sup> ☒ 2 🛏 2 🚿 1 🚗

### Your Key to Bulimba

Once in a while the perfect little home becomes available. Equally suited to downsizers, first home purchasers and savvy investors. The perfect location and safe and secure in a gated community with only 4 other residents, and only a short stroll to your favourite eateries on Oxford Street.

After a decade of living here blissfully, the owners situation has changed and will be selling at or prior to the auction day! Make 2021 a winner and view this gorgeous townhouse today.

### Property features:

- 2 large bedrooms - both with ensuite/bathroom access
- 2 tiled bathrooms
- Air conditioned living
- Large single garage with ample storage and high ceilings
- Sunny North facing aspect
- Large open plan kitchen dining lounge
- Gated complex of 5
- Large courtyard plus two balconies
- Elevated position catches beautiful breezes
- Low body-corporate fee's

**For Sale** Auction

**Auction** In Rooms, 27 January 2021 6pm, 182 Riding Road, Balmoral QLD 4171

**View** As advertised or by appointment

**Chris Lawsen** 0422 868 724 | chris.lawsen@harcourts.com.au







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Place.



**The James  
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Team.**

**FOR SALE**

**VIEW**

Inspection by appointment

**AGENTS**

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Chris Dixon 0411 225 663