



# REAL ESTATE

## NEWS & VIEWS

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10 APR - 5 MAY



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### PROPERTY OF THE MONTH

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## Inside this issue

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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 businesses.

Any submissions can be emailed to [sales@market2market.com.au](mailto:sales@market2market.com.au) for consideration.

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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>

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# Five mistakes to avoid when renovating your bathroom

BY AMELIA SKIN, INTERIOR DESIGNER, SEMPER INTERIORS



Bathrooms, kitchens, and laundries are the most functional spaces in your home. Unless you're a designer or architect you probably don't spend too much time thinking how to make a bathroom renovation work seamlessly.

The five commonly made mistakes when renovating your bathroom are:

## **1. NOT ENOUGH STORAGE**

For a functional space make sure to add 20% more storage space than you think you need to avoid disappointment when everything is built.

## **2. MOVING PLUMBING AROUND UNNECESSARILY**

Any plumbing is very expensive and I do not recommend doing it if you are budget conscious, or if your current layout works well.

## **3. USING POOR QUALITY PRODUCTS**

Specifying cheaper finishes and products can make your renovation seem a lot more achievable, however, more often than not the cheaper options need to be replaced more frequently than their better-quality counterparts.

## **4. BLOWING THE BUDGET**

Without a clear and realistic budget it's easy to rack up unexpected costs. Without prior experience in renovating it's easy to overlook some very fundamental and expensive items.

## **5. TRYING TO DIY EVERYTHING**

DIY-ing is a definitely a cost-effective approach to renovating, however, I recommend tackling tasks like painting and styling. Unless you're a tradie you will probably run into trouble DIY-ing water proofing your bathroom, and this will cost you a lot more time and a lot more money. I suggest making a realistic list of tasks you can do yourself and what you will need to outsource. Before starting your project chat to a designer, bathroom consultant, or builder who can give you some honest advice and steer you down the right path.



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## *Discounted Marketing Package for April!!*

25 Clara Street, Camp Hill was listed whilst under construction, the property had just been plastered so the essence of size/the buildings shell was in place. This stage of construction helped give buyers a sense of size and in vision what the finished product will look like. Thankfully the prominent local builder MKW Constructions has already built a very similar home in Balmoral with similar fixtures and fittings further helping buyers understand the quality on offer.

From the get go the listing was extremely popular with over 128 buyers showing interest in the property, multiple offers were received and the lucky new owners whom relocated back to Brisbane managed to secure it and Settled as soon as the home's construction was complete.

Needless to say all the families involved were extremely happy with the result and are now enjoying their new properties respectively.

If you want a similar result, reach out to Josh Warren from the Eastside Team today.

**JOSH WARREN 0403 481 271**



## New Year New Home - 25 Clara Street, Camp Hill

5 3 2 1



# Choosing the right builder for your project

FROM WARREN JONES, INNOVATIVE DESIGN & BUILD GROUP

Warren from Innovative Design & Build Group gives some advice from his experience.

We have heard so many horror stories where projects have gone wrong. From builder's doing a runner on the client once they have received the deposit to leaving a project half complete or even just the standard of craftsmanship some builders are happy with. It is extremely important that you do your research when it comes to choosing the right builder for you.

**Reputation.** When choosing the builder for your project it is vital that you ensure you are choosing a reputable builder. Google reviews are a great place to start. Ask the builder for references from their previous clients, or just do your own due diligence.

**Quality/Workmanship.** Is the builder proud of what they are building? The quality of the work may appear of a higher standard on social media, however seeing the builders work in person may pose a different story. It is always a great idea if you can organise a walkthrough of one of their previous projects to get an idea of quality that you can expect from that builder.

**Confidence and trust.** From the initial consultation you should feel as if the builder is just as passionate and excited about your project as you are. Feeling comfortable with your builder will play such a big role in your project. If you are feeling as if they are not being completely upfront or honest around certain questions you might have then that might be a sign to potentially re-think the builder you have chosen. The design factor of your project is so important, you definitely need a builder that is passionate about design and can help work alongside you to give your project that wow factor but also be timeless for the years to come.

**Time frame.** This is a huge item that sometimes gets missed when going through the quoting stage with builders. One builder might come to you with a cheaper quote however your project could take drastically longer to complete. Ensure that you and your builder are on the same page when it comes to your desired time frame for the project that you are wanting done.



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# Underwater femininity: Beth Mitchell exhibition

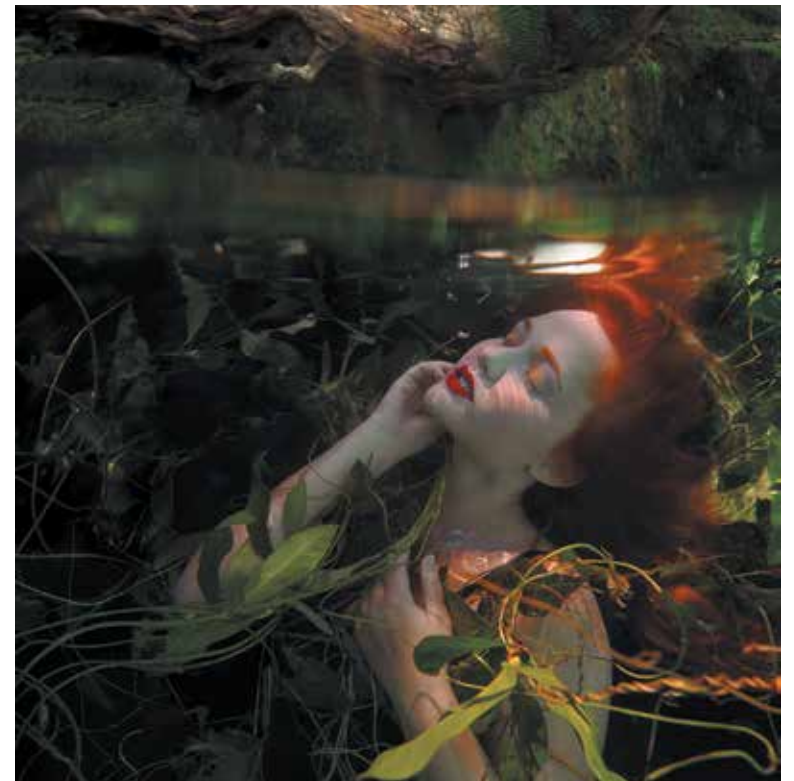
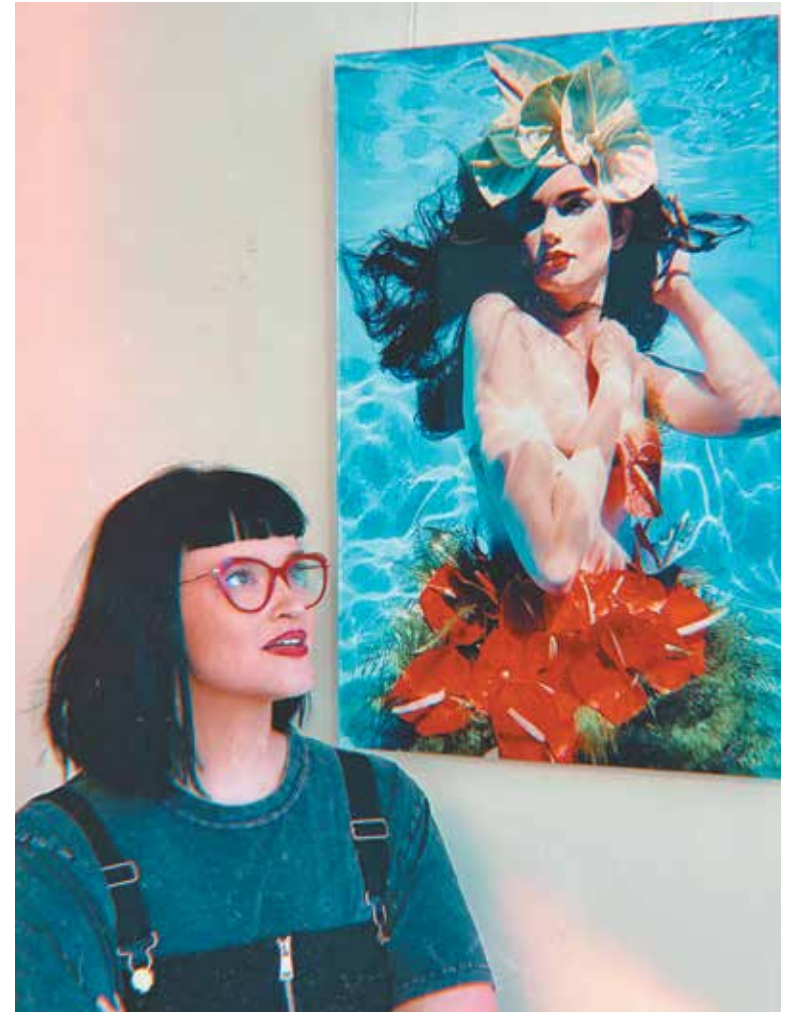
FROM LETHBRIDGE GALLERY

**Beth Mitchell's** contemporary underwater photographs showcase diverse femininity in a captivating world under the surface. Her work explores contemporary womanhood through environmental, social and cultural stories and experiences.

**"Firewater"**, Beth's new exhibition at Lethbridge Gallery explores the monumental changes experienced in 2020. Uniquely expressing femininity beyond beauty through peace & rebirth following aloneness and environmental and cultural devastation. The new series reaches new levels of technical challenge, presenting piercingly impactful vision as well as streamlined monochromatic and emotive, oceanic works.

Having won the Brisbane Portrait Prize 2019 Category Award and being selected as a finalist in the 2020 international Beautiful Bizarre Art Prize, Beth Mitchell is a talent to watch.

**"Firewater"** is showing at Lethbridge Gallery Paddington from 9-24 April 2021. All works can viewed at [www.lethbridgegallery.com](http://www.lethbridgegallery.com).



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# Preparing new garden beds for strong growth

BY ALANA SEARLE

To start your new garden bed off to a flourishing start, the first step is all in the soil preparation. Healthy soils foster healthy plants. Plants growing in nutrient rich composted soils establish strong root growth for healthy, lush foliage and the promotion of flowering brilliance. Healthy soils also encourage beneficial microbial activity, facilitate good drainage and have few or reduced problems with pest attack, diseases or nutrient deficiencies.

When preparing garden beds or boxed raised gardens, consider the plants you are planting. Some plants like natives, azalea and camellias, cacti and succulents require specialised mixes containing a tailored nutrient ratio for optimal growth. Ask your local gardening expert for the right Searles specialty mix for these varieties. For most flowering and ornamental plants, including growing vegetables and fruit trees, prepare new garden beds by mixing equal amounts of Searles Garden Soil and 5 IN 1 Organic Fertiliser together. This soil combination will allow excellent drainage and plenty of organic nutrient goodness to establish



a healthy plant system to support strong growth from the start.

To maintain vitality throughout the life of

the plant, liquid feed or apply a controlled release fertiliser periodically, especially just before and during the plant's growth season.

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



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Whether you're after a luxury new home build or a renovation to turn your existing home into your dream home, you can rest assured that you are in the right place and in safe and capable hands with the luxury home builder team at Ambrose Homes.

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# Three improvements that will make a difference

When it comes to renovating your home, there are some things that may sound great on paper – like a fancy home cinema, personal bowling alley or private sauna – but in reality, may not actually add much value to your property.

To help you with some inspiration, the team at BOQ Coorparoo have pulled together three great home improvement ideas:

## BECOME ENERGY EFFICIENT

Whether you are planning to sell your home or want to live in the place for many years to come, energy efficiency should be a key focus. Investing in insulation, solar panels, and efficient heating and cooling systems can not only improve your home's value, but also reduce running costs for owner-occupiers.



## OUTDOOR LIVING

Australia is famous for its long, hot summers, so it pays to have an area where you can make the most of the good weather. Building a deck is a wise investment, particularly when you can also install shade cloths and protection from the rain. Even a simple outdoor entertainment area can have a big impact on the value of your home!

## EXTERIOR REFRESH

Don't underestimate how much impact a few small changes can make! A fresh coat of paint, a new front door and a tidy up to the front landscaping can make your home look and feel luxe, and give you a great return on investment.



To speak to one of BOQ Coorparoo's experienced bankers, pop in branch at 312 Old Cleveland Rd, Coorparoo, or give the team a call on (07) 3393 8444 today!

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Honesty, Integrity, Efficiency and Hard Working are the core foundations of Josh Warren's character.

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**COORPAROO COMMUNITY DINING**

# Flavour of the month: Coorparoo dining

BY PELHAM MARSH, BRISBANE BOUTIQUE PROPERTY

With the launch of our community's new Real Estate News & Views, a free publication with a circulation close to 40,000 copies, we have embraced the opportunity to promote our local community. I have been truly humbled by the response and feedback to date and wish to proudly shout from the hilltops what our beloved community has to offer.

Each month I will feature one of our local eateries and interview the owners/managers to give our readers an insight into what's on the menu. It's designed to highlight the spirit our locals perpetuate, build relationships and promote the delicious offerings our restaurateurs are so good at serving.

This month we're interviewing Chris and Jenny from **Bistro Korea**.

**Location:** Coorparoo Square.

**Restaurant:** Bistro Korea.

**Owners:** Chris Cho and Jenny Jang.

**What is your most popular Dish?**

Korean Chicken Buffet all-you-can-eat.

**What is your favourite dish?**

Bibimbap – my Grandmother's recipe.

**What is your most traditional dish?**

Bibimbap, it has over 500 years of tradition.

**What is your cheapest dish?**

Korean Chicken Curry at \$13.50.

**What is your most expensive dish?**

Korean Chicken Buffet, all-you-can-eat for \$21.90!

**What is your restaurant's best attribute?**

We serve tasty, authentic Korean cuisine made daily with fresh ingredients.

**Licensed or BYO?** We are fully licensed

with a selection of Asian beers, Soju (Korean spirit) and wines.

**Who's your favourite Real Estate Agent?**

(it's ok to be biased!) Pelham Marsh  
Brisbane Boutique Property.



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## 8 Clarence Street, **Wakerley**

5 3 2 660m<sup>2</sup>

A magnificent open plan resplendent, architect designed, master-built family home, split levels over three floors. Quite a clever design taking full advantage of the sloping 660m<sup>2</sup> block with the ground floor offering an expansive well-lit front entry, a 6.9 x 6.4 garage, the laundry, a big bathroom with a toilet, and a very impressive 6.2 x 6.6 master suite that needs to be seen to be believed.

Half a level up offers 3 queen size bedrooms and a 4th that is designed as the owner's office however is big enough to be a really generous size lounge or 5th Bedroom. Also included on this level is a main bathroom with the third toilet, and a linen press.

Half a level down from the entry can only be explained as amazing, passing a full height atrium to the super spacious open plan living, dining and kitchen, all peeling out to the full width back deck. The design and finish of this home is just brilliant, it is practical, stylish, and high end. A true entertainer's home for a large or growing family.

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## From hard predictions to hot property price records

BY ANTONIA MERCORELLA – CEO, REAL ESTATE INSTITUTE OF QUEENSLAND

Brisbane’s property market stakeholders travelled anxiously through the start of 2020 chiefly because the uncertainty delivered by COVID-19 was expected to hit real estate prices hard. It was thought owners might sell off assets to buffer against potential unemployment, and that tenants could find themselves unable to pay rent.

Fast forward to the end of 2020, and the market feels like it’s turned 180 degrees. A mix of factors such as historic low interest rates, government subsidies and support and general positivity, as measured via consumer confidence, has resulted in a market that’s now geared firmly toward sellers.

The main problem at the moment is lack of stock. There’s not as much coming to the market and the level of inquiries isn’t slowing down, so it’s busy out there. And there’s one particular purchasing cohort we’re seeing more of in recent months – older buyers who want to be in close proximity to services and facilities are picking up in the market again. During the pandemic it was 25-to-35-year-olds who were more active. We’re also still seeing a steady stream of enquiries south of the border continue.

Of course, the stars are aligning in terms of infrastructure and the local economy. Major projects such as Queens Wharf and Cross River Rail are just some of the ventures set to reshape the city – and the flow-on benefits in terms of employment and spending are being welcomed. In short, among the eastern seaboard capitals, Brisbane and its property are viewed as a hot prospect in 2021 by many stakeholders, and the data provides no evidence to the contrary.

Looking at the recently released Queensland Market Monitor for the December 2020 quarter and detached housing leads the market. Brisbane buyers do, traditionally, prefer houses over units, and they’ve been in hot demand of late. Established homes in near-city suburbs are always desirable, but in the current market they’re going under contract straight after their first open home. Reports are that most selling agents have been advertising houses with “offers over” listing prices to test buyer’s upper limits. This is a sure sign of a strong Brisbane market where each new sale re-benchmarks values.

Analysis of quarterly and annual median price movements indicates Brisbane housing has remained in the rising phase of the price cycle. The median house price rose a very substantial 4.5% in the December 2020 quarter to record a result of \$752,222 across 3,369 transactions. On an annual basis, the detached house median price rose 5.8% to reach a new record high of \$725,000 across 13,085 transactions.



On closer inspection of those areas within the Eastside region and the latest annual median price and market growth results offer a mixed bag with some very strong backed by a few suburbs in native growth terrain, including Balmoral (\$1,175,000/11.9%), Camp Hill (\$940,000/6.8%), Cannon Hill (\$800,000/11.1%), Carina (\$690,000/4.9%), Carina Heights (\$760,000/15.0%), Carindale (\$905,000/4.3%), East Brisbane (\$895,000/9.8%), Greenslopes (\$830,000/9.4%), Kangaroo Point (\$1,058,250/3.3%), Morningside (\$820,000/2.5%), New Farm (\$1,845,000/19.0%), Norman Park (\$982,500/8.3%) and Woolloongabba (\$870,000/14.9%). Those areas that didn’t achieve positive growth over the year include Bulimba (\$1,205,000/-10.7%), Coorparoo (\$932,500/-2.0%), Hawthorne (\$1,150,000/-3.0%) and Seven Hills (\$910,000/-1.1%).

Tight supply and rising demand toward the end of 2020 is evident in the listing numbers too. Total annual listing numbers to November 2020 were 16,591 which is a notable fall of 13.2% compared to the prior year’s figure of 19,114 listings. Median days on market dropped too. For the year to November 2020, the result was 28 days whereas at the same time in 2019 it was 38 days. Median vendor discounting again demonstrated the swing toward sellers. The figure was -3.0% for the year to November 2020 as compared to -3.6% for the year to November 2019.



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# Around the place

FROM PLACE WOOLLOONGABBA



**Culture, sport, history – Woolloongabba really has it all, but it's the suburb's dining scene that really whets the appetite. Set amongst charming cafes and celebrated restaurants, Place Woolloongabba is a dedicated real estate agency that loves to sample it all. Looking for ideas for your next culinary adventure? The team has you covered...**

You'd be forgiven for thinking you've stumbled into one of Paris's cobblestoned alleyways when you discover C'est Bon Restaurant and Le Bon Bar. Cherished for its exquisite French-style cuisine that champions paddock-to-plate dining, this mood-lit den lends itself to evenings cosied up on a leather booth, sipping premium wines. Be sure to also elevate the occasion and clink cocktail glasses at its chic rooftop bar upstairs.

Only streets away on Logan Road, Canvas Club and its sister gastropub Electric Avenue promise nothing but good vibes. Serving mouth-watering Spanish cuisine with South Californian flair, these eclectic venues are also joined by the classically cool Mrs J. Rabbits Speakeasy. Want more? Two words: breakfast cocktails.

While in the famed Logan Road dining precinct, pull up a chair at the acclaimed 1889 Enoteca or indulge in craft brews and American barbecue at Easy Times Brewing. Also, add nearby Detour to your must-visit list. Offering a menu that's both progressive and inclusive, this acclaimed restaurant pairs their inspired dishes with biodynamic Australian wines and a sophisticated atmosphere.

If you're seeking something a little more casual, share an authentic Italian pizza at Little G Pizzeria before moving things over to their adjoining wine bar. Or, let Meek Social House's colourful décor and hassle-free eats brighten your day – expect beer-battered fish tacos and irresistible burgers. Just around the bend, the super-sweet Sunnyboy Street Deli also keeps things fresh with bubble tea and made-to-order sandwiches that put your childhood sangas to shame. For more ideas, talk to the team at Place Woolloongabba.







# A new lease of life for character homes

BY NICOLE GREENSTREET, MACKAY & SONS

**Removal homes are becoming a popular alternative to a new build home, as character homes are expensive to replicate, made from superior building materials and come with amazing history.**

The process is very simple and easy, and there are four main steps:

1. Find a beautiful character home to suit your block. With 3D tours and floor plans it is even easier to pick one from the comfort of your living room.
2. Once a contract is signed you are provided with a quote for everything you need to obtain your building approval, and the process is managed for you to ensure the approval is received as quickly as possible.
3. Once the building approval is received a road permit needs to be obtained from NHVR to transport the home to your site.
4. Once the permit is received a police escort can be arranged to deliver the home.

In most cases a building approval is received within 12 weeks and the home is delivered to site in 14 to 16 weeks.

If you are considering a removal home but have not purchased land, we do always recommend placing a clause in the purchase contract to allow you to do a soil test.

With a removal home you are given a stumping allowance which allows us to low-set stump the home at 900mm high, and on standard footing 900mm deep by 450mm wide. Doing the soil test early can save an unwelcome surprise of the need for deeper footings for reactive soil. Also assess the block to ensure you will not have a high bushfire rating – if you are doing a new build or removal home a high bushfire rating will result in the home requiring expensive upgrades.

Removal homes are often a cheaper alternative, but in some council areas you may be required to pay a council bond. This is fully refundable once you have fulfilled the amenities and aesthetic requirements, but the bond can be anywhere from zero to \$80,000 depending on the council. Also removal homes are very difficult to finance, and unless you have good equity in another property or land you will probably be unable to obtain finance.

The equipment for transporting a removal home has become very high-tech; trailers can raise over cars in the street and walk over walls to enable the removal of a home.

If you find the right house removal company it can be a very simple and stress-free process. Most companies work with plumbers, carpenters and electricians to assist you with the project from start to finish.

We all need to save as many homes as possible, and we all live in such a throwaway society. Every home was once someone's pride and joy and should be again.



## 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.

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## Harcourts Inner East



# 2021 lighting trends

BY LISA FIELD, LUMEN8 ARCHITECTURAL LIGHTING

Throughout 2021 several exciting trends are set to light up your space. These are our top tips on what to look for when planning the lighting in your home.

## SUPPORTING LOCAL

Our common experiences over the past 12 months have led to an increased passion for supporting local. We have a wealth of extremely talented designers and craftsman in Australia, and it's very exciting to see this trend strengthening throughout 2021!

## SUSTAINABLE MATERIALS

As we spend more time in our homes, we are looking to create more personal environments that express who we are and what we value. This trend is coming to life through a more dynamic mix of consciously selected materials; from glass to timber, metal, concrete and fabric.

## CURVES, SPHERES AND SCULPTURAL FORMS

Sculptural forms turn a feature light into a work of art that's as beautiful during the day as it is at night. Whether it's an elegant statement pendant, spherical wall light or a unique table lamp, don't be afraid to go bold!

## LIGHTING DESIGN

Lighting is an essential part of creating an ambience in a home. A stronger awareness of this is moving residential

lighting beyond the overuse of downlights and into a realm where design elements such as reflected lighting, artwork lighting and landscape lighting are fully embraced.

## SMART TECHNOLOGY

This trend goes hand in hand with our desire to be conscious of the power we use whilst also allowing us to create the dream ambience we desire. Smart technology is an exciting element that you'll see more of in the months and years to come.

For more information on the lighting pictured or assistance with lighting your home, visit [www.lumen-8.com.au](http://www.lumen-8.com.au) or call 07 3254 4122.



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# Harcourts Inner East



## Balmoral 38 Bilyana Street

440m<sup>2</sup>  3  2  1 

### The Entertainer

Capturing the charm of a Queenslander and also offering subtle touches of the most contemporary home, this house makes the perfect, inner-city home.

Gorgeously renovated with contemporary kitchen, fabulous bathrooms and multiple living spaces (both inside and out), this three bedroom home offers the discerning buyer the ultimate in inner city lifestyle.

If you can bear to tear yourself away from your private enclave you will find the popular Oxford Street precinct of shops, dining and entertaining options just an easy walk away.

### Features include:

- three bedrooms with built in robes
- master with ensuite featuring French plastered walls
- two renovated modern bathrooms
- modern kitchen with stone benches and stainless steel appliances
- open plan living, kitchen and dining
- easy indoor outdoor flow from both levels makes entertaining a breeze
- large entertaining balcony with stairs to the lower level entertaining area complete with your own bar and inground pool

- quiet study or reading nook
- VJ joinery throughout
- original timber flooring to upstairs
- air-conditioning
- plantation shutters throughout

Set on a level, 440sqm block and surrounded by beautifully landscaped gardens and manicured lawns – you will not want to leave once you call this home.

Don't miss your chance to secure this Balmoral entertainer.

**For Sale** Price by Negotiation

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

# 127 Buena Vista Avenue, Coorparoo

5 BED 3 BATH 3 CAR

EPLACE.COM.AU

Positioned in Coorparoo's most exclusive enclave, this distinctive family home combines touches of Art Deco romance with the luxury of contemporary architectural design. Fully renovated to create a home of space and versatility, the residence pays homage to an elegant era with its ornate ceilings and cornices, glamorous chandeliers and rich hardwood floors. Yet the kitchen, bathrooms and inclusions are all completely modern.

**AUCTION**  
Sat 17 Apr at 10am

**AGENTS**  
James Curtain 0404 056 564  
Ben Smith 0405 207 360

Place.



The James  
Curtain  
Team.