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10 FEB - 10 MAR



PROPERTY OF THE MONTH STRONG INCOME + POTENITAL

PAGE 22

**ART NEWS** 

PAGE 17

LOCAL TRADES AND SERVICES

PAGE 20

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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:

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### What's new in the world of real estate?

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

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

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

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

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

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

Real Estate News & Views is a monthly publication 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	DISTRIBUTI
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	GRAND TOTAL	38,547

#### MAR/APR BOOKINGS

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

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Full Page Half Page Quarter Page 318mm deep x 265mm wide 135mm deep x 265mm wide 68mm deep x 265mm wide (not available to real estate ager

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- A rare opportunity to create an ideal huge family home
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- Wonderful generous to level home
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- Superb Lifestyle location Value add potential
- 2 Lot
- Scope to value add

#### INSPECT

Inspection by private appointment

FOR SALE







FOR SALE BY SAVVA KOULOURIS & DENIS NAJZAR

16 Sector Street, Coorparoo

5 BED 4 BATH 2 CAR +POOL

Influenced by Renaissance Italy's distinctive curved lines and grand spaces, "Florence" as she has come to be known is unlike anything else to grace the Brisbane market.

EPLACE.COM.AU

#### **FOR SALE**

VIEW

By appointment

**AGENTS** 

Savva Koulouris 0431 208 199 Denis Najzar 0438 457 599



## LJ Hooker



## SOLD

by Chris Heneric

A block of land in Coorparoo sold for \$1.25 million.

So now the big question is: What's your property worth?

Give me a call or text to find out more.

Chris Heneric
0420 728 238
cheneric.coorparoo@ljhooker.com.au







#### 11 Garie Street

#### Wishart

Listing results in 4 days

- 1518 property property page views on realestate.com.au
- III saved property
- 42 attended first open house
- 18 offers
- 1 lucky buyer



#### Sold

More properties needed

#### Agent

Darrell Plumridge 0429 420 370

coorparoo.ljhooker.com.au LJ Hooker Coorparoo

## **42 Ninth Avenue**Coorparoo

Three decades since its last sale, this charming workers cottage still has plenty to offer new buyers. Set on a rare 744m2 block in leafy Coorparoo, the three-bedroom property is looking forward to being transformed into something new. Alternatively, restore the current house to its former glory, with plenty of appealing details throughout.



#### Auctio

Thursday 4th March at 6:30pm, In-rooms

#### Inspect Saturday

Saturday 9:00am – 9:45am

#### Agent

Darrell Plumridge 0429 420 370

coorparoo.ljhooker.com.au LJ Hooker Coorparoo

## freedom

property



## 2021 Market Apolate from the Eastside Team

The market is hot right now!

With an influx of interstate buyers hitting Brisbane with borders re-opening there is now more competition than ever:

If you've ever considered selling? This may be your best opportunity to do so.

Did you know we may not even need to put your property on the market? but still get a wonderful result!

For more information and an obligation free appraisal please reach out and introduce yourself. We're looking forward to hearing from you.

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



### Hamptons-Styled Living

141 Sackville Street, Greenslopes





### New Year New Home

25 Clara Street, Camp Hill

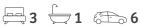


WWW.FREEDOMPROPERTY.COM.AU









By appointment View Offers over \$795,000 Guide

#### Margaret Vote 0411 521 747

margaret.vote@wynnum.rh.com.au

#### 239 Whites Road, Lota

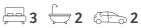
#### Feels Like Home - Big 792m2 block - Garage & Workshop

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









View By appointment Guide Offers over \$599,000

#### **Byron Freeborn** 0416 967 802

byron.freeborn@wynnum.rh.com.au

#### Chris Vote 0433 411 540

chris.vote@wynnum.rh.com.au

#### 1/54 Yamboyna Street, Manly

#### Executive Living! Modern 3 Bedroom Apartment

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











By appointment View Guide Offers over \$400,000

#### 3/11 Tripcony Place, Wakerley

#### Situated in the ever popular 'Manly Views II complex'

- Fully ducted air-conditioning throughout
- Wonderfully liveable Open plan lounge, kitchen & dining
- Powder room & laundry downstairs
- Well-appointed gourmet kitchen with S/S appliances & stone bench













View By appointment Offers over \$390,000 Guide

#### 8/127 Wynnum Esplanade, Wynnum

#### Just Off Esplanade - Suit Investors

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

#### **Chris Vote** 0433 411 540

chris.vote@wynnum.rh.com.au

#### Margaret Vote 0411 521 747

margaret.vote@wynnum.rh.com.au

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## 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!



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### 67 Bolan Street, Bulimba

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- Two lots that can be re-configured
- Charming Character features
- Ultra convenient location

#### **INSPECT**

Inspection by private appointment

#### FOR SALE

Tender closing 4pm Wed 3 March, if not sold prior





www.classrealestate.com.au

## Tips for sellers when listing your property for sale

CONTRIBUTED BY MARK LILLICRAP. DBL SOLICITORS

Selling real estate is not as simple as appointing a good agent. While a good agent will help, there are things that sellers can do to increase the chances of a smooth sale, they include:

#### 1. Obtain a Pool Safety Certificate

A Pool Safety Certificate will be current for a period of two years. If you leave obtaining a Pool Safety Certificate until your property is under contract, it may be too late, as there may be some modifications which are required. The standard terms of contract prevent the seller making modifications to the property once it is under contract.

#### 2. Obtain an ATO Clearance Certificate where your property is likely to sell for \$750,000 or more

If your property sells for \$750,000 or more and you do not have an ATO Clearance Certificate, then the buyer must withhold 12.5% of the purchase price. A Clearance Certificate would usually be issued in a matter of days for Australian residents. A Clearance Certificate may be sought online from the ATO website and will remain valid for 12 months.

#### 3. Identify encumbrances

Sellers must disclose encumbrances on the contract. Encumbrances may include any right vested in a third party, whether registered or not registered, which might materially affect an owner's use of the property. Easements are a common example; however, they are easily identifiable from the title. Encumbrances may also include matters which may not be registered such as manholes and sewer lines. If you are unsure then either you, or your agent, may perform a Dial Before you Dig search to identify any infrastructure that should be disclosed to the buyer. If an encumbrance is not disclosed, then the buyer might have the right to terminate any contract.

Similarly, if you have bought in a housing estate where there are covenants on owners' rights to build, then you may be required to ensure that any future buyer signs an agreement to be bound by those restrictions. These issues should be brought to the attention of your agent.

#### 4. Prepare a list of chattels and fixtures

The standard contract lists fixtures which are included in the sale of a house or unit which include curtains, blinds, stoves and hot water systems. Typically, dishwashers are included. Chattels are not included.

Where things may become clouded might things like plumbed fridges, large potted plants (which would usually be chattels) and home theatre and entertainment systems.



The best advice is to make sure that your agent is aware of those things which you intend to take and those things which are to remain so that the contract is clear about those items.

A good agent will typically speak with you about the above points at the time of listing your property. Being ready makes that process easier and clearer.



More Information: 1. Offer available for eligible First Time Buyers approved for their first home loan with loan to value ratio at loan 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 f

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

BY ANTONIA MERCORELLA - CEO, REAL ESTATE INSTITUTE OF QUEENSLAND

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

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

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

This confidence is on show at local open home inspections too across Brisbane's Eastside suburbs. According to the latest CoreLogic data, median house prices remain healthy, with the stand out suburb in terms of annual growth being New Farm – it's recorded an impressive 22.4% boost in property values. Elsewhere in the region and the numbers are positive considering conditions over the last 12 months. Some areas are performing much better than others including Cannon Hill (\$737,500/1.6% annual growth), Carina Heights (725,000/8.2%), Coorparoo (\$951,250/8.7%), Hawthorne (\$1,200,000/13.7%) and Woolloongabba (\$816,000/9.5%).

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



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

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



## risbang Boutique Property "all homes bright and beautiful, all places great and small"



#### 17 Cresswell St **Sunnybank**

Situated in one of the quietest parts of Sunnybank is this private 1415m<sup>2</sup> Treasure Bowl site with a Low Set 4 bedroom 2 bathroom home that features 3 living rooms, a fantastic outdoor entertaining area with one of the biggest pools you will see in a residential home.



#### **FOR SALE**

Offers Over \$925,000 seriously considered



#### 30 Lauder St Mt Gravatt East

Being situated just 8.75ks from Brisbane City in amenity filled Mount Gravatt East, and only 2ks from Garden City, this is an opportunity to invest wisely to see immense financial gain now or in the future, sitting in a high growth, high populous area with great rent yields and incredible capital gains.

• 620m2 Zoned MMR



#### **FOR SALE**

Offers Over \$685,000 seriously considered.



#### 26 Lauder St Mt Gravatt East

2 1 1 1

A brilliant investment any way you look at this. Land bank this for future investment or develop now and reap the huge financial gain.

• 817m2 Zoned MMR

#### **FOR SALE**

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Pelham Marsh 0413 7000 75 | pelham@brisbaneboutique.com





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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





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**PHONE:** 07 3220 3061 or 0421 786 302 **EMAIL:** sales@market2market.com.au www.market2market.com.au

#### **COMMUNITY CORNER**

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CONTRIBUTED BY BOQ COORPAROO

IF YOU'RE LOOKING FOR A TEAM WHO UNDERSTANDS WHAT IT MEANS TO DELIVER GREAT BANKING EXPERIENCES AND TRULY PERSONAL SERVICE, LOOK NO FURTHER THAN BOQ COORPAROO.

Locally owned and operated, BOQ Coorparoo has been headed up by Owner-Manager, Brett Davies for the past 16 years. Now, Brett proudly works alongside his daughter, Paige Davies, and banking specialists Erin and Holly, to support the personal and business banking needs of the Coorparoo community.

"We're a small, close knit family team, passionate about creating long-term relationships with our customers. Our customers definitely aren't just another number; we take the time to get to know them and their financial goals, providing them with tailored solutions for their circumstances," said Brett.

And it's not just banking they're passionate about. Brett and his team have also set down strong roots in the local community. With a strong love for footy, a sponsorship with the Brisbane Tigers Rugby Club was an opportunity Brett jumped at, and is looking forward to supporting them through 2021. They're also proud to be involved with the Fight4Balance charity, an organisation that helps support youth with learning and perceptual disabilities.

So whether you're looking to purchase your first home, are ready to refinance, are interested in opening an award-winning savings account, or want to chat business banking, Brett, Paige, Erin, and Holly are there to help.

To experience the BOQ Coorparoo difference today, pop into the branch, or give them a call on (07) 3393 8444.









# BOQ COORPAROO FOR ALL YOUR BANKING SOLUTIONS

**BOQ Coorparoo** 

Brett Davies, Owner-Manager 3393 8444

Bank of Queensland Limited ABN 32 009 656 740 (BOQ)



## Brisbane region furniture designers

BY AMELIA SKIN, INTERIOR DESIGNER, SEMPER INTERIORS

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











#### 1. MAST FURNITURE

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

**Featured product:** The Louis Table **Location:** 2/12 Lathe Street, Virginia

#### 2. FERRIER FURNITURE

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

Featured product: Signature Dining Chair and Custom Table

Location: 356 Bilsen Rd, Geebung

#### 3. STUDIO FLEK

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

**Featured product:** Credenza and TT Pendant **Location:** 50/15 Freemantle Street, Burleigh Heads

#### 4. FIVE MILE RADIUS

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

Featured product: Waste Terrazzo

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

#### 5. MAKIMAKI

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

**Featured product:** Gaston Sideboard **Location:** 5/623 Toohey Rd, Salisbury



#### John Kubatov

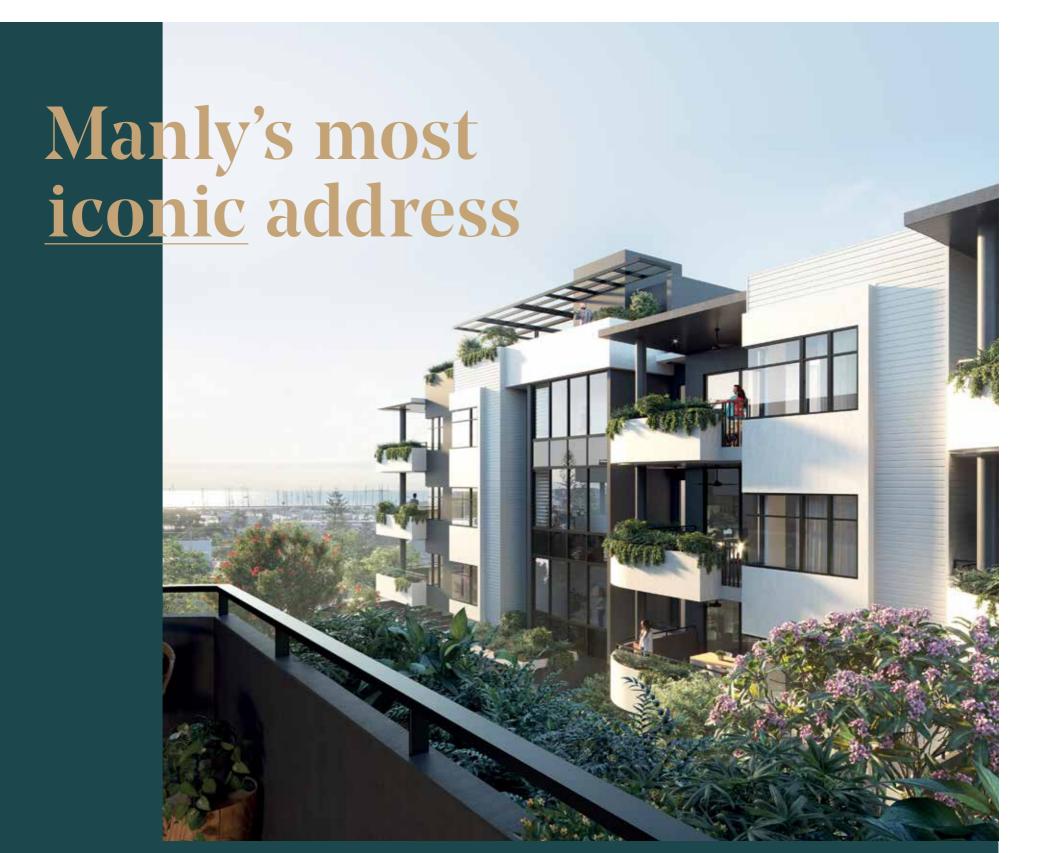
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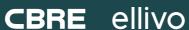
## Luxury 1, 2 & 3 bedroom residences coming soon

Crafted by award winning Ellivo architects, this stunning collection of homes is sure to impress. Discover why this is Manly's most iconic address today.

Register for your private appointment before the public launch.

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

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

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

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

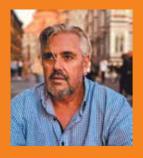
Riley P (above) and Raelean Hall (right) are showing at Lethbridge Gallery from 5 to 23 February 2021, at 136 Latrobe Terrace, Paddington. For more see lethbridgegallery.com.







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 lifestyleinspired 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













## White ant signs to look for before you purchase

BY BEN PATERSON, SAFEGUARD INSPECTIONS

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

#### SIGNS OF TERMITE INFESTATION ON YOUR PROPERTY

#### Sign one: Mudding

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

#### Sign two: Hollow sounding timber

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

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

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

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

#### Sign four: Easily damaged skirting and architraves

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

#### Sign five: Power failure

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

#### HOW MODERN WHITE ANT PEST CONTROL WORKS

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

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

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



#### CAN WHITE ANT INVASION BE PREVENTED?

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

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

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

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

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

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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





## Trevor Tippett

HARCOURTS INNER EAST

Securely ranked amongst the highest performers in the region with a swag of successes over his 5-year career in real estate, Trevor Tippett brings a wealth of experience to his client interactions and has established a rock-solid reputation for achieving excellent results and maintaining exceptional rapport with his buyers and sellers.

T: 0488 905 282 | E: Trevor.tippett@harcourts.com.au

## Harcourts Inner East

#### **PLUMBING & GASFITTING**



## PLUMBING B GASFITTING CALL SCOTT 0413 883 756

LOCALLY OWNED BUSINESS SERVICING WYNNUM, MANLY & LOTA RENOVATIONS • NEW BUILDS • RESIDENTIAL • COMMERCIAL



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### **Need a new carpet?**

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#### SOLICITORS



## ALWAYS PROFESSIONAL ALWAYS ACCESSIBLE

#### **DEPEND ON IT**

Should you need family law advice, please call our FAMILY LAW TEAM Today

#### Have a DBL Family Lawyer by your side and keep more money in your pocket - Here's how:

- > If drafted correctly, formalising your property settlement will attract a stamp duty exemption on real estate transfers.
- > Finalising your property settlement properly will prevent your ex from making a further claim on your property.
- > In contested matters, we rely on experience and practical solutions for cost effective results.

Wynnum 3106 5600 | Brisbane CBD 3225 5600 | Morningside 3899 0722 | Carina 3395 1800

## Caring for your cacti and succulents

CONTRIBUTED BY ALANA SEARLE

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

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

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

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

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

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

Searles is a Queensland family-owned business



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# 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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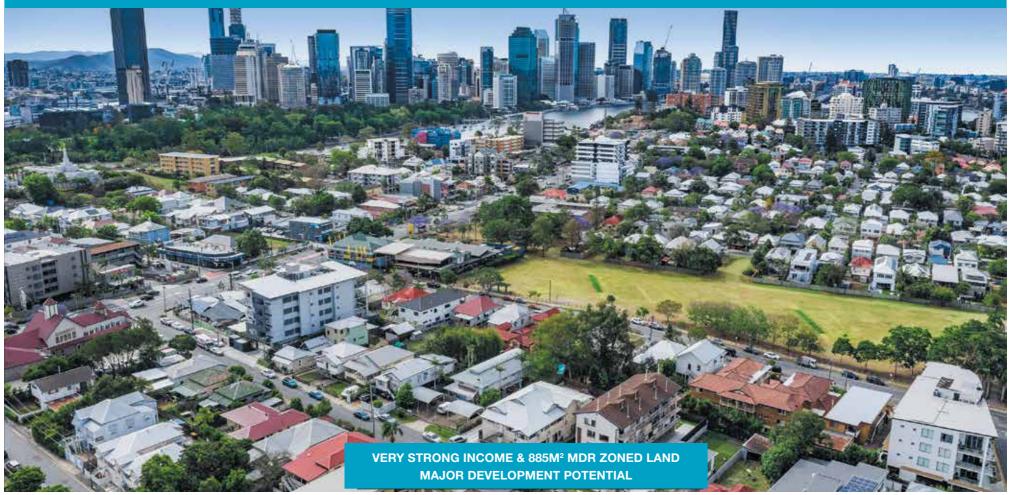


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- 13 Bedrooms
- 12 Bathrooms.
- 2 Large Living Spaces & 2 Decks.
- 885m<sup>2</sup> MDR Zoned Land.
- 5 Story Development S.T.C.A.

#### **LOCATION**

- Close to CBD less than 1km.
- Close to QUT, Mater Hospital, South Bank, Cafes, Shopping and New Farm - Fortitude Valley Entertainment

#### **FOR SALE BY**

Expression of Interest.

#### INSPECTION

Inspection Saturday or by appointment

#### **OWNERS MOVING ON OTHER OPPORTUNITIES!**

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**6** 0413 622 977

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## Harcourts Inner East









#### Coorparoo

#### 25 Pembroke Road

523m² 🔀 4 💻 2.5 📛 3 🝙



#### **HAMPTONS INSPIRED MASTERPIECE!**

Combining over 500m2 of family space, timeless character and a striking architectural design, this exclusive Coorparoo address represents a unique offering.

Boasting multiple indoor-outdoor living areas and up to five bedrooms, the Tri-level design caters superbly to family, entertaining and guests. Meanwhile, its high-end quality build and finishes and inclusions promise a superior level of luxury and sophistication.

#### For Sale

Auction

In Rooms, 24 February 2021 6pm, 182 Riding Road, Balmoral QLD 4171

#### **Chris Lawsen**

M 0422 868 724

chris.lawsen@harcourts.com.au





14 Thorpe Street

#### **Superbly Located Block of Flats with Development Options!**

Presented to the market for the first time in over 16 years. Seize this very rare opportunity to secure one of the few remaining large development blocks in the Oxford Street precinct. Currently receiving a rental return of \$60,164PA.



For Sale Auction

**Chris Lawsen** 

M 0422 868 724



**Auction** In Rooms, 24 February 2021 6pm,

182 Riding Road, Balmoral QLD 4171

chris.lawsen@harcourts.com.au







#### Bulimba

#### 12/42 Johnston Street

#### **Luxurious Brand New Townhouse!**

Only just completed and in one of Brisbane's most prestigious suburbs, this beautifully appointed townhouse offers an incredible lifestyle in a location rivalled by none. Located near the front of the Tribeca complex, this three-bedroom home offers fantastic entertaining, with multiple outdoor areas and beautiful fixtures.









For Sale Auction

**Auction** In Rooms, 24 February 2021 6pm, 182 Riding Road, Balmoral QLD 41711

#### **Trevor Tippett**

M 0488 905 252

trever.tippett@harcourts.com.au









FOR SALE BY
JAMES CURTAIN &
CHRIS DIXON

# 25 Quirinal Crescent, Seven Hills

5 BED 3 BATH 2 CAR +POOL

#### Bespoke Living with an Elevated Aspect and Parisian Elegance.

Exuding the elegance of a presidential suite, this brand-new residence unveils an unrivalled floor plan and elevated aspect harnessing mesmerising outlooks and exceptional breezes. Showcasing a bespoke design that effortlessly invites the outdoors in, the layout caters to executives seeking Parisian style and French infusions, while still catering to the functionality of family living.

EPLACE.COM.AU

#### **FOR SALE**

#### VIEW

By appointment

#### **AGENTS**

James Curtain 0404 056 564 Chris Dixon 0411 225 663

