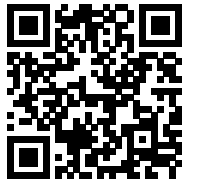




# REAL ESTATE


## NEWS & VIEWS



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NOVEMBER 2021




# LOCAL LISTINGS

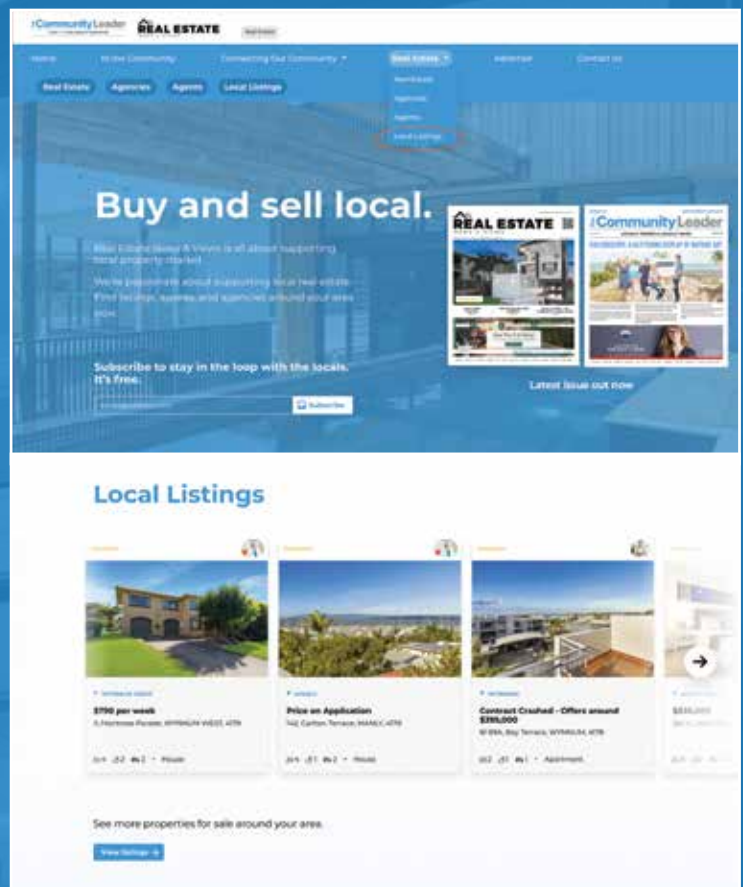
A great way to see what local property is on the market in your community.

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.





**VISIT [WWW.THECOMMUNITYLEADER.COM.AU](http://WWW.THECOMMUNITYLEADER.COM.AU)**



**READY FOR STORM SEASON**


PAGE 10

**LOCAL LISTINGS – THE COMMUNITY LEADER ONLINE**

PAGE 21

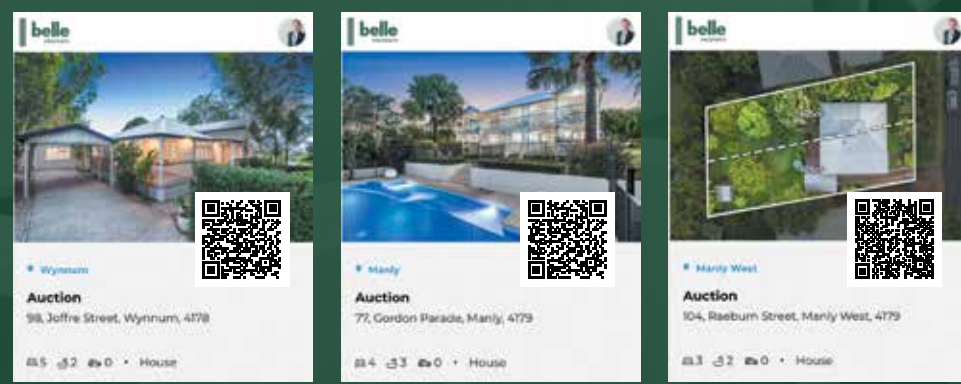
**LOCAL COMMUNITY GROUPS**

PAGE 26




# LOCAL LISTINGS

The best way to see what local property is on the market in your community.



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# REAL ESTATE

NEWS & VIEWS

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



Contact for more information



## DECEMBER BOOKINGS

- Advertising cut off 29th of November
- Distribution begins 9th to 15th of December to shopping centres and into homes.

## ADVERTISEMENT SIZES

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

## LOCAL PICK UP POINTS

<b>BELMONT</b> Belmont IGA Belmont Newsagent	<b>MANLY</b> Belle Manly Celtic Corner Manly Hotel Manly Village Shopping Centre Place Manly	Stacy Lee Realty Tide on the Jetty	Majestic Cinemas Wynnum Perry's Fruit Re/Max Advantage Sash & Gable Waterloo Bay Leisure Centre
<b>TINGALPA</b> Tingalpa Newsagent Fielders	Raine and Horne Office	<b>MANLY WEST</b> Wynnum Leagues Club Manly Bowls	Wynnum Plaza
<b>GUMDALE</b> McGrath		<b>WYNNUM</b> Lamond	

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# ANOTHER RECORD MONTH FOR PROPERTIES LEASED

- 87 Thomas Street Birkdale
- 1/163 Stratton Terrace Manly
- 13 Tawonga Street Hemmant
- 5 Cashel Street Tingalpa
- 2 Kingsley Terrace Wynnum
- 18 Arakurta Street Lota
- 2/459 Esplanade Manly
- 67 Valetta Street Manly
- 4/39 Yamboyna Street Manly
- 56 Stewart Parade Manly
- 11 Rene Court Wynnum West
- 8/36 Cornelius Street Clontarf



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Brigitte Munro

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Manly's Agent of The Year 2021, 2020 & 2018



## Street records and more buyers on my books ready to buy.



28 Pansy Street, Wynnum



51 Moreton Avenue, Wynnum



52 Southwick Street, Wynnum



36 Oakley Street, Manly



7 Gumnut Close, Lota



9 Cusack Parade, Wynnum



108 Oceana Terrace, Manly



174 Stratton Terrace, Manly



Marc Sorrentino | 0488 886 272 | [marc@eplace.com.au](mailto:marc@eplace.com.au)



# Wynnum Fringe Festival – 16 to 21 November

BY MARGARET VOTE, RAINE & HORNE WYNNUM

We are beyond proud to be a major sponsor for this upcoming event. This year from Tuesday 16 November until Sunday 21 November, Wynnum will be transformed into a hub of music and the arts.



What I loved about last year's event was it brought an energy to Wynnum that we hadn't seen for a long time. Community came together with people singing in the street. This year's Wynnum Fringe is going to be even more special because of all the extra sponsors and artists that have come together to contribute and create more energy and life.

Music and arts are so special because they make your spirit sing. Music makes you want to be part of your everyday. You cannot live without music; you cannot live without the arts...they give you what you need and inspire you to do and give, they enable you to contribute to others around you in our community of Wynnum.

This year's Wynnum Fringe Festival will once again bring a celebration of life, a celebration of all that Wynnum has to offer. It will be a very special event for all the family that you won't want to miss, lots of food vendors, lots of fun and free concerts in the main street with lots of special events you can book to see. You don't want to miss it so I hope to see you down there.



## Raine & Horne®



### 2d Tipuana Drive, Capalaba, QLD

Get back to nature! One and a half acres to call Home!

Do you love the fresh air? Nature? Serenity? If the answer is yes then 2d Tipuana Drive is the perfect property for you. With a land area of 6002m<sup>2</sup>, you can be certain that tranquillity will be part of your every day. This comfortable, spacious low-set brick home is in great condition and ready to make your own. With open plan interiors, the design of this home accentuates the wide-open spaces that surround the property and allow the natural sunlight and fresh air to reach every corner. The beautiful bush that surrounds the property provides privacy, peace and fruit trees, which also attract daily wildlife visits from the Wallabies, King Parrots, Rainbow Lorikeets and occasionally the native Koala.



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

**Wynnum | Manly**  
07 3348 7555  
rh.com.au/wynnum



 2
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### 8/200 West Avenue, Wynnum

**View** By appointment  
**Price** On application

**Properties like these are as rare as hens teeth!!**

- 2 Double Bedrooms and a single/study, the master having direct garden access
- Well appointed kitchen with dining area overlooking the garden
- Private low maintenance garden with relaxing feature garden bed
- Remote lock up garage with laundry
- Just moments to local shops and public transport.

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

 3
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  1

### 6 Davidson Street, Wynnum

**View** By appointment  
**Price** Offers over \$790,000

**Prime Position close to Heart of Wynnum - Bring the Boat/Van**

- Wide level 405m2 block that gives you space between neighbours
- Lounge/living is extra spacious with separated dining
- Single garage opens into laundry for secure access
- Fans throughout and air conditioned living areas
- Security screens and doors and blinds to windows
- Fully fenced with north east aspect and in a very quiet street.

**Margaret Vote**  
**0411 521 747**  
 margaret.vote@wynnum.rh.com.au



 3
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  2

### 84 Malabar Street, Wynnum

**View** By appointment  
**Price** Offers over \$850,000

**Private & Plenty of Room for Cars/Boat/Van**

- Huge entertainment deck
- Open plan living opens to front balcony
- Timber kitchen with island bench
- Polished timber floors throughout
- 3 bedrooms upstairs
- Master with huge walk-in robe
- 2 utility rooms - so many uses
- Double garage plus carport
- Electric gate access on left
- Garden shed.

**Margaret Vote**  
**0411 521 747**  
 margaret.vote@wynnum.rh.com.au



**Sold & Congratulations**

 5
  4
  4

### 429 Esplanade, Manly

**Sold**

**Spectacular home in the heart of Manly**

- 3 levels of living with lift
- Brick & concrete construction
- 2 study/offices/games or playrooms
- Guest powder room upstairs
- 4 spacious living rooms
- Calacatta Nuvo Caesar stone bench
- 2 outdoor kitchen/BBQ with wine fridges
- 2 back decks overlooking designer pool
- Handcrafted Shoji interior doors throughout
- Solar, security system, cabling for NBN & wifi.

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## 77 GORDON PARADE **MANLY**

5 3 3 1,215m<sup>2</sup>

### 'Molena' – Classic 1935 Queenslander on 810m<sup>2</sup> plus separate 405m<sup>2</sup> block

Capturing panoramic views over Moreton Bay, Manly Marina, King Island, Wellington Point and North Stradbroke, this classic 1935 Queenslander, 'Molena', is a historic home once owned by Queensland's longest-serving senator, Sen. Walter Cooper.

Perfectly positioned on a 1,215sqm allotment boasting a beautiful in-ground pool, alfresco entertaining areas and established gardens, living here will feel like being in a tropical resort every day. The house resides on the 810m<sup>2</sup> block with a vacant 405m<sup>2</sup> block on its own title, an ideal development opportunity.

Showcasing classic Queenslander style, residents will be immediately captivated by the grand staircase, Tasmanian Adventure Bay Pine floorboards, leadlight glass, picture rails and high ceilings.

Hosting multiple living areas over both levels, families can relax indoors or entertain on the elevated verandah. Capturing sunrises over the marina and majestic twilights, you can watch in wonder as the water on the horizon turns a surreal shade of blue.

#### AUCTION

4th November at 2.00pm on-site

#### VIEW

As advertised or by appointment

#### CONTACT

David Lazarus 0414 723 531  
david.lazarus@belleproperty.com

Renee Brace 0414 620 063  
renee.brace@belleproperty.com



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### 98 JOFFRE STREET MANLY

5 2 3 810m<sup>2</sup>

Nestled atop a sprawling 810sqm allotment amongst lush gardens and greenery, this classic Queenslander showcases all the character and charm of a bygone era. Beautifully appointed with a myriad of period details and contemporary updates, including a private studio that can serve as a home office or guest house.

**AUCTION**  
12th November at 1.00pm on-site

**CONTACT**  
David Lazarus 0414 723 531  
david.lazarus@belleproperty.com  
Renee Brace 0414 620 063  
renee.brace@belleproperty.com



### 12 HILLCREST AVENUE WYNNUM

5 2 2 400m<sup>2</sup>

Tucked behind a white picket fence and established mango trees, this impressive five-bedroom coastal style home on the Bayside has all the characteristics of a forever home. Boasting a character facade surrounded by landscaped gardens, there is a serene, covered deck for alfresco dining and entertaining with beautiful leafy views.

**AUCTION**  
7th November at 11.00am on-site

**CONTACT**  
Sandi Sharp 0400 494 449  
sandi.sharp@belleproperty.com



### 27 ROSS PLACE WAKERLEY

4 2 2 450m<sup>2</sup>

Perched in a quiet cul-de-sac set high on the hill to capture prevailing breezes, this beautiful home boasts a peaceful position surrounded by parkland. Located on a fully fenced 450sqm block featuring private entry and plenty of outdoor space, the house is designed across a single level to offer superb family living.

**NOW SELLING**  
Contact Agent

**CONTACT**  
Helen Politis  
0412 339 186  
helen.politis@belleproperty.com



### 35 IRENE STREET WYNNUM

3 2 4 632m<sup>2</sup>

Perched in a quiet cul-de-sac set high on the hill to capture prevailing breezes, this beautiful home boasts a peaceful position surrounded by parkland. Located on a fully fenced 450sqm block featuring private entry and plenty of outdoor space, the house is designed across a single level to offer superb family living.

**AUCTION**  
6th November at 9.00am on-site

**CONTACT**  
Kate Francis  
0438 800 849  
kate.francis@belleproperty.com



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**belle**  
PROPERTY

# Thinking of selling?

If you are looking to sell and the thought itself is daunting, we offer a complimentary concierge and personalised service to assist you on your real estate journey.

## How does Belle Property Concierge Service work?

We will assist you with everything from internal styling with our In House Stylist to external tidying, gardening and property maintenance, no job is too big or too small.

We will use our expertise and the expertise of our reliable trades to make your home look and feel it's best before it hits the property market and endeavour to achieve the best result possible.

If you would like to know how we can help you with a holistic approach for your property needs, get in touch today.

## What our clients have to say....

If it was possible to give six stars, we would!

We continue to work with David, Renee and the Belle Team at Manly, not because of their experience and knowledge, which of course they have in abundance, but because of their kindness and integrity. This magic combination cannot be overstated. They understand that the process is not just a financial transaction but an emotional one too and this makes all the difference. They are a pleasure to deal with and the results achieved are always better than hoped. They are a true local team assisting families accomplish their real estate goals and we can't thank them enough!

(Verified by Rate My Agent)

## SOLD PROPERTIES



2 Raife Close, Wellington Point **\$1,470,000**



27 Raeburn Street, Manly **\$1,275,000**



74 Tamaree Avenue, Wynnum **\$1,410,000**



16 Booran Street, Lota **\$1,115,000**



173 Kingsley Terrace, Manly **\$1,105,000**



39 Raeburn Street, Manly **\$1,475,000**



2 Graduate Street, Manly West **\$950,000**



87 Waterview Ave, Wynnum **\$1,061,000**



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PROPERTY





# How to read a power bill to calculate solar savings

FROM GOODHEW ELECTRICAL AND SOLAR

To determine what size solar system is right for you, you need to understand your electricity consumption. The higher your consumption, the bigger the solar system you'll need to get your bill down to zero, if not into credit. But how exactly do we work out the ideal size system for you?

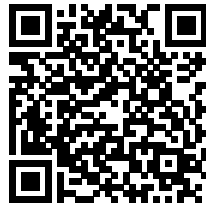
## Firstly, you need to understand how to read your electricity bill.

Most households will have at least two tariffs. The main tariff with the highest usage will be your normal power that is on 24/7; this is charged at a higher rate than the other tariffs. This is the most important factor in determining how much power you use versus how much you sell back to the grid.

This is the most important reading because this is the usage that will be directly impacted by your solar system and will determine how much power you use versus how much you sell back into the grid.

One charge on every energy bill in addition to tariffs is a supply charge. This charge is incurred every day regardless of power consumption. If you want to completely wipe out your power bill, you not only have to cover the cost of the power you consume, but you also need to sell enough electricity back to the grid each day to cover the cost of the supply charge.

If you would like help working out the perfect size system for your household, give Goodhew Electrical and Solar a call today and have a chat to one of our solar experts.



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# Are you ready for storm season?

FROM FALLON SOLUTIONS



Getting your home and family prepared for storm season helps prevent damage and ensures your family stays safe during thunderstorms.

Here's a checklist of tasks that should be given priority:

- Clear gutters and downpipes.
- Trim branches from over the roof or nearby power lines.
- Ensure stormwater drains are running freely.
- Carry out repairs to any damaged areas of roofing or gutters.
- Clear away toys and garden equipment from the yard and secure outdoor furniture in the event of a storm or strong winds.
- Make sure your home and contents insurance is up to date, and covers all eventualities.

- Speak to your electrician about installing surge protection in your home to protect your appliances and electrical equipment.
- Put together an emergency and evacuation plan to make sure all your family members know what to do in the event of an emergency.
- Pack an emergency kit in case you need to evacuate in a hurry.
- Find out how to turn off the mains water, gas and electricity supply to your home.

## ARE YOUR DRAINS PREPARED FOR HEAVY RAIN?

Clearing your drains and gutters is essential to allow rainwater to quickly move away from your home. If these systems become blocked, your home can risk flooding and water damage – even with moderate amounts of rainfall.

Be sure to:

- Clear the roof and gutters of leaves and garden debris.
- Move pot plants, dirt or garden rubble from stormwater drain grates and downpipe bases.
- Get stormwater drains professionally cleared by your plumber or drainage specialist to remove blockages like tree roots or debris build-up.
- Re-attach or repair any areas of damaged guttering to avoid rainwater backing up into the roof void or walls.
- Ensure stormwater soak pits (rubble pits) are working effectively and draining freely.

If you need help getting your stormwater drain systems ready for summer, Fallon Solutions' licensed and well-trained drainage solution specialists can help.

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



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*\*Terms and Conditions Apply*

Liza Martinez | 0408 111 840 | [lmartinez@ljhpropertycentre.com.au](mailto:lmartinez@ljhpropertycentre.com.au)



# Keeping your home safe over the holidays

BY CHRIS HEBBLETHWAITE, SERGEANT – BAYSIDE CRIME PREVENTION COORDINATOR SOUTH BRISBANE DISTRICT | BRISBANE REGION

Holidays are coming up and for some of us this means it's a chance to get away, to have a little time off, and to take a well-earned break. Holidays are the chance to leave your stresses behind, and the last thing you need to worry about is the security of your home.

Here are some tips for making your home just a little more secure.

### Let someone know you're going away.

Your first line of defence for your home is the community that you live in. A street that is active where neighbours look out for each other is a street that is more likely to deter offending behaviour. Get to know your neighbours. Let them know what your plans are; how long you'll be away, how to contact you and so on.

### Create activity

Make your house look active. Arranging for someone to take out your bins, empty your letterbox or water the gardens makes your house a harder target and reduces opportunistic offending.

### Gardens and yards

Clean up the yard and trim your gardens before you go. It makes your house look cared for and increases natural surveillance opportunities, increasing the risk of detection to anyone trying to enter your property.

### Reduce opportunities

Before you go, conceal from view anything that you value, or is valuable. Don't create temptation. If the reward is worth the risk, an offender will give it a go. Make your property identifiable by marking it and recording serial numbers. This makes it difficult for an offender to gain a benefit from your belongings.



### Security systems and cameras

Notice I left this to last? Too many people rely solely on CCTV for their security. CCTV should complement all the other security features of your home. Fail to do that, and all you're doing is recording evidence of the offence as it occurs. Consider a system that allows you to monitor your home. This allows you to create immediate activity – whether that be interacting with that person, turning a light on, or calling for help.



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# SOLD

*under the hammer*

# \$3,800,000

### MANLY, 561 Royal Esplanade

Perched high atop Royal Esplanade with mesmerising views of Moreton Bay across Manly Boat Harbour, 561 Royal Esplanade truly is in a league of its own.

4 🏠 4 🚗 5 🚗

**For Sale:** Contact Agent

**Inspect:** SOLD

**Contact:** Frank Munnich - 0439 766 812  
fmunnich@remaxwm.com.au

Set across 4 levels, the home offers an internal lift, several living and entertaining areas and exceptional views. This really is a rare and extraordinary opportunity to make one of the Baysides most prestigious dress circle positions your home.

This home has been meticulously cared for and is ready for its next custodian to move straight in. Proudly marketed by Frank Munnich of RE/MAX Advantage. 0439 766 812.



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REQUEST AN APPRAISAL HERE



# SOLD

*pre market*



# off database

### WYNNUM, 97 Picton Pde

4 3 4

This has to be one of the baysides finest transformations!!

The perfect combination of Art Deco and Boho Chic that dresses this commanding home sitting proudly on 810sqm of land, only metres to the Esplanade and parklands, makes this the ideal family home.

Designed around a resort lifestyle, this home will prove to be the ultimate entertainer all year round.

Contact Travis & Zoe of The Gill Team to find out more about this outstanding sale!!!

**For Sale:** Contact Agent  
**Inspect:** By Appt or Open Home  
**Contact:** Travis Gill - 0407 124 733  
Zoe O'Connor - 0422 804 419  
travis.gill@remaxwm.com.au



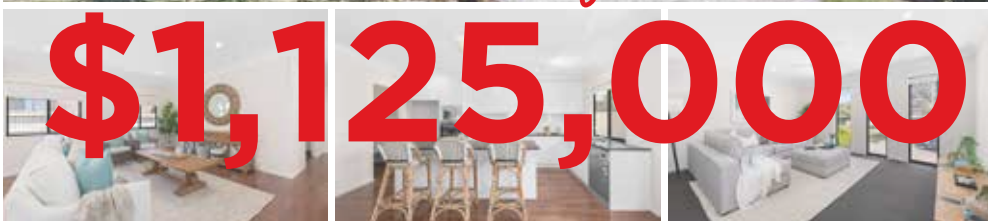
*Travis & Zoe*

THE GILL TEAM  
YOUR LUXURY PROPERTY SPECIALISTS  
0407 124 733 | 0422 804 419



# SOLD

*in 3 days*



# \$1,125,000

### LOTA, 9 Richard Street

5 3 2

If you are looking for your next family home offering lifestyle, entertainment and convenience, this is it!

A true dream family home in ultra-convenient, quiet and tranquil location, capturing stunning prevailing breezes year round, situated only 500m to the glorious Lota Esplanade, and within a short stroll to transport, shops, restaurants, cafes and highly regarded schools.

**For Sale:** Contact Agent  
**Inspect:** By Appt or Open Home  
**Contact:** Travis Gill - 0407 124 733  
Zoe O'Connor - 0422 804 419  
travis.gill@remaxwm.com.au



# SOLD

*pre-market*



# \$2,700,000

### MANLY, 319 Upper Esplanade

4 4 2

Exquisite Hamptons inspired home by award winning builders, Evermore Homes.

Faultless in every way.

Contact Travis and Zoe of The Gill Team to discuss how they can achieve the same outstanding result for you and your home.

**For Sale:** BY NEGOTIATION  
**Inspect:** By Appt or Open Home  
**Contact:** Travis Gill - 0407 124 733  
Zoe O'Connor - 0422 804 419  
travis.gill@remaxwm.com.au





# Spring has hit us with a hot and cold blast!

BY GAIL GOBEY, PRINCIPAL AT SASH & GABLE PROPERTY, WYNNUM

**Having been a local agent in the area for over 10 years, and Wynnum's number one agent for three consecutive years, I have experienced various market fluctuations, but 2021's track record for our Bayside is a first.**

We are all about statistics. What economists, media, and our experts share on the news impacts the decisions we make. When I get called in to appraise a home for sale or valuation, my top priority is to provide accurate and valuable information, resulting in the best possible outcome for my clients. Coming out of winter into spring, I have experienced short days on market, and in most cases up to \$250,000 above price expectation, and climbing. This current market offers a great advantage for our vendors to achieve an outstanding result. However, I am always being asked: How long will this continue?

Contrary to stats over the past few years, the Queensland marketplace is proving to have a more sustainable growth yield over that period than either NSW or VIC. It's very important to understand how and why we are seeing these results. The influx of new residents moving from interstate to our beautiful Bayside, combined with the competitive first home buyers trying to get into the market, is resulting in price growth.

The past 12 months have seen an 18.5% rise in Brisbane/Bayside areas with low-interest rates (CBA predicts interest rates to hike in late 2022). We have not seen growth of this magnitude in this area since 1989, realising a massive 30% rise. The only real difference is that back in '89, interest rates were extremely high, at a national average of 17%. Market experts have reported an expectation that, across the next year, Brisbane house prices will rise by another 15%. An outlook over the next 10 years, median house prices across the greater Brisbane region are expected to reach over \$1million, with the expectation of the 2032 Olympics creating a boom for our local suburbs.



Not sure who to call when you are considering selling one of your most treasured possessions? I started selling real estate in Wynnum once we settled here in 2010 and through maintaining focus on the Wynnum/Manly/Bayside areas, I soon gained the reputation for selling the home like it's my own. What is the winning combination? Trust, strategy, and great negotiation skills...

Source: ratemyagent.com.au, realestate.com.au, theurbandeveloper.com, reiq.com, abc.net.au



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## COULD THIS BE YOUR FAMILY HAVEN?

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This home is a real haven; private, tranquil and a little world of its own once you step through the front gate.

- 430msq parcel of land offers plenty of scope for extension.
- Spacious open plan living dining area.
- Gorgeous, polished timber floors throughout.
- Spacious 3 bedrooms.
- Luxury bathroom, kitchen and laundry.
- Tropical easy to maintain garden.

Auction on site | Saturday 13<sup>th</sup> November | 3:30pm

I'm up for  
**Auction**



## WELCOME EMMA ...

Joining an accomplished team within the Real Estate industry, Emma's knowledge, professional background and work ethic has forged a strong foundation to lead her clients through the selling journey. With this in mind, you can expect that when working with Emma to sell your home; she knows what hard work can achieve. Coming from a family of successful business owners, you will draw on her passion for creating a personal relationship with you, identifying the uniqueness of your property to create a targeted marketing campaign that gives your property the edge.



**Gail Gobey**  
**0439 584 111**  
gail@sashandgable.com.au



**Emma Meijer**  
**0473 517 637**  
emma@sashandgable.com.au



# How engaging a local agent could mean money in the bank

BY DANNY DAY, OCEAN REALTY

Just like going fishing in a new location, you want to talk to a local for the best tips and spots to catch the biggest fish. When looking at selling your biggest investment, engaging a local agent with intimate long-term knowledge of your area could be one of the best financial decisions you will make.

As an agent, living local means I have intimate knowledge of the suburban pockets that invariably make up local communities. Having this intimate knowledge means I can add value to a property when engaging with potential buyers by pointing out the unique features and offerings of each street.

Things buyers like to know include how family-orientated or social the street is; what the neighbours are like, and how best to engage with them. Or how accessible it is to shops, schools and transport, and even what catchment the home is in for local schools.

In addition, foundational to selling a house is believing in the area where the home is located, to be able to share the benefits on offer with the potential buyer.

Personal knowledge of my local area I serve comes from having a family that has lived in the district for over 75 years. I myself am an old Iona boy, and I now continue this tradition with my sons. With this long-established network of friends and family, I can keep across what is happening in my community.

I also believe in the importance of local community participation. One of these things for me is coaching at the Wynnum Bugs rugby club, which has a wonderful community spirit, not to mention the fact that I get to enjoy being out on the glorious rugby fields located right on the waterfront.



As a local agent, I also take opportunities to give back to my community through sponsorship and donations, which in turn helps keep those organisations financially viable while contributing to maintaining and building a prosperous community.

Using local means you're not only getting the best service in the selling of your home, but investing in Wynnum-Manly itself so it continues to thrive, making it an exciting prospect for the years ahead.

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Under Offer

5 Siluerash Court, Capalaba



Under Offer

4/4 Lewis Place, Manly West



Byron Freeborn  
0416 967 802  
[byron.freeborn@wynnum.rh.com.au](mailto:byron.freeborn@wynnum.rh.com.au)





# Save money and the planet: everyday actions for a low carbon home

CONTRIBUTED BY SUSTAINABLE BRISBANE

Our homes are a sanctuary — a welcome place for loved ones, and the backdrop to some of the most precious and significant moments in our lives. They're also our biggest assets, requiring ongoing upkeep and adaptation to ensure they suit our changing lives and world. With an increased global focus on lowering carbon emissions, it's time for Brisbane residents to step up to the carbon challenge, and it all begins at home.

## What is the Brisbane Carbon Challenge?

The Brisbane Carbon Challenge is a free initiative developed in partnership with Brisbane City Council and Brisbane Sustainability Agency. It's about supporting residents to reduce their household carbon footprint and save money by focusing on three key areas: energy, waste and transport.

Offering a range of carbon reduction actions to suit any home, lifestyle or budget, some of the recommendations may enhance the value or attractiveness of your home to future buyers, and all of the recommendations have the potential to save you money.

## Where to begin?

To monitor your household progress, you need to start with a benchmark. Log on to the [www.brisbanecarbonchallenge.com.au](http://www.brisbanecarbonchallenge.com.au), input your household data and learn your estimated carbon emissions.

com.au, input your household data and learn your estimated carbon emissions.

## Take action!

There are a variety of everyday actions you can take to lower your emissions and save money.

- **Set your air conditioner between 24-26 degrees in summer and 18-20 degrees in winter:** for every degree you set your thermostat away from the outside temperature, there is around a 10% increase in energy consumption. **SAVING:** approximately \$67-\$135/year and 0.25 to 0.5tCO<sup>2</sup>-e
- **Use LED light bulbs:** Lighting represents about 10% of household energy costs, and LED lights consume roughly 80% less energy. **SAVING:** approximately \$110/year and 0.4tCO<sup>2</sup>-e
- **Install rooftop solar:** A 5kW solar system produces enough energy to meet the needs of an average Brisbane home. Avoid purchased electricity costs and sell excess electricity back to the grid. **SAVING:** approximately \$1,400/year and 4.5tCO<sup>2</sup>-e.

For more everyday sustainability actions for your home visit [www.liveforless.com.au](http://www.liveforless.com.au)



## McGrath ESTATE AGENTS

Wynnum/Manly

### THINKING OF SELLING?

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For more information please contact:



**Gaby McEwan**  
0401 781 116

[gabymcewan@mcgrath.com.au](mailto:gabymcewan@mcgrath.com.au)



**Alec McEwan**  
0422 665 698

[alecmcewan@mcgrath.com.au](mailto:alecmcewan@mcgrath.com.au)



10 Primrose Parade, Wynnum

**AUCTION**  
CONTACT AGENT  
FOR DETAILS



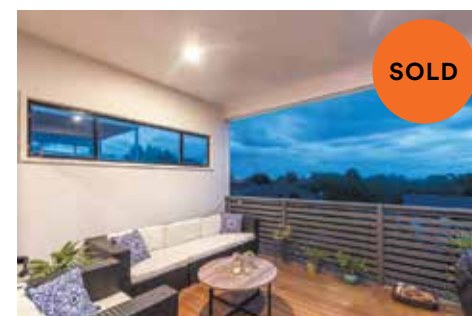
12/70 Bay Terrace Wynnum

**SOLD**



18/7 Oasis Close, Manly West  
Highest recorded sale to date in this estate.

**SOLD**



17 Grainger Street, Wynnum

**SOLD**



# Is your home safe for sale or lease?

BY THE REAL ESTATE INSTITUTE OF QUEENSLAND (REIQ) CEO ANTONIA MERCORELLA

If you're putting your property up for sale or lease, it's important to consider sooner rather than later the safety requirements in Queensland and get your ducks in a row. Safety comes first and compliance with the relevant legislation for smoke alarm safety, safety switches and pool safety certificates are all serious matters you need to be aware of when we're selling or leasing property in Queensland.

## SMOKE ALARM SAFETY

In Queensland, we've gone through legislative reform when it comes to smoke alarms safety – we now have some of the strictest smoke alarm safety legislation in the country, due to amendments to the *Fire and Emergency Services Act 1990*.

From 1 January 2022, which is just around the corner, you will need to upgrade your smoke alarms to meet strict new requirements. From this 2022 deadline, it will be an offence to rent out or sell properties if smoke alarms are non-compliant, and insurances may also become void as most product disclosure statements have clauses stating properties must comply with local government or other statutory requirements at all times.

If you are selling or leasing a property, it's best to consult an expert to ensure you're compliant with the current and fast approaching new requirements. Generally, smoke alarms need to be photoelectric, contain an ionisation sensor, be hardwired or powered by a non-removable 10-year-old battery and importantly, be interconnected with every other smoke alarm in the dwelling. Where they're placed is also really important – smoke alarms need to be installed on each storey and each bedroom, hallways, and positioned at certain distances from fans, air conditioners, light fittings and walls. For more information, go to the Queensland Fire and Emergency Services website.

The best thing to do is get a smoke alarm technician in as soon as possible to undertake a review and upgrade

your smoke alarms where necessary in order to achieve compliance and peace of mind before you sell or rent out your property.

## SAFETY SWITCHES

Similarly, sellers need to be aware of the requirements relating to safety switches. If you're selling a property under the REIQ standard contract, there's a requirement to disclose if there is an approved safety switch installed in the residence. In addition, this must be disclosed in transfer documentation. If there is no safety switch and the buyer proceeds with the contract, the onus is on them to rectify the safety switch compliance. This must be completed within three months of settlement and penalties apply for non-compliance.

In the rental realm, owners of domestic rental accommodation in Queensland must also have a safety switch installed in their rental properties. If a safety switch is not installed in the rental property, penalties apply.

## POOL SAFETY CERTIFICATES

As the weather warms up, it's a timely reminder that properties in Queensland that have a pool on the premises, need to meet strict pool safety requirements. It's important that property owners as well as sellers or buyers of properties obtain pool safety certificates issued by a licensed pool safety inspector on sale or lease.

In Queensland, before entering into a lease or other accommodation agreement, property owners must ensure a valid pool safety certificate is in effect. This means a pool safety certificate must be in effect before signing the agreement, regardless of when the tenant starts residing at the property. A copy of the pool safety certificate needs to be included in the tenancy agreement. There are strict penalties for non-compliance.

When it comes to selling, you are permitted to sell your property with or without a pool safety certificate. If you don't



have a compliance or exemption certificate for the pool, you need to provide a notice of no pool safety certificate. The buyer is warned that they will become responsible at their own expense to obtain a pool safety certificate within 90 days after settlement. The buyer can also become liable to pay any costs of rectification necessary to comply with the pool safety requirements to obtain a pool safety certificate. This may impact on the buyer's decision to buy the property or on the price they are willing to pay. You can search for a property and view details of the most recent pool safety certificate (if one has been issued) on the pool register located on the Queensland Building and Construction Commission website.

It's best to ensure you've got all of those three safety things sorted out, as it can help the contract proceed smoothly, and minimises the chance for dispute or penalties. Of course, while there's a little bit of work to do to ensure you're compliant, smoke alarms, safety switches and pool safety certificates are important to get right in any property because, ultimately, they're about safety in the home.



## Buying or selling?

**Chris McKenna**

0434 526 382

chris.mckenna@raywhite.com

**RayWhite**

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Danny Day 0402 316 039

PROPERTY PRICES HAVE SURGED IN OUR AREA SO IF YOU WOULD LIKE TO KNOW WHAT YOUR HOME MIGHT BE WORTH IN OUR CURRENT BOOMING MARKET, PLEASE DON'T HESITATE TO CALL OR SEND ME AN EMAIL.

Danny Day 0402 316 039  
 danny@oceanrealty.com.au



**27 Manly Road, MANLY**

4 2 2 1012sqm



**98 Empire Avenue, MANLY WEST**

3 1 1 860sqm



**6 Midden Street, MORETON ISLAND**

3 1 2 607sqm



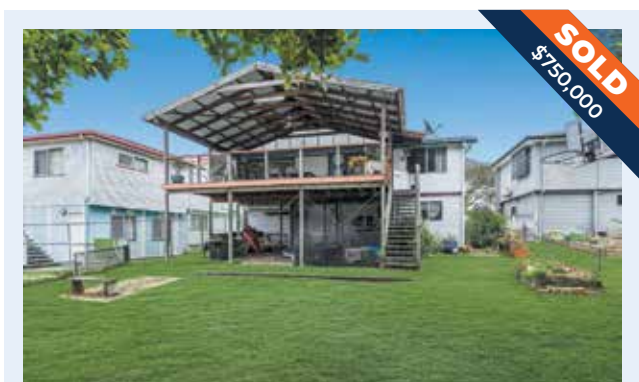
**49 Carlton Terrace, WYNNUM**

4 4 7 405sqm



**164 Hindes Street, LOTA**

3 1 607sqm



**38 Roseberry Parade, WYNNUM WEST**

3 1 1 713sqm



**7 Demby Crescent, WAKERLEY**

4 2 2 405sqm



**2/22 Bay Terrace, WYNNUM**

2 2 2

# 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.

PROPERTY CORNER PROUDLY SPONSORED BY



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WHEN YOU NEED IT  
DEPEND ON IT**

## RECENT SALES

<b>CENTURY 21</b> Adams & Costello	9/7 Oasis Cl, Manly West	\$860,000	4	2	2	457m <sup>2</sup>	191 Wondall Rd, Wynnum West	\$640,000	3	1	1	607m <sup>2</sup>
	90 Ferry Rd, Thorneside	\$582,500	3	1	1	405m <sup>2</sup>	8 Steward Pde, Manly	\$1,101,888	2	1	1	405m <sup>2</sup>
Place. <b>P</b>	28 Pansy St, Wynnum	\$960,000	3	2	1	470m <sup>2</sup>	9 Cusack Pde, Wynnum	\$1.75m	4	2	2	601m <sup>2</sup>
	52 Southwick St, Wynnum	\$2.01m	4	2	2	405m <sup>2</sup>						
<b>RayWhite</b> Wynnum/Manly	96 Boxgrove Ave, Wynnum	\$590,000	3	1	1	405m <sup>2</sup>	8 Greggor St, Wynnum West	\$912,500	3	2	2	840m <sup>2</sup>
	39 Ingleston St, Wynnum West	\$820,000	3	2	2	683m <sup>2</sup>	45 Meadowlands St, Carindale	\$930,000	4	2	2	620m <sup>2</sup>
<b>Raine&amp;Horne</b>	429 Esplanade, Manly	\$3.5m	5	4	4	503m <sup>2</sup>	106 Drayton Tce, Wynnum	\$890,000	4	2	2	405m <sup>2</sup>
	93 Wynnum Esp, Wynnum	\$1.65m	6	4	0	718m <sup>2</sup>	42 Bulgin Ave, Wynnum West	\$701,000	3	2	3	622m <sup>2</sup>
	2d Tipuana St, Capalaba	\$1.505m	5	3	2	6002m <sup>2</sup>						

## NEW LISTINGS

<b>CENTURY 21</b> Adams & Costello	1/11 Trevally Cres, Manly West	Offers Invited	3	2.5	1	n/a	1/15 Fox St, Wynnum	Offers Invited	2	2.5	1	n/a
	6/30 Edith St, Wynnum	Offers Invited	2	1	1	n/a	35 Coralie Ave, Wynnum West	Offers Invited	3	1	1	810m <sup>2</sup>
Place. <b>P</b>	108 Oceana Tce, Manly	For Sale	4	2	2	954m <sup>2</sup>	51 Moreton Ave, Wynnum	For Sale	4	2	2	405m <sup>2</sup>
	7 Gumnut Cl, Lota	For Sale	4	2	2	708m <sup>2</sup>						
<b>RayWhite</b> Wynnum/Manly	109 Thomas St, Birkdale	< \$647,000	3	1	2	405m <sup>2</sup>	2 Dane Ct, Manly West	> \$ 970,000	3	2	2	600m <sup>2</sup>
	67 Blackwood Rd, Manly West	> \$799,000	3	1	1	759m <sup>2</sup>	138/43 Mond St, Thorneside	\$167,000	2	1	1	91m <sup>2</sup>
<b>Raine&amp;Horne</b>	6 Davidson St, Wynnum	\$790,000+	3	1	1	406m <sup>2</sup>	96 McFadden St, Wynnum	\$800,000	2	1	2	739m <sup>2</sup>
	84 Malabar St, Wynnum	\$850,000+	3	2	2	617m <sup>2</sup>	8/200 West Ave, Wynnum	\$450,000	2	1	1	n/a

## UPCOMING AUCTIONS

<b>RayWhite</b> Wynnum/Manly	14 Burdekin St, Wakerley	20 Nov 2021 - 11am	4	2	2	817m <sup>2</sup>
	101 Walnut St, Wynnum	27 Nov 2021 - 11am	4	2	2	405m <sup>2</sup>
<b>Raine&amp;Horne</b>	12 Pine St, Wynnum	4 Dec 2021	5	3	2	405m <sup>2</sup>

## RECENT AUCTION RESULTS

89 Southwick St, Wynnum	\$1,180,000	4	1	2	810m <sup>2</sup>
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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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# LOCAL LISTINGS

## SEE THE LATEST LOCAL LISTINGS IN YOUR NEIGHBOURHOOD

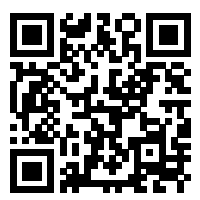
We're excited to launch a new portal on The Community Leader's website called Local Listings.

This platform is designed to keep you updated with local properties for sale or rent in your neighbourhood.

The publisher of the Community Leader and Real Estate News & Views is passionate about supporting local businesses, community groups, clubs, schools and of course local agents.

If you're selling a home, ask your agent about The Community Leader's Local Listings rates and reach – we think you'll be pleasantly surprised.

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.



**belle** PROPERTY

Wynnum

**Auction**  
98, Joffre Street, Wynnum, 4178

5 2 0 • House

**belle** PROPERTY

Manly

**Auction**  
77, Gordon Parade, Manly, 4179

4 3 0 • House

**belle** PROPERTY

Manly West

**Auction**  
104, Raeburn Street, Manly West, 4179

3 2 0 • House

**belle** PROPERTY

Wellington Point

**New Listing**  
633, Old Cleveland Road East Road, Wellington Point, 4160

3 1 0 • House

**belle** PROPERTY

Licensed Real Estate Agent • Manly

**Sandi Sharp**  
Belle Property Manly

0400 494 449  
sandi.sharp@belleproperty.com

**belle** PROPERTY

Licensed Real estate Agent, BBus JP(Qual) • Manly

**Helen Politis**  
Belle Property Manly

0412 339 186  
helen.politis@belleproperty.com

**belle** PROPERTY

Sales Executive • Manly

**Kate Francis**  
Belle Property Manly

0438 800 849  
kate.francis@belleproperty.com

**belle** PROPERTY

Licensed Real Estate Agent • Wellington Point

**Abe Grobbelaar**  
Belle Property Manly

0434 224 104  
abe.g@belleproperty.com

# JUST LISTED

98 Joffree Street,  
Wynnum




Sash & Gable  
PROPERTY

Sash & Gable



WYNNUM  
**Under Contract**  
2/8, Cusack Parade, WYNNUM, 4178  
2 1 1 • Unit

Sash & Gable



WYNNUM  
**On-Site**  
89, Selina Street, WYNNUM, 4178  
3 1 • House

Sash & Gable



Principal • Wynnum/Manly  
**Gail Gobey**  
Sash & Gable Property  
0439 584 111  
gail@sashandgable.com.au

Sash & Gable



Sales Associate • Wynnum/Manly  
**Emma Meijer**  
Sash & Gable Property  
07 3396 1396  
emma@sashandgable.com.au

OCEAN  
REALTY

OCEAN REALTY Danny Day



WYNNUM  
2/22, Bay Terrace, WYNNUM, 4178  
2 2 2 • Apartment

OCEAN REALTY Danny Day



WYNNUM WEST  
**Auction**  
38, Roseberry Parade, WYNNUM WEST, 4178  
3 1 1 • House

OCEAN REALTY Danny Day



MANLY WEST  
98, Empire Avenue, MANLY WEST, 4179  
3 1 1 • House

OCEAN REALTY



Sales Agent • Wynnum / Manly  
**Danny Day**  
Ocean Realty  
0402 316 039  
danny@oceanrealty.com.au

Raine & Horne

Raine & Horne



WYNNUM  
**OFFERS OVER \$790,000**  
6, Davidson Street, WYNNUM, 4178  
3 1 1 • House

Raine & Horne



WYNNUM WEST  
**Offers over \$850,000**  
84, Malabar Street, WYNNUM WEST, 4178  
3 2 2 • House

Raine & Horne



WYNNUM  
**For Sale**  
8/200, West Avenue, WYNNUM, 4178  
2 1 1 • Villa

Raine & Horne



Sales Manager • Wynnum  
**Chris Vote**  
Raine & Horne  
0433 411 540  
chris.vote@wynnum.rh.com.au

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- finalising your property settlement properly will prevent your ex from making further claims on your property.



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Place **P**

Wynnum  
**FOR SALE**  
51, Moreton Avenue, Wynnum, 4178  
4 2 2 • House

Lota  
**For Sale**  
7, Gumnut Close, Lota, 4179  
4 2 2 • House

Manly  
**FOR SALE**  
108, Oceana Terrace, Manly, 4179  
4 2 2 • House

Director • Manly  
**Marc Sorrentino**  
Place Estate Agents Manly  
0488 886 272  
marc@eplace.com.au

RE/MAX Advantage

Director • Wynnum  
**Travis Gill**  
RE/MAX Advantage  
0407 124 733  
travis.gill@remaxwm.com.au

Real Estate Agent • Wynnum  
**Zoe O'Connor**  
RE/MAX Advantage  
0422804419  
zoe@remaxwm.com.au

Licensed Real Estate Agent • Wynnum  
**Trish Breen**  
RE/MAX Advantage  
0419 647 799  
trishbreen@remaxwm.com.au

Sales and Marketing Specialist • Wynnum  
**Todd Gerhardt**  
RE/MAX Advantage  
0419 941 315  
toddgerhardtrealty@remaxwm.com.au

LJ Hooker

Manly West  
**By Negotiation**  
20, Andes Street, Manly West, 4179  
4 2 2 • House

Wynnum  
**Auction**  
46, Tamaree Avenue, Wynnum, 4178  
3 1 0 • House

Manly  
**Offers from \$545,000**  
8/49, Gannon Avenue, Manly, 4179  
3 2 1 • Townhouse

Real Estate Agent • Manly  
**Liza Martinez**  
LJ Hooker Property Centre  
0408 111 840  
lmartinez@ljhpropertycentre.com.au



# Tips for a bright and green Christmas garden

FROM SEARLES

With some easing of COVID restrictions, Christmas with family is high on the festive list. So if you are planning on family visiting, now is the time to prep your garden for some long-awaited good times. But where to start? Here are some tips for a great summer garden.

### Green up your lawn

Start by giving your lawn a good mow and tidying up the edges. Usually, summer lawns should be mown at least once a week with the catcher on. Give lawns a fertilise with Searles Robust Lawn Booster for a quick nutrient boost and green up. Lastly, check lawns for painful, prickly weeds, like Bindii and promptly treat with Searles Lawn Weeder as early as possible.

### Add some potted colour

Brighten dull spots in the garden or around entertainment areas with festive potted colour. Position potted plants in key entertaining areas – potted colour such as red and white petunias, roses, geraniums, poinsettias and anthuriums are perfect selections. Hanging baskets are an easy way to splash colour about the home at eye level. Give potted colour and gardens a fortnightly liquid feed with SeaMax Flourish Flowers & Foliage Soluble Plant Food to give plants an instant boost of blooms and growth for Christmas.

### Cover up

Mulch covers up a multitude of sins and empty spaces. It also helps soil keep moisture in, which is very helpful in summer.

For more information on all things gardening, visit [www.searlesgardening.com.au](http://www.searlesgardening.com.au)



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# Agency profile: Lamonds Estate Agents

FROM SCOTT ANDERSON, LAMONDS ESTATE AGENTS

Lamonds Estate Agents have been an institution in the local area since 1952. We are born, bred and based in the heart of Wynnum.

As the principal of Lamonds, I feel privileged to service and support the local area, but you are only as good as your staff, and we have a great team. This month I would like to say a big thank you to my team, with a particular call out to Kevin Stewart (AKA Mr Sale).

Big Kev, as locals know him, or Mr Sale as Kev likes to call himself, is one of the hardest working and well respected local agents in the area. Kev's success is not just about what he achieves in the field of selling, but also for what he does for various local community groups in his spare time.

Those who meet Kev for the first time immediately realise he is all heart – even before he introduces himself to you, you can tell he cares about people and his local community. People just gravitate to him due to his genuine nature. It's this community-minded spirit of giving back that sets him apart from others.

### MR SALE/MR CONSISTENTLY PERSISTENT – SELLING THE IMPOSSIBLE

Kev's record speaks for itself. Mission almost impossible: Kev was most excited to sell two parcels of land along the Wynnum foreshore. For five years a few agents from outside the area tried to sell the land without any luck. Kev was contacted by the seller to have a go at selling it. Mr Sale/Mr Consistently Persistent, sold the blocks for well above the asking price within in weeks of the listing.



### MR SALE – MR COMMERCIAL PROPERTY

You'll notice more and more retail businesses are choosing Wynnum to call home, and in most cases you'll find Kevin is involved in some way. Kevin says he lives and breathes the local area more than any other commercial agent located in Wynnum.

If you're looking to move your family or your business to the area contact Kev and the team.



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**PROVEN RESULT**



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**KEVIN STEWART**  
SALES MANAGER  
0488 881 887

Working seven days a week till 9.00pm



**Absolute Waterfront Vacant Land on 427sqm Block**  
175 Wynnum Esplanade WYNNUM QLD 4178

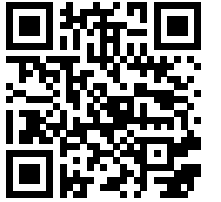




# Connecting our community – find your tribe

If you've just moved to the bayside, perhaps you're looking for a community group to join? Giving back to the community is particularly important to many Wynnum Manly locals, so to help find groups close by, we've included a handy section on The Community Leader website to connect individuals with groups in the community.

To get a bigger picture of what your locality has to offer aside from property, visit [www.thecommunityleader.com.au](http://www.thecommunityleader.com.au).



Scan to find out more

## Rotary Club of Wynnum and Manly

The Rotary Club of Wynnum and Manly has served the local community for more than 65 years and continues to be very active in the bayside area. Members of our club aspire to the Rotary International ideal of 'service above self' and enjoy friendship and fellowship in this shared endeavour.



- Installation of a mobility hoist at the Clem Jones Centre

We also partner locally to support:

- Australia Day big breakfast
- ANZAC Day dawn breakfast for the Manly-Lota RSL Sub-branch
- Rosies Friends on the Street – purchased and installed a kitchen
- Meals on Wheels
- International Women's Day Breakfast

Even COVID couldn't put a dampener on us! While we could not meet at our regular location due to lockdowns, we bought take away each week to support and give free advertising for our local restaurants. We also put together some health and wellbeing kits for the many local businesses that we knew were doing it tough.

We rely entirely on our own efforts to raise funds to support programs and activities. Aside from BBQs and one-off

fundraising activities, we host:

- Fashion Night
- Trivia Night
- Santa installations in Wynnum and Manly CBDs

We are always looking for new ways we can support our local community. This year some examples are the Wynnum Fringe Festival, food donations to support the homeless and the Moreton Bay Shellfish Reef Restoration project.



Our club is a happy and welcoming group with a growing membership of men and women who want to make a difference in their community. Our members range in age from their mid-20s onwards, and come from all backgrounds.

Some of our recent local projects include:

- Replacement sail for Sailability Bayside program, also donated a boat 20 years ago
- Family Fun Day (domestic violence awareness)
- Completion of ANZAC memorial gardens in 17 local schools

## Wynnum Community Place

Wynnum Community Place (WCP) is a non-profit community-based organisation funded by the Department of Communities, Housing & Digital Economy. WCP is an entity of Redland Community Centre, a registered charity with its head office in Capalaba.



WCP is an established, centralised community hub offering food relief, financial assistance, individual and group counselling and support. WCP is a space for local services and organisations to CONNECT with community. We provide access to the supports you need in Wynnum, or a referral to where you need to go – all from the one place.

Every Tuesday morning from 9am, a group of local community members gather at George Clayton Park on the Esplanade to listen to live music, enjoy a freshly-cooked sausage sizzle, a cuppa and plenty more. There is usually have a hairdresser and beard trim volunteer, with Rosies Friends On The Streets giving away free bread, sweet treats and other food staples. Thread Together attends every month to give away free brand-new clothing and underwear, ReLink provide ball games and even a cricket set so you can harness your cricketing prowess. The Big Blue Bus offers free laundry and showering facilities, and nurses are available to offer free health checks and plenty more. Join us every Tuesday from 9am – 12 noon for a fun community event for everyone to enjoy. We hope to see you there.



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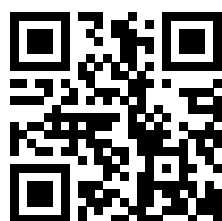


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