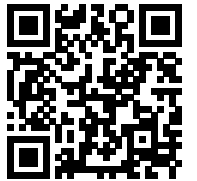




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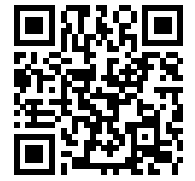
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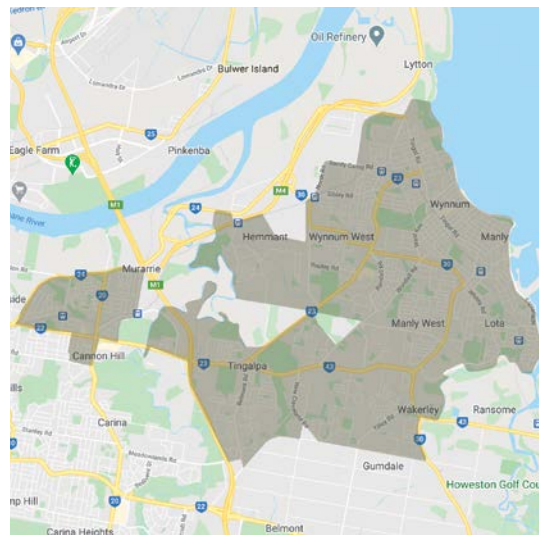
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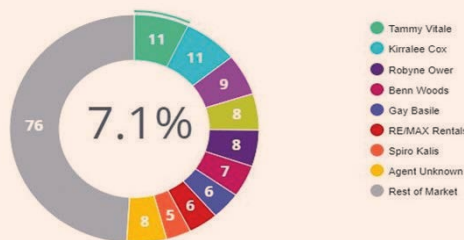


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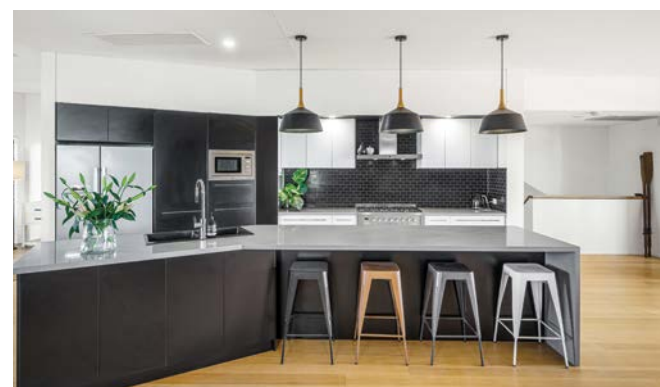
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Where is the yield?

BY BYRON FREEBORN, RAINE & HORNE WYNNUM

With property prices on the rise and land becoming more valuable, chasing down the best performing real estate assets has become more crucial than ever. Parallel is the task, for a growing group of property buyers, of maximising lifestyle while allowing for extra supplementary income. Moving toward semi-retirement or monetising redundant space within their existing dwelling is on the radar for what is now the biggest slice of the demographic pool: baby boomers. As new investors start to lean into the investment arena, dual occupancy properties may appear enticing, but it's important to understand planning codes.

The purpose of this article isn't to provide investment advice, but rather to explore ideas around dual occupancy/dual key properties, and for this we sat down with Ellen, a qualified town planner with Gateway Survey and Planning.

Firstly we discussed homes for one household (family/relations living under the one roof). The planning scheme in LDR zone (Low Density Residential) allows for a secondary dwelling (granny flat), which needs to be no greater than 80m2 GFA (gross floor area), and built within a distance no greater than 20 metres from the primary dwelling. Council expects that this is also used for family/relatives on a non-commercial basis.

This type of property can be rented out; the secondary dwelling would be part of the same lease, and not rented out to a third party. One lease equals one household.

An alternative would be to live in one of the dwellings as your PPOR (primary place of residence) and rent out the second dwelling for the extra income, which at this point in time council has been okay with.

We then discussed a dual key property, which technically would be built as a primary residence, with a secondary dwelling classed as a granny flat. This could be two dwellings built next to each other, joined by a common wall, detached from each, other or be an upstairs/downstairs arrangement. Quite often they are referred to as houses with 'flexible layouts'.

In most cases the planning scheme allows for these dual key properties to be built, however it's their use that comes under scrutiny. Prior to 2014, it was a much more common practice for investors to buy/develop dual key properties, as this helped achieve higher yields, usually around the 6-7% range. However, council was not (and is still not) supportive of dual key properties as they generally involve two leases and as such are occupied by two households.

A dual key house is not to be confused with a dual occupancy (e.g. a duplex) which requires a DA for two attached/detached self-contained units which can be strata titled. Dual occupancies are not supported in the low density res zone.

The current trend for investments, particularly as planning changed in 2014, has been properties that are designed for rooming accommodation purposes. This may be a less

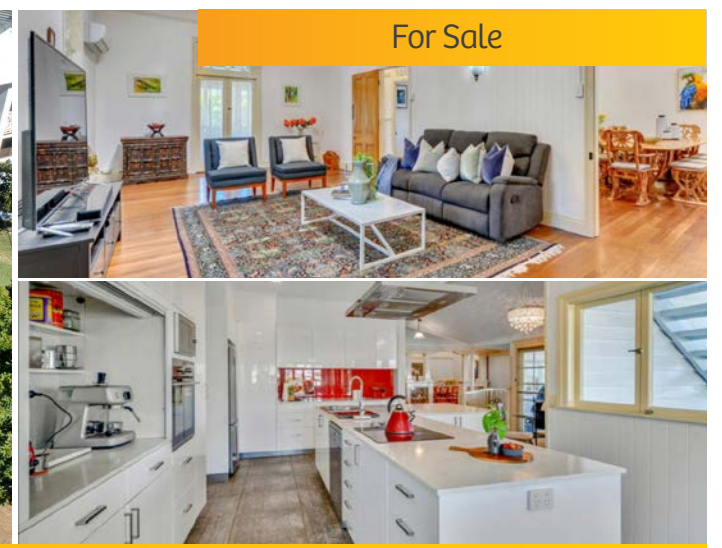
straight forward arrangement than a single lease, but more profitable (with a higher yield) in most cases. Typically rent includes water, internet and electricity. Council intended to open up viable accommodation for students, which was a big thing prior to Covid 19. Subsequently, the market for both investors/developers creating these types properties, coupled with the end-users of the renters, has seen this segment really expand in our area over the last few years, students or no students.

Rooming accommodation tenants include mature women living by themselves on limited income streams, fly in/fly out workers, pilots that may live in one state, but are based currently in another, and interestingly divorced couples with kids, where they keep the family home, and the parents take turns swapping the rented room accommodation, to save having the kids shuttle between two properties.

Ellen says rooming accommodation rules allow for up to a five-bed rooming configuration, within LDR zoning; six bedrooms or more will trigger DA requirement. The value of the actual property as a rooming accommodation specific house may vary from it being a standard single dwelling home.

In summary, be mindful that purchasing a dual key property as an investment will have its challenges by way of planning codes. As always, seek professional advice before taking the leap, and make sure the type of dwelling compliments your specific investment goals.

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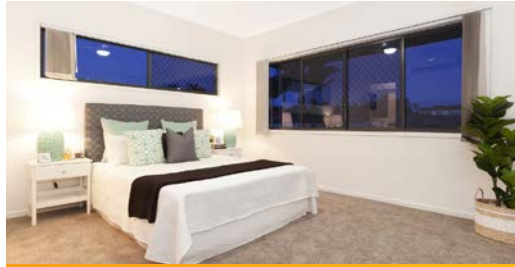


Chris Vote
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chris.vote@wynnum.rh.com.au

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For Sale



3 2 2

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Guide \$539,000

Chris Vote
0433 411 540
chris.vote@wynnum.rh.com.au

34/4 Lewis Place, Manly West

Good quality build in quality location

- 3-level townhouse
- Great investment with tenants until 16/07/2022
- shops nearby and bus at your door
- Only 3 minutes' drive to Manly harbour waterfront and village
- Open plan kitchen with dining and living room
- Living flows out to big alfresco deck
- Master bedroom with ensuite.



For Sale



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margaret.vote@wynnum.rh.com.au

Chris Vote
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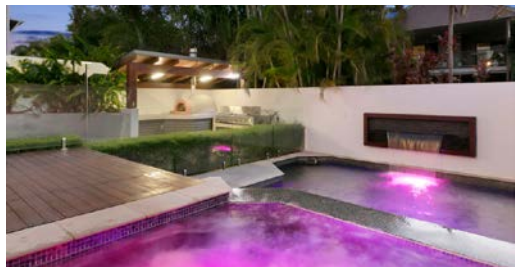
109 Kingsley Terrace, Manly

Good quality build in quality location

- Two story brick home
- 4 bedrooms - 2 bathrooms upstairs
- Ensuite, w.i.robe & balcony to master
- 2 living areas downstairs
- Open plan family and kitchen
- Expansive entertaining deck with spa
- Good linen & storage
- Garden shed
- Two car garage with remote access.



For Sale



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Margaret Vote
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margaret.vote@wynnum.rh.com.au

Chris Vote
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431 Esplanade, Manly

Manly Executive Living - Bay Views & Village Location

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- Vehicle rotation table
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- Self contained 1 bedroom flat
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- Alfresco entertaining under roof
- Gas heated pool & spa by Innovate Pools.



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Byron Freeborn
0416 967 802
byron.freeborn@wynnum.rh.com.au

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- 645m2 block - relatively flat land
- 20mtr frontage
- Rates per qtr \$588.97
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Local Agent Profiles

Name: Danny Day.

Suburb: Predominantly Wynnum/Manly, the Bay Islands and surrounds, but have I travelled as far as Wellington Point, Ipswich and East Brisbane for referred clients.

What's your business? OCEAN REALTY.

Do you have any fun/interesting stories about your job?

Selling property is not just about the house itself, but the people who are selling. I have been called upon to remove snakes and feed chooks.

It's always different and interesting.

What's your favorite local dine-in and take-away? For the family we love dining at the Moreton Bay Trailer Boat Club, and for take-away we often head to Marina Crest in Manly.

Best local activity? I really enjoy taking part in the Wynnum parkrun on a Saturday morning, and the outdoor movie nights in Manly are always fun.



Name: Liza Martinez.

Suburb: The Bayside area, or where my clients like me to sell. I had a recent sale in Marsden (Logan Shire).

What's your business? LJ Hooker Property Centre – Manly.

Do you have any fun/interesting stories about your job?

The fun part is handing over keys and gifts at settlement. An interesting one: I "soldiered on" when I slipped over wearing wet shoes a couple of hours prior to my first open home two years ago. I didn't know at the time, but tore my hamstring off the bone; applied ice for a couple of hours, grabbed crutches I already had, and my husband accompanied me to my opened homes that followed. This made for a very interesting talking point at the open homes that followed.

What's your favourite local dine-in and take-away? Lemoni Greek Cuzina at Tingalpa.

Best local activity? Zumba with weights in Drevesen Park and free Council tai chi classes along the waterfront from Wynnum to Lota.



SALES RESULTS

Shortest sale time? 12 hours – listed at 8am and sold by 8pm the same day.

Longest sale time? 90 days. Some properties take hard work and tenacity, especially in difficult markets.

Is there anything you'd like to see happen in the local area? I think the Wynnum-Manly foreshore is a prime location for a lagoon-style water park similar to Redcliffe.

Is there a local business/community group/club you'd like to give a shout-out to? Wynnum Bugs Rugby Club has been a big part of our family's life in the last few years and it's a wonderful place for people to come together while the kids have fun on the field. The Lady Bugs netball also draws strong support from the community.

SALES RESULTS

Shortest sale time? Before the signboard was installed on the same day.

Longest sale time? Around 60 days.

Is there anything you'd like to see happen in the local area? Wider walking paths for dogs and the general population on the esplanade.

Is there a local business/community group/club you'd like to give a shout-out to? Bayside BMX club Wynnum West – local mums and dads giving up their time helping in the day-to-day running of the club.

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The Public Trustee warns the people of Brisbane to keep an eye out for potential financial abuse

CONTRIBUTED BY THE PUBLIC TRUSTEE

Seniors are at greater risk of elder abuse going under the radar due to COVID -19.

The Acting Public Trustee and CEO, Samay Zhouand said that due to the pandemic, we are seeing increased isolation and a reduced line of sight on members of the community who are at greater risk of elder abuse.

“It’s sad reality, but the majority of cases of financial elder abuse involve direct family members, trusted friends, caregivers, or their attorneys, when someone loses capacity,” Mr Zhouand said.

“Often the perpetrator operates under the guise of caring for and protecting the affected person.

“We have seen cases where even family members take financial control of their parents due to financial downturn, mental illness, substance abuse or high stress situations.”

Some Queensland regions are displaying some concerning data as identified by the Elder Abuse Hotline.

Brisbane call data indicates there is a need for increased community awareness of support services available to help the people over 50 to recognise and act on financial elder abuse.

Like any type of elder abuse, financial abuse can be devastating to the victims, but it is often harder to recognise due to the nature of the relationships older Queenslanders may have with the perpetrators.

Attorney-General, Shannon Fentiman, said elder abuse is a matter Queenslanders should be aware of and one that is taken seriously.

“The Queensland Guardianship system is vital in protecting Queenslanders, including the older members of our community,” Minister Fentiman said.

The work of the Queensland Guardianship system has led to the arrest of the perpetrators of financial elder abuse as well as recovery of millions of dollars defrauded funds.

“Without this system, many cases of elder abuse would go unnoticed or unreported with severe consequences to some of our most vulnerable,” added Minister Fentiman.

UnitingCare, who lead the state’s Elder Abuse Prevention Unit, says speaking out against elder abuse is a critical first step in addressing the problem in Queensland.

“The Elder Abuse Helpline is designed to support anyone who experiences, witnesses or suspects abuse of an older person by someone they know and trust,” said Luke

Lindsay, General Manager – Family and Disability Services.

“If you are an older person experiencing abuse, or an advocate of an older person you are concerned may be the victim of abuse, our message to you is please speak up and reach out.”

The Public Trustee strongly encourages people to reach out to the Elder Abuse hotline on 1300 651 192 to report their suspicions of any form of elder abuse.

“Having your affairs in order can help to protect Queenslanders against financial abuse,” Mr Zhouand said.

“Enduring powers of attorney and nominated person arrangements play a vital role in protecting yourself and your future.”

For further information or personal legal advice, contact an estate and life planning solicitor. To find an accredited specialist, visit: www.qjs.com.au/For_the_community/Find_a_solicitor or reach out to the Public Trustee on 1300 360 044.

If you see signs of elder abuse, please contact the Elder Abuse Helpline: 1300 651 192.

For more information visit www.pt.qld.gov.au

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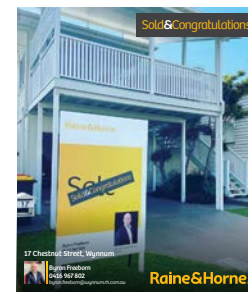


Byron Freeborn

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Rental market insight: Belle Property Management Manly

BY NICHOLAS HAYES, HEAD OF DEPARTMENT

The bayside property market is fast becoming one of the busiest and most sought after in south-east Brisbane. With recent growth in weekly prices of between 3% - 10% across the area, current property investors are seeing not only a better return, but also more choice in the type of tenancy.

While prices have increased and days on market have dropped, the different types of tenancy has brought a whole new dimension to the market.

Interstate movers for example, are looking for anything from the higher-end style properties to the quintessential Queensland bayside homes and are willing to secure in some cases sight unseen. Other potential tenancies seem to be endless, from short to long-term, families, couples, down sizers, retirees, and multi-generational families.

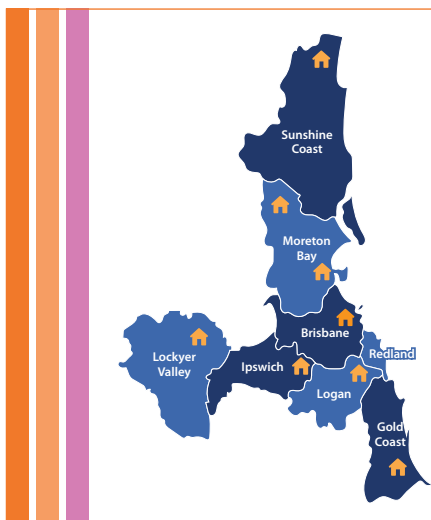
While we have seen 0% vacancy rates for a number of months, the current 'for lease' processes are paramount. The key is of course, pricing, presentation and then promotion of a property. While investors are seeing more

choice in tenancies and are receiving higher returns, the expected standard of a property and expected level of service has increased as well.

This is not to say a property must be state-of-the-art and feature only high-end finishes; all properties should be well maintained, clean and tidy and presentable for any inspection. While 'for lease' inspections also need to be flexible, the days of waiting for the phone to ring are gone. Open for inspections, private appointments, mid-week inspections and twilight viewings are a must.

We find a professional approach, professional promotion, and a genuine client experience is humanising the 'for lease' experience. This ultimately improves the tenant's experience for the period of the tenancy, which in turn improves results for owners.

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118 School Rd, Wynnum West

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117 Talwong St, Manly West

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The bayside suburbs of Manly, Wynnum and Lota are booming!

BY MARC SORRENTINO, PLACE ESTATE AGENTS, MANLY

Marc Sorrentino, Principal of Place Estate Agents Manly, says he hasn't seen a market like this in all the 19 years he has been a local agent.

Sure, our suburbs have always had a steady growth of around 4 per cent year-on-year, however in the past 12 months suburbs like Manly have seen growth of 27.6%, and Wynnum a whopping 29.7% (source: CoreLogic). This is not taking into account properties that I have sold that have not yet settled such as 101 Petersen Street, Wynnum, which I sold for \$3.3million, creating a new suburb record, and 96 Cedar Street Wynnum for \$1.985million, just to name a few, so the increase is possibly much higher than 30%.

What's creating this increase in price, where are the buyers coming from, and what is the best way to sell? In simple terms there are a few factors which are driving these prices: migration from southern states, supply and demand, and FOMO (fear of missing out).

Yes, for sure I am seeing buyers from Sydney and Melbourne wanting to move to Brisbane; employers are getting very little productivity from these lockdowns, so they are moving their staff to Brisbane. As interstate buyers are in lockdown,

they have plenty of time to surf the net looking for their Queensland dream home.

I'm also seeing many buyers from Bulimba, Hawthorne and Ascot – all those suburbs have been affected by the airport's newly built second runway and they want to get out before international travel resumes.

Another factor is lack of stock. So when is the best time to sell? When others aren't on the market! My sellers are selling not because they want to move, but because they want to cash in on this market. Every time I sell a property and I'm presenting the contracts to my sellers it's like winning the lotto.

What's the best way to sell? Of course, I would say through me as I have strategies to maximise this boom, I have local knowledge second-to-none, and I'm extremely well connected to motivated buyers.

What about off-market? In a market where there is lack of stock and buyers willing to outbid others to secure houses, why would you want to keep your property a secret? As I deal with most buyers when they eventually buy, they often call me to thank me for trying to help them buy a house.



When they do, I always ask what they have purchased and every time they have purchased off-market, they tell me what a great deal they got.

All good things must come to an end, and we all know this boom won't last forever. My guess is as soon as international travel resumes and spending on holidays become a major purchase once again, all those who have been sitting on the fence will put their houses on the market, and the supply will increase as demand slows, and that's when I feel we will go back to a normal market.



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Buyers are rushing to claim their slice of bayside luxury, excited about the sheer pleasure of a single-level residence with three bedrooms and two bathrooms. The large liveable balconies are a focus for interested buyers, and the stunning interiors by award winning practice, Design Nest, are turning all heads. All the bedrooms are generously sized and bathrooms find just the right balance between functionality and luxury.

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Newly rejuvenated and welcoming, Wynnum is enormously popular with all those who love to live by the bay. This boutique collection of just 13 oversized residences also offers the reassurance of a secure foyer with FOB entry and direct access to the street. Low body corporate is another advantage provided by Seaton Residences.

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Manly

Liza Martinez

Liza lives, breathes, and sells all things Real Estate in Brisbane's Bayside area.

With the nickname "Pocket Rocket", Liza Martinez consistently exceeds her clients' expectations when it comes to buying and selling property in the local area. She is a committed sales agent at LJ Hooker Property Centre and a valued member of this highly successful local team.

Liza's career spans more than a decade and she has gained an outstanding reputation of achieving record sales backed by her can-do attitude and excellent customer service. Her strong communication skills and keeping clients informed throughout their real estate transactions are key attributes to her success and she enjoys seeing their smiles come settlement day.

A resident of Brisbane's Bayside since 2001 and with children who attended local schools, Liza is extremely knowledgeable and attuned to family lifestyles. She specialises in Manly West, Manly, Wynnum, Wynnum West, Lota and surrounding suburbs, and enjoys the diversity of this location that encompasses the city, bay, and airport.

Liza is an enthusiastic and trusted individual to contact for expert real estate advice.

Customer satisfaction, each time ... every time !!



Liza Martinez



0408 111 840



lmartinez@ljhpropertycentre.com.au

HELLO

Spring

Sash & Gable
PROPERTY

AUCTIONS ARE FAST BECOMING THE WAY TO BUY PROPERTIES. Despite some perceptions that an auction will be a high-pressure, fast-paced environment, there are several reasons why bidding/ buying at an Auction is the best way to buy real estate.

Our top tips to get you started ...

- ✓ Your finance is organised and to what capacity you can bid to.
- ✓ Make sure you have your 'cleared' funds ready for your deposit if successful.
- ✓ Understand the local market.
- ✓ Understand all of the auction documentation.
- ✓ Attend other auctions to gain a feel.
- ✓ Once you are comfortable, request the registration documents from the agent.



- SOLD UNDER THE HAMMER -

An exciting Auction at 147 Coreen Street, Wynnum was held on Saturday 4th September with an overwhelming result, which followed from a well presented and tailored campaign to this rare and unique opportunity. With over 134 inspection attendees coming through the home throughout the three-week campaign, it resulted in 30 registered bidders all wanting to make our beautiful Bayside their new home, selling under the hammer for \$1,511,000.

I'm Sold!



69 Wilde Street
Wynnum / \$1,650,000

I'm Sold!



49 Prospect Street
Wynnum / \$1,251,000

I'm Sold!



31 Parramatta Street
Manly / \$1,100,000

I'm Sold!



190 Stradbroke Avenue
Wynnum / \$880,000

I'm Sold!



8 Wynnum North Road
Wynnum West / \$875,000

I'm Sold!



12 Bird Street
Manly / \$850,000

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Wynnum



Wynnum



Wynnum



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Tips for selling your property

BY REIQ CEO ANTONIA MERCORELLA

The process of selling a residential property can seem quite complex. The following tips, while not exhaustive, aim to give you an idea of what's involved.

FIND YOUR AGENT

Asking friends and family to recommend a real estate agent they have enjoyed working with in the past can be a great first step. Having a good, open working relationship with the agent is a must. You should also ask the agent questions to uncover their knowledge about the market, about the suburb you're selling in and what experience they have.

Choosing an REIQ accredited agent ensures a seller's property is handled by a professional committed to adhering to best practice values and a high level of service.

METHOD OF SALE

In residential sales, the most common methods of sale are private treaty and auction. Private treaty sales can be marketed with or without a price, including by negotiation or a price guide/range such as 'offers over'.

In the case of an auction, it is the seller's right to set the reserve price (if any) prior to the auction. The seller should consult with their agent and auctioneer when setting the reserve, as they will be familiar with recent, comparable sales in the area. It is unlawful for an agent to provide a price or a price guide to potential buyers. However, an agent can provide a comparative market analysis if the seller gives permission. The reserve price must also be kept confidential.

MARKETING AND ADVERTISING

It's no secret that the greater the exposure a property has to the market, the greater the number of buyers who are aware of the listing. When putting together a campaign plan, an agent should consider the most effective marketing

methods for the style of property and its attributes. The seller must agree to all marketing and advertising costs in writing prior to the campaign's start.

DECIDE ON A LISTING PRICE

Ask your agent to provide you with a comparative market analysis. This report contains information on (at least) three properties of a similar nature and style to yours, that have sold recently in your area (within around five km).

Setting a realistic price will generate greater buyer interest and achieve a faster sale than if the property is overpriced. The seller can choose to change the listed price at any stage when marketing a property but be sure to give this instruction to your agent in writing.

PREPARE THE PROPERTY

It's important to spend a little time freshening up the look of your property, inside and out. The results may not only add to the sale price but encourage more buyer interest. Some basic renovations and hiring the services of a stylist could enhance your sale price.

INSPECTIONS

When you're setting days and times for inspections, think about when your property is shown in its best light. For example, if you're next door to a school, you might not choose 3pm on a school day. Agents encourage sellers to not be present during inspections in order to allow prospective buyers the freedom of inspecting the property, without feeling like they are intruding in someone else's home.

KNOWING THE BEST DEAL

When it comes to accepting the best offer, price is relevant but may not be the only factor to consider. Some sellers



may consider accepting a lower price if the offer is unconditional or has minimal conditions that offer greater certainty, rather than take the risk on a higher-priced offer with more conditions that may not proceed to settlement.

AGENT'S COMMISSION

In Queensland, there is no standard or recommended commission rate. The agent is required to ensure that commission is clearly expressed, and that the client fully understands the likely amount and when it is payable.

The old adage you get what you pay for applies here. The temptation might be to pick the cheapest option when what should you be aiming for is the best agent. You may pay more commission for the best agent but that decision could put you in a better position based on the ultimate sale price.



Buying or selling?

Chris McKenna

0434 526 382

chris.mckenna@raywhite.com

RayWhite

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27 MANLY ROAD, MANLY

4  2  1012sqm + pool

THE PINNACLE

This quintessential Queenslander is the perfect blend of traditional elegance and modern contemporary design.

Located in the premier suburb of Manly and sitting on a whopping 1012 sqm block, this is living on a grand scale.



38 Roseberry Parade, WYNNUM WEST

3  1  713sqm

This 3 bedroom, 1 bathroom home on a huge 713sqm block of land is primed and ready for renovation - so strap on the tool belt, grab your hammer and paint brush, because this is the property you have been waiting for.



2/22 Bay Terrace, WYNNUM

BAYLINE APARTMENTS
BAYSIDE LIVING

3  1  3 

Luxury ground floor apartment in an ultra-convenient location. This impeccably presented ground floor unit is with-in walking distance to everything, including public transport, medical facilities, cafes, restaurants, movie cinema, shopping, bike and walking tracks, and the beautiful Wynnum foreshore.

DBL PROPERTY CORNER: LOCAL PROPERTY SNAPSHOT

DBL Solicitors' association with Residential Property Conveyancing spans decades. We are proud to publish the **DBL Property Corner** to give readers a snapshot of Residential Real Estate activity in your local area.

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**THE RIGHT ADVICE, RIGHT
WHEN YOU NEED IT
DEPEND ON IT**

RECENT SALES

Place	Address	Price	Beds	Baths	Cars	Area	Address	Price	Beds	Baths	Cars	Area
P	96 Cedar Street, Wynnum 4178	\$1.985m	4	2	3	810m ²	146 Stratton Terrace, Manly 4179	\$1.47m	4	2	0	405m ²
	173 Ernest Street, Manly 4179	\$1.5m	3	1	2	810m ²						
RayWhite Wynnum/Manly	273 Railway Pde, Birkdale	\$970,000	4	2	3	945m ²	160 Wynnum North Rd, Wynnum	\$675,000	3	2	2	343m ²
	3/30 Yamboyna St, Manly	\$620,000	3	1	2	n/a	68 Cranleigh St, Wynnum West	\$720,000	3	1	1	608m ²
	107/32 Glenora St, Wynnum	\$770,000	4	2	3	n/a	5 Base Street, Victoria Point	\$781,000	4	2	2	607m ²
	29 Haig St, Wynnum West	\$705,000	4	2	3	413m ²	96 Blackwood Road, Manly West	\$550,000	2	1	1	300m ²
CENTURY 21 Adams & Costello	38/19 O'Reilly Street, Wakerley	\$400,000	3	2	1	137m ²	229 Wynnum North Road, Wynnum	\$830,000	3	2	1	623m ²
	9/529 Tingal Road, Wynnum	\$440,000	3	2	1	119m ²	3/121 Berrima Street, Wynnum	\$307,500	1	1	1	95m ²
	27/20 Kianawah Road South, Manly West	\$455,000	3	2	1	139m ²	2/158 GreenCamp Road, Wakerley	\$124,500	1	1	1	79m ²
	709 Esplanade, Lota	\$1,500,000	4	2	1	462m ²						
RE/MAX Advantage	98 Berrima Street, Wynnum	\$2,295,000	3	1	2	1214m ²	8C Tralee Street, Manly West	\$1,100,000	4	3	2	1107m ²
	319 Upper Esplanade, Manly	\$2,700,000	4	4	2	486m ²	35 Daniel Street, Lota	\$1,045,000	4	2	1	405m ²
	65 Kingsley Terrace, Wynnum	\$1,400,000	4	3	2	405m ²						

NEW LISTINGS

CENTURY 21 Adams & Costello	9/7 Oasis Close, Manly West	For Sale	4	2	2	457m ²	RE/MAX Advantage	122 Wynnum North Road, Wynnum	For Sale	6	4	2	405m ²
	90 Ferry Road, Thorneside	For Sale	3	1	1	405m ²		269 Whites Road, Lota	For Sale	4	2	2	1018m ²
P	52 Southwick Street, Wynnum	For Sale	4	2	2	405m ²		1206/70 Longland Street, Newstead	For Sale	3	2	2	n/a
								5 Willett Court, Thornlands	For Sale	5	4	3	1.53 Acre

UPCOMING AUCTIONS

RayWhite Wynnum/Manly	43 Stewart Pde, Manly	Oct 9 3pm	2	1	2	387m ²	CENTURY 21 Adams & Costello	Lot 16 & Lot 17 GreenCamp Road, Wakerley	Oct 9 12pm	6	4	2	344m ²
	53 Carlton Tce, Wynnum	Oct 9 4pm	5	4	2	405m ²							

This information has been supplied by local real estate agents. The list is not intended to be exhaustive. DBL takes no responsibility for the data which has been supplied by third parties. DBL Solicitors assists Buyers, Sellers and Real Estate Agents with all the legals of Residential Conveyancing.

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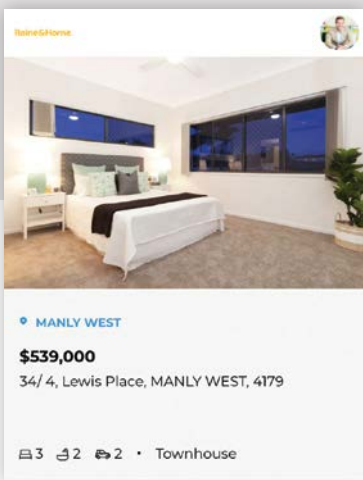
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LOCAL LISTINGS

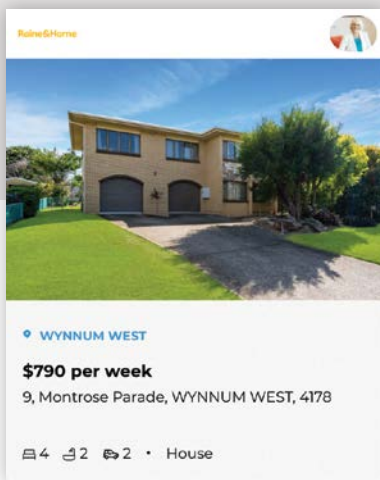
LOOK LOCALLY • www.thecommunityleader.com.au

Market to Market is committed to promoting local bayside businesses, community groups, clubs, events, and personalities, in print and online. We have recently invested in a website, which we hope will help connect you quickly and easily with true locals in the community.

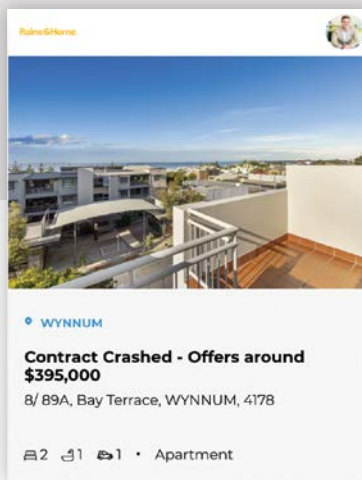
If you're looking for a home to buy or rent, or you need an agent to sell your home, log on to The Community Leader's website to browse local listings. Each month we will add more agencies and properties to the site. If you're selling your property ask your agent to include The Community Leader and Real Estate News & Views in your marketing plan, or call us, and we'll help you find an agent that supports your local community.



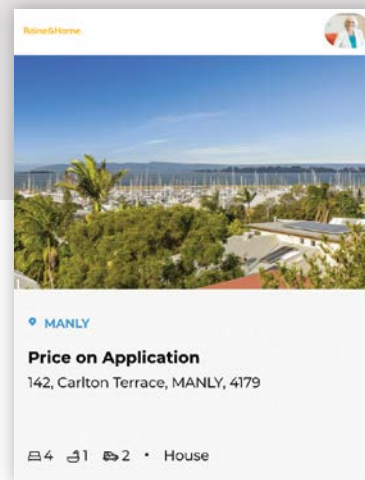
MANLY WEST
\$539,000
 34/ 4, Lewis Place, MANLY WEST, 4179
 3 2 2 • Townhouse

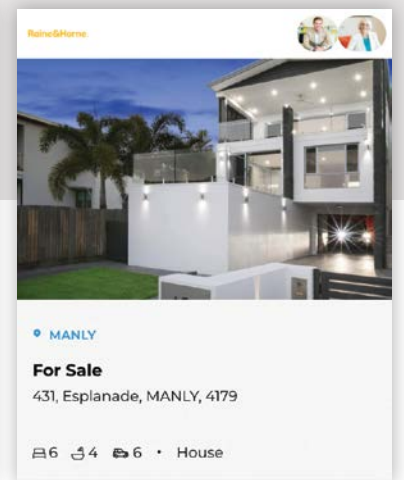
WYNNUM WEST
\$790 per week
 9, Montrose Parade, WYNNUM WEST, 4178
 4 2 2 • House

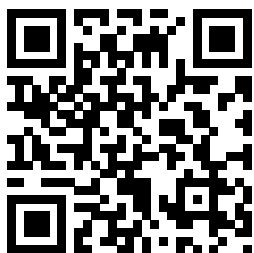
WYNNUM
Contract Crashed - Offers around \$395,000
 8/ 89A, Bay Terrace, WYNNUM, 4178
 2 1 1 • Apartment

MANLY
Price on Application
 142, Carlton Terrace, MANLY, 4179
 4 1 2 • House

MANLY
For Sale
 431, Esplanade, MANLY, 4179
 6 4 6 • House



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