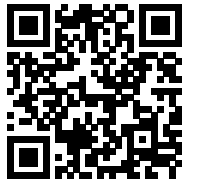




# REAL ESTATE

## NEWS & VIEWS



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DECEMBER 2021



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REALTY

**WYNNUM COMMERCE INC –  
GET INVOLVED**


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**SOLD PROPERTY GROUP –  
NEW HOME**

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**LOCAL TRADES  
& SERVICES**

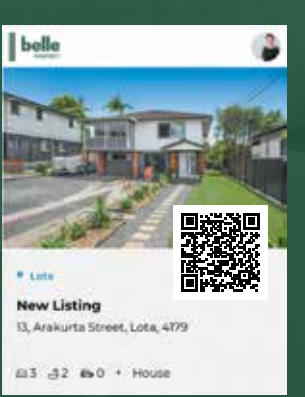
PAGE 17




### LOCAL LISTINGS


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# REAL ESTATE

NEWS & VIEWS

Real Estate News & Views is a monthly publication, home delivered to Wynnum, Wynnum West, Manly, Lota, Gumdale, Wakerley, Hemmant, Tingalpa, Murarrie and Belmont. Please note that if your home has a 'no junk mail' or 'Australia Post Only' label, then we are unable to deliver the newsletter to you. However, copies will be available around the local area for you to read. If your home does not get a copy, you can collect one from a local pick up point.

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



Contact for more information



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- Advertising cut off 12th of December
- Distribution begins 14th to 19th of January to shopping centres and into homes.

## ADVERTISEMENT SIZES

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

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# MERRY Christmas

*We would like to wish our valued clients a very Merry Christmas and a Happy New Year.*

To our Landlords, Tenants, Business Associates, Friends and Family we hope you have a wonderful Festive Season filled with laughter, joy and happiness. Armando, Tammy & Brigitte



Armando Vitale

Tammy Vitale

Brigitte Munro



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**Marc Sorrentino**

0488 886 272

marc@eplace.com.au



# There is one constant: Change

CONTRIBUTED BY BRYON FREEBORN, RAINE AND HORNE WYNNUM

**The market continues to gallop along...sign boards go up and sold stickers quickly follow. The hot topic on most buyer's and seller's minds has been, "does this market continue, does it slow down, and when will the brakes come on?"**

Queensland is a powerhouse when it comes to net interstate migration, with more than 7,035 people migrating in the March 2021 quarter, whilst NSW and VIC are minus 4,463 and 4,864 respectively (source: ABS statistics). There seems to be little evidence that this is about to slow or change – in fact it seems more likely to continue and increase if anything.

According to realestate.com.au, the second most searched key word in Queensland is "bayfront", which is good news for the Wynnum/Manly area (the number one search being "pool").

So, even if the brakes do come on, just like taking the throttle off a boat, Brisbane is likely to enjoy the momentum of the wake for longer than most other parts of the country. Then there's the longer-term North Star which is the Brisbane 2032 Olympics, where our backyard of Moreton Bay will play a key role in hosting sailing events.

Debt cycles also play a key role in the market, and while times are good, people spend, and borrow to spend. Once debt level and repayments increase, most people find they need to reduce spending to cope better with repayments, triggering a reverse in spending. Goods and services then experience a fall in demand.

US inflation is currently up at 6.2% – a 30-year high. The price of money is likely to go up, which is in part where Australia buys its money, which may very well trigger a rise in interest rates.

We also have a federal election coming up in early 2022, which can – and did last time – act as a pause button on the market.

There is already media talk that has prompted conversations with buyers about the prospect that they will sit on the fence and wait for the slowdown, which may or may not come.

The last similar situation we saw was when buyers were holding off in early 2020, with the thinking that the September cliff of job keeper/mortgage holidays coming to an end would slow demand, yet this only seemed to help increase the market growth come September. Since the cliff didn't materialise (in fact the opposite occurred) interstate buyers were on the increase and those buyers who held off became pent up buyers who entered the market at the same time.

As with any element of economics, it usually boils down to the basic fundamentals of supply and demand. The head-winds that may be forthcoming next year may not be enough to dampen continuing buyer demand, and perhaps at worst this will create a slight correction in the growth of the Brisbane market, and result in more choice in terms of houses for sale.

What we do know is that 2022 will arrive, people will need a roof over their heads, and the bayfront isn't going anywhere!



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Wishing you all  
a Merry Christmas & a Happy New Year.



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5 2 5

### 5 Ernest Street, Manly

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

**What is to love living here ... well absolutely everything ... and you can walk everywhere ... a true love story!**

- Manly village and the proximity to the bay and all things marine!
- Manly Pool, movies in the park, weekend markets, fishing on the rock wall, variety of cafes & restaurants walk to Manly State Primary School, Manly train for express to Brisbane & Motorboat & Yacht clubs for regular activities.
- visit the Farmers & Sunday markets or have a coffee.
- the BP service station across the road. Grab milk, bread

**Margaret Vote**  
**0411 521 747**

margaret.vote@wynnum.rh.com.au

5 3 2

### 12 Pine Street, Wynnum

Sold at \$1.91M

**Village living with city convenience ... a lifestyle that is exceptional!**

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- 9 min walk for Wynnum Central train station
- enjoy Manly and Wynnum hotels, cafes, bars & restos
- 2 Crown Cinemas & Wine Bar in Wynnum 1km away
- state of the art Library, Medical Specialists and shops
- short walk to Guardian Angels Primary School
- excellent sporting venues and best of all 2032 Olympics will feature here with the Yachting

**Margaret Vote**  
**0411 521 747**

margaret.vote@wynnum.rh.com.au

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

chris.vote@wynnum.rh.com.au



3 2 2

### 128 Raeburn Street, Wynnum

**View** By appointment  
**Price** Offers over \$900,000

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- 3 bedroom (all with built-in wardrobes)
- 2.5 bathroom
- Large walk-in pantry with sky light
- Kitchen (wine rack, pull out shelving and Bosch appliances)
- 2-car accommodation (1x carport)
- 2 extra storage rooms downstairs
- Manly School Catchment

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

byron.freeborn@wynnum.rh.com.au

4 2 2

### 25 Tulip Street, Wynnum

**View** By appointment  
**Price** Offers over \$920,000

**Quiet Location - prime position - rare opportunity to live on edge of manly in heart of Wynnum!**

- wide 475+sqm land with easy access if you want to install a pool or build a boat/van port
- ducted air conditioning and security screens throughout
- brick & tile 4 bedrooms with ensuite & walk-in-robos
- functional kitchen with dishwasher and corner pantry
- living space is light and airy with lots of windows and open plan yet dining area is separate.
- all living opens out to patio and fully fenced garden area with water tank in back corner.

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

byron.freeborn@wynnum.rh.com.au

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## SOLD PROPERTIES



104 Raeburn Street Manly West **\$1,200,000**



27 Allen Street Wynnum **\$942,000**



77 Gordon Parade Manly **\$2,085,000**



98 Joffre Street Wynnum **\$1,110,000**



12 Hillcrest Avenue Wynnum **\$1,300,000**



13 Arakurta Street Lota **\$938,000**



29 Tamaree Avenue Wynnum **\$1,512,000**



124 West Avenue Wynnum **\$900,000**



15 Berringar Street Wynnum **\$1,270,000**



35 Irene Street Wynnum **\$1,285,000**



27 Ross Place Wakerley **\$940,000**



116 Besham Parade Wynnum **\$906,000**



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david.lazarus@belleproperty.com



Sandi Sharp | 0400 494 449  
sandi.sharp@belleproperty.com



Kate Francis | 0438 800 849  
kate.francis@belleproperty.com



Helen Politis | 0412 339 186  
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PROPERTY



# Can you bring Christmas cheer to a child in need?

BY LIZA MARTINEZ, LJ HOOKER MANLY

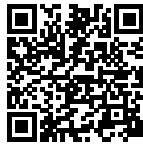
Christmas can be a time of joy, but for some it can be one of the most stressful times of the year to get through. I am a proud sponsor of an Australian child within The Smith Family who are always in need of sponsors and donations, especially at this time of year.

If you would like to donate money to help this worthy cause, (due to covid restrictions no physical donations are being accepted this year) please see the link below to help put a smile of a child's face this Christmas season.

<https://bit.ly/LJHsmithfamily>



Find out more contact Liza



## Local personality

**Name:** Rachel Everett.

**What's your business?** I'm a conveyancer for DBL Solicitors.

**Do you have any fun/interesting stories about your job?** I work for DBL Solicitors at Wynnum but have been working remotely from Rockhampton for the past year.

**What's your favourite local dine-in and take-away?** The Manly Deck.

**Best local activity?** Walking my dog along the waterfront.

**The last book you read?** *The Housemate* by Sarah Bailey.

**The last TV show or movie you watched?** *Chicago Med*.

**Is there anything you'd like to see happen in the local area?** More restaurants and bars!

**Is there a local business/community group/club you'd like to give a shout-out to?** Dramanti. Even though we currently live eight hours away, we always grab a couple of bags of their coffee beans any time we're in Wynnum.



 **LJ Hooker**  
Manly



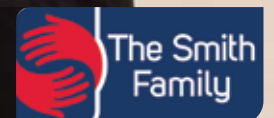
Liza Martinez



0408 111 840



[lmartinez@ljhpropertycentre.com.au](mailto:lmartinez@ljhpropertycentre.com.au)





# Wynnum's 'Sea for Yourself' masterplan is coming to life

FROM WYNNUM COMMERCE INC

Now almost one-year-old and with over 50 local volunteers working together, Wynnum Commerce Inc (WCI) exists to promote and advocate for the success of Wynnum businesses, and the local community as 'must visit' Brisbane tourism and leisure destination.

Just like the suburb itself, our group celebrates all things proud, quirky, fun, and diverse about our beautiful place and unique location in Brisbane's bayside. We're working on bringing these values to life in a sustainable masterplan that will reinvigorate and connect our key precinct areas, attractions and experiences into an easy to navigate and sustainable roadmap for the benefit of locals and visitors alike.

It's an evolving work in progress that respects the heritage, people and natural environment we are fortunate to live in, share and protect for future generations.

This is definitely an exciting time to be living in Wynnum with lots of projects on the go including laneway installations and lighting, and the Wynnum Fringe festival coming to town for the second year in a row.

Special thanks go to a diverse range of people who contribute to WCI through grant writing, project management, marketing and design services, photography, town planning, landscape architecture and of course our local executive committee with business expertise in a variety of professional fields.

Of course, no not-for-profit organisation exists without the support of many local small businesses, sponsors and partners like Port of Brisbane, BMD, Bartons, Waterloo,



Wynnum Manly Leagues Club and Screen Queensland. Thank you for your contribution to the greater WCI vision.

If you would like to know more, become a member or jump into one of our projects, head to [wynnumnow.com](http://wynnumnow.com).

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# A new home for SOLD Property Group

FROM KERYN OSGERBY | DIRECTOR & PRINCIPAL

The covers have just come down to reveal the all-new SOLD Property Group office at Belmont Road Shopping Village. My team and I are thrilled about our relocation to this busy local hub for Tingalpa and Belmont. Joining renowned local retailers Uncle Bob's Bakery, Belmont IGA, Burstall News Agency, Y'Eaten Belmont, Mirror Mirror Cut & Colour and others, we look forward to being of service to the community at this convenient location.

Established in 2013, SOLD Property Group has grown to be a leading provider of premium real estate services across both sales and property management in the bayside.

My team and I pride ourselves on providing our clients the highest level of customer service with uniquely tailored advice and solutions to ensure your property transaction is supremely smooth and successful. We are proud of our carefully curated pre-market sale strategy and our in-house staging and styling service, which plays a strong role in our record price results. In fact, in 2021 90% of properties I have sold have broken a sale price record.

This year has been the unexpected year for extraordinary price growth with most bayside suburbs recording median price increases of 20% or more\*. Buyer demand is at all time highs which I predict will continue well into 2022 with inter-state and international migration recommencing.

Christmas provides the perfect opportunity to re-evaluate your property plans for 2022. Call me on 0421 594 529 to book your up-to-date market appraisal and advice on how to maximise the performance of your property assets in 2022.

Next time you visit Belmont Road Shopping Village, be sure to pop in and say hi, we'd love to see you.



\*Source: Corelogic.



**Don't miss out!**



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PROPERTY

Wynnum

**Contact Agent**  
97, Wynnum Esplanade, Wynnum, 4178

3 1 2 • House

Wynnum

**Contact Agent**  
20, French Street, Wynnum, 4178

4 2 3 • House

Principal • Wynnum/Manly

**Gail Gobey**  
Sash & Gable Property  
0439 584 111  
gail@sashandgable.com.au

Sales Associate • Wynnum/Manly

**Emma Meijer**  
Sash & Gable Property  
07 3396 1396  
emma@sashandgable.com.au

OCEAN  
REALTY

Wynnum

2/ 22, Bay Terrace, Wynnum, 4178

2 2 2 • Apartment

WYNNUM WEST

**Auction**  
38, Roseberry Parade, WYNNUM WEST, 4178

3 1 1 • House

Manly

**SOLD AT AUCTION**  
27, Manly Road, Manly, 4179

4 2 2 • House

Sales Agent • Wynnum / Manly

**Danny Day**  
Ocean Realty  
0402 316 039  
danny@oceanrealty.com.au

Raine & Horne

Wynnum

**Auction - Onsite!**  
64, Crown Street, Wynnum, 4178

4 2 0 • House

Wynnum West

**Offers over \$850,000**  
84, Malabar Street, Wynnum West, 4178

3 2 2 • House

Wynnum

**Expressions of Interest**  
6, Davidson Street, Wynnum, 4178

3 1 1 • House

Sales Manager • Wynnum

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

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Place **P**

**Lota**

**FOR SALE**  
11A, Booran Street, Lota, 4179

3 2 2 • House

**Wynnum**

**UNDER CONTRACT**  
16A, Tulip Street, Wynnum, 4178

4 2 2 • House

**Wynnum**

**UNDER CONTRACT**  
96, Cedar Street, Wynnum, 4178

5 3 3 • House

**Director** • Manly

**Marc Sorrentino**

Place Estate Agents Manly

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

belle PROPERTY

**Manly**

**New Listing**  
56, Curtis Street, Manly, 4179

3 1 0 • House

**Manly West**

**Contact Agent**  
19/184, Radford Road, Manly West, 4179

3 2 1 • Townhouse

Licenced Real Estate Agent • Manly

**Sandi Sharp**

Belle Property Manly

0400 494 449  
[sandi.sharp@belleproperty.com](mailto:sandi.sharp@belleproperty.com)

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

**Helen Politis**

Belle Property Manly

0412 339 186  
[helen.politis@belleproperty.com](mailto:helen.politis@belleproperty.com)

LJ Hooker

**Manly**

**Offers from \$545,000**  
8/ 49, Gannon Avenue, Manly, 4179

3 2 1 • Townhouse

**Wynnum**

**Auction**  
46, Tamaree Avenue, Wynnum, 4178

3 1 0 • House

**Cleveland**

**\$875,000+**  
67/ 45, Shore Street East, Cleveland, 4163

2 2 2 • Unit

Real Estate Agent • Manly

**Liza Martinez**

LJ Hooker Property Centre

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



# Are you feeling the rental market squeeze?

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

It appears the hot seller's market we're currently experiencing is exacerbating the scarce supply of rental properties in Queensland. Vacancy rates across the state remain extremely tight, particularly in regional and lifestyle areas of Queensland, according to the REIQ's September 2021 Quarter Residential Vacancy Report.

So why are there so few rental properties right now? What we're likely seeing is the result of a combination of factors; investors taking advantage of high capital growth and selling their investment properties or asking for higher rents when tenancy agreements are up for renewal; first-home buyers and owner-occupiers appear to be active as ever in the market and buying up residential properties; and Queensland has had a population influx with increased migration from both international (returning ex-pats) and interstate due to the COVID-19 pandemic. All this adds up to less properties on the rental market, meaning far less choice for renters, and fierce competition to snap up a rental property.

For those who are seeking a rental property in these highly competitive conditions, it can be a really challenging – after all, we're talking about our home, our shelter for ourself and our loved ones.

Here are a few practical tips to help you get ahead of your competition and be prepared to act fast when a desired rental property comes on the market.

## DO YOUR RESEARCH

Of course, we know demand does push up prices and affects affordability, so it's important to do your research online and understand which areas have more choice in your price range in today's market. Ask yourself, am I prepared to pay more rent if staying in this region is a priority for me? In tight rental market conditions, you may need to be more flexible and open-minded about where

you're prepared to live, or alternatively consider the type of property you live in. For example, you may want to consider a larger apartment or townhouse if free-standing properties are not available in your suburb of preference or budget.

## GET YOUR DUCKS IN A ROW

Having great supporting documentation in your rental application that showcases your rental history and your ability to meet the financial commitments under the tenancy agreement is essential. Think about what evidence you can provide upfront to make the Property Manager's role easier when it comes to selecting the tenant for the property. Items you should include are a summary of your rental history and referees who can verify these claims, an employment history reference substantiating your continuous employment and financial information that evidences your capacity to meet the rental payments.

## MAKE A GOOD IMPRESSION

Relationships matter – make a lasting good impression at open houses and develop a relationship with the real estate agents in the areas you're looking to rent in. It's important to know when an available property is coming up so you can pounce very quickly with your application. You can also ask the Property Manager questions about the property owner's preferences so that you can ensure your application is appealing as possible.

## CONSIDER CO-TENANCY

For those currently looking for a property on their own, you may want to consider a co-tenancy arrangement and group together with others in order to expand the options for both of you and look at properties with a higher price point. You could also consider renting a granny flat, or rooms for rent within a property where you'd share an address with the property owner. This can be highly cost effective and may be a good short to medium term option.



## GET CREATIVE

If you're still left looking for a place to live, it may be time to think a little out of the box. We've heard of people approaching owners of properties on the holiday letting market to ask whether they'd be prepared to rent their property on a more permanent basis. Others are crowdsourcing their search, by asking friends and family – whether it's a hot tip on a new for lease sign or a friend of a friend that has a granny flat coming up, it helps to get in first through your extended network.

Whatever your method, there is one thing for sure – if you're looking for a rental in this market, be prepared and be quick.



# Buying or selling?

**Chris McKenna**

0434 526 382

chris.mckenna@raywhite.com

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Danny Day 0402 316 039



Mary-Ann Slater 0407 983 898

From all of us at  
**OCEAN REALTY**

we would like to say a big **THANK YOU** for all your support and we would like to wish everyone a safe, happy and prosperous new year.



**61 Hutton Avenue, WYNNUM**

3 1 810sqm two titles



**101 Carlton Terrace, MANLY**

3 2 810sqm two titles



# Managing your investment – Lamonds Estate Agents

FROM SCOTT ANDERSON, LAMONDS ESTATE AGENTS

Lamond Estate Agents have been in Wynnum since 1952, selling homes, leasing commercial properties and managing residential investment properties – yes, we do it all!

Senior Property Manager, Gay Basile, joined the Lamonds team two years ago and has brought 20 years of property management experience with her to lead the property management team.

Gay understands that every property is different and finding the right tenant for the right property at the right price is the key to a happy property investor and happy tenants who will stay long term, pay rent on time and maintain your property to a good standard.

### LAMOND ESTATE AGENTS CAN:

1. Advise you of “value adding” improvements to minimise your tax and improve the rentability of the property;
2. Manage your property at a reasonable management fee, and if you have multiple properties, give you an excellent management fee price;
3. Follow up any outstanding rent to ensure rent is paid on time;
4. Ensure your property is rented at fair market value in a timely manner;
5. Ensure your property is well maintained and repairs and maintenance are carried out promptly;

6. Ensure compliance certificates are in place – most importantly for water, smoke alarms and pools;
7. Re-direct your council rates and water bills, landlord’s insurance etc. to Lamonds directly to pay from your rental income, and invoice tenants for water, so you don’t have to do a thing – this is a service that is included in your management fee and will ensure EOFY is smooth sailing for you;
8. Carry out regular routine inspections and provide a detailed report to you.

Are you provided with a comparative market analysis every lease renewal so that you are confident your property is giving you market return on your investment? Every lease renewal is an OPPORTUNITY to assess whether there is room for a rent increase, especially if the tenants vacate.

Gay is a passionate property manager, warm, friendly and down to earth, and she loves to share her knowledge and experience in the industry with others. If you’re looking for exceptional property management at the right price, you are invited to make contact and see what Gay can do for you.

Find out more  
contact Lamonds



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# Can you donate toys for kids this Christmas?

Each year Marc Sorrentino purchases and collect toys for the Salvos' Christmas Gift Appeal. These toys make Christmas a joyous occasion for children who would otherwise go without.

But how did it all begin?

"Ten years ago my then teenage daughter Monroe approached me with this idea of inviting her friends over to our house," explained Marc. "The plan was that we supplied dinner and in return her friends brought a toy that we would then give to the Salvation Army for underprivileged kids."

Monroe's initial idea has since become a Sorrentino family tradition that gains momentum each year.

"It was such a positive experience that it became a family tradition that just kept growing, from a boot full of toys to a car full, to a van full, and these days the Salvos' truck is required to pick up all the toys because it has become so big," said Marc.

"Sadly, despite the generosity of family, friends and the community, there will still be thousands of children of all ages who will be missed this year as Covid has seen more families struggle financially.

"So we are reaching out to our wonderful community to help us by donating a toy or two so more kids can participate in the joy of Christmas."

Marc welcomes anyone who would like to donate to drop into the Place Manly office at 75 Cambridge Parade with new, unwrapped toys prior to Sunday 12th of December at 12pm.

Marc would like to thank you in advance for your generosity.



Find out more contact Marc



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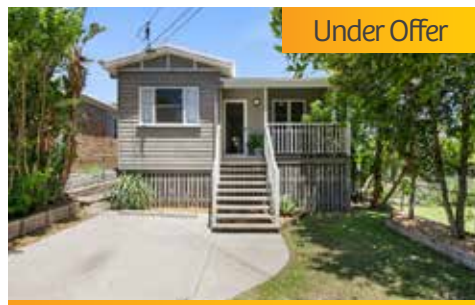
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# We'd love to have you as a volunteer

Find out more about  
Meals of Wheels



CONTRIBUTED BY WYNNUM AND MANLY DISTRICT MEALS ON WHEELS

**For the past 54 years Meals on Wheels have prepared fresh meals, Monday to Friday, plus fresh cook-chill and frozen meals for weekends.**

In May 2020, Wynnum and Manly District Meals on Wheels commenced operation from a modern kitchen capable of producing hundreds of hot, nutritious meals per day. In fact, last year the kitchen produced 33,000 meals!

The operation is driven by a wonderful group of volunteers, who are the backbone of the service, and deliver meals to those who are frail and aged, and younger people with disabilities.

"We do what we do best," said President Ken Edwards OAM.

"Our volunteers deliver much more than freshly prepared, nutritious home-style cooked meals. They provide a friendly smile, social interaction, and the

opportunity to check on a person's well-being. Our volunteers may be the only people the recipients see."

The Meals on Wheels kitchen, located at 880 Manly Road Wakerley, has an accredited five-star food service rating from the Brisbane City Council. The building houses an auditorium which can seat up to 160 people, and a welcoming volunteer lounge and kitchen. There are also training facilities and a boardroom equipped for teleconferencing.

Environmentally friendly, the building is equipped to harvest water (50,000 litres) and hosts a facility for charging electric vehicles. There's also 80 solar panels, soon to be backed up with nine batteries providing a total system size of 31.95 KWH.

If you'd like to volunteer, please visit <https://www.qmow.org/volunteers> to register your interest.



*Joanne and Tracey loading the eskys containing the precious cargo of nutritious meals for delivery.*



*Two fantastic volunteers, Allan and Trish, preparing to deliver meals. Photos: Supplied.*

# About Rosies – Friends on the Street

Find out more  
about Rosies



**Can you imagine what it would be like if no one had said your name or looked you in the eye in the last three months?**

Unfortunately this is something that many people who are homeless, at risk of homelessness, or socially isolated experience.

Since 1987, it has been Rosies' mission to ensure that no Queenslanders feel left out or disconnected from their community. Rosies aims to provide friendship and unconditional acceptance to those doing it tough with a warm smile and a hot drink.

Some of Rosies' patrons even equate connection and conversation to be as important as safe accommodation and food\*.

The stress that comes with homelessness or being at risk of homelessness also increases the risk of mental illness. You'd be surprised what a difference a simple chat and basic

hospitality can do to impact an individual's mental health and physical wellbeing. Through connection and friendship we aim to acknowledge human dignity, combat social isolation, and inspire increased self-reliance.

While Rosies currently operates 14 branches across Queensland comprised of more than 1300 volunteers, its home is right here in the local community with a head office operating out of a small building located on the Iona College campus.

Thanks to the dedicated team of volunteers, Rosies' outreach program runs somewhere in the state every single night of the year. Additionally Rosies provide support in the courts, youth detention centres and operates a robust school engagement program with 50 schools and some 1500 students and teachers.

To learn more or get involved please visit: <https://rosies.org.au/>

\*Source: Conversation between patron and Team leader, Emma Miller Place, Brisbane City 7 March 2021.

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# Local Trades & Services

Since The Community Leader's first issue, readers have asked for the inclusion of a local trades and services section.

To kick things off, we'd like to thank the local businesses that have committed to advertising in this section. If you'd like to promote your trade or service, prices start from \$145 plus GST\* per month, which includes a feature in our print and online version of The Community Leader.



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

## RECENT SALES

<b>Raine &amp; Home</b>	45/22-37 Dasyure Place, Wynnum West	\$449,000	3	2	1	n/a	12 Pine Street, Wynnum	\$1,910,000	5	3	2	405m <sup>2</sup>
	1 Glenpatrick Street, Manly	\$1,030,000	5	2	2	612m <sup>2</sup>	142 Carlton Terrace, Wynnum	\$2,525,000	4	1	2	1153m <sup>2</sup>
	21 Walnut Street, Wynnum	\$1,200,000	4	2	4	405m <sup>2</sup>	68 Wirra Street, Wynnum	\$835,000	4	2	2	450m <sup>2</sup>
	96 McFadden Street, Wynnum	\$865,000	2	1	2	739m <sup>2</sup>	109 Kingsley Terrace, Manly	\$1,425,000	4	2	2	405m <sup>2</sup>
<b>CENTURY 21</b> Adams & Costello	1/11 Trevally Crescent, Manly West	\$575,000	3	2.5	1	195m <sup>2</sup>	6/30 Edith Street, Wynnum	\$505,000	2	1	1	127m <sup>2</sup>
	35 Coralie Avenue, Wynnum West	\$1,000,000	3	1	1	810m <sup>2</sup>	90 Ferry Road, Thorneside	\$582,500	3	1	1	405m <sup>2</sup>
	1777 Oasis Close, Manly West	\$1,030,000	4	2.5	2	489m <sup>2</sup>	709 Esplanade, Lota	\$1,500,000	4	2	3	461m <sup>2</sup>
Place. <b>P</b>	174 Stratton Terrace, Manly	\$1,911,000	4	2	2	506m <sup>2</sup>	17 Allara Street, Manly	\$955,000	2	2	1	496m <sup>2</sup>
	55 Boswell Terrace, Manly	\$1,865,000	4	2	2	405m <sup>2</sup>	36 Oakely Street, Manly	1,200,000	4	2	1	599m <sup>2</sup>

## NEW LISTINGS

<b>Raine &amp; Home</b>	12 Pine Street, Wynnum	POA	5	3	2	405m <sup>2</sup>	775 Crawford Road, Wynnum West	\$399,000 +	2	1	2	n/a
<b>CENTURY 21</b> Adams & Costello	66 Shepherd Street, Wynnum	Offers Invited	2	1.5	3	612m <sup>2</sup>	6/88 Akonna Street, Wynnum	Offers Invited	2	1	1	120m <sup>2</sup>
	2 Picton Parade, Wynnum	FOR SALE	4	2	2	396m <sup>2</sup>	76 Joffre Street, Wynnum	FOR SALE	4	2	2	405m <sup>2</sup>
Place. <b>P</b>	11A Booran Street, Lota	FOR SALE	3	2	2	405m <sup>2</sup>						

## UPCOMING AUCTIONS

<b>Raine &amp; Home</b>	64 Crown Street, Wynnum	4 Dec – 9am	4	2	2	405m <sup>2</sup>	128 Raeburn St, Manly West	12 Dec – 2pm	3	2	2	607m <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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They are in the process of relocating their office from Gumdale to a prominent new position in Wynnum at 70 Bay Terrace in early 2022 and look forward to helping the local community and surrounds with any real estate needs.

They are a dedicated team of real estate professionals, offering unparalleled services for both sales and property management, with over 30 years' experience between them. Backed by the McGrath systems, branding and national network, clients can expect exceptional results with us.

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**Gaby McEwan**  
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0448 777 755

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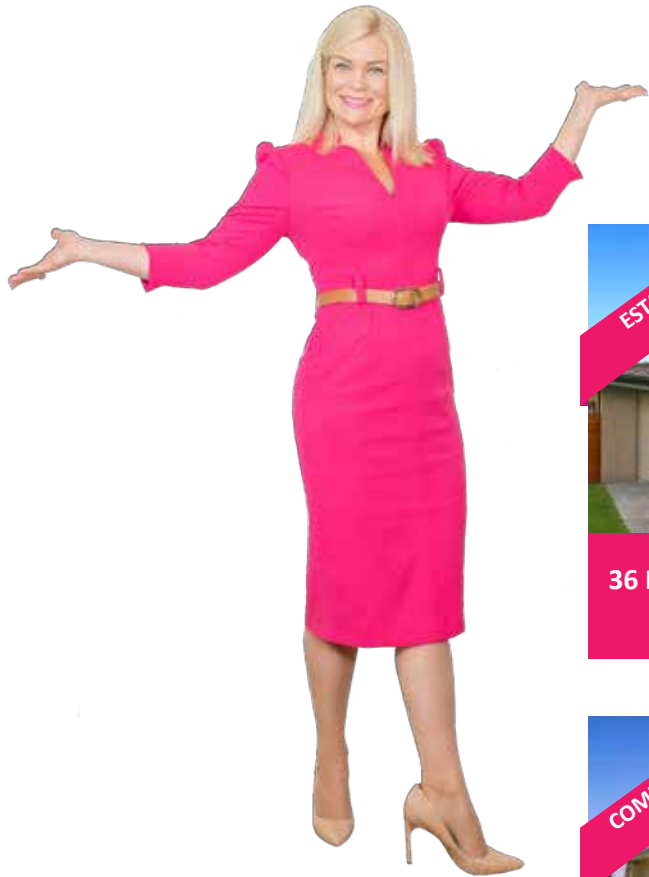
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\* 2021 sales to October

## Set your 2022 Property Plan with Keryn..call now!




**Check out these unbeaten 2021 PRICE RECORDS!**

**ESTATE PRICE RECORD**



**36 Higgs Circuit, Wynnum West**  
\$950,000 – SOLD May

**ESTATE PRICE RECORD\***



**\* Mirvac built home**  
**14 Torrens Crescent, Wakerley**  
"Mossvale on Manly"  
\$1,151,000 - SOLD August

**STREET PRICE RECORD**



**118 Torquay Crescent, Tingalpa**  
\$821,000 - SOLD October

**COMPLEX PRICE RECORD**



**Unit 5 "Hartigan Close"**  
Belmont  
\$760,000 - SOLD September

**SUBURB RECORD 2021**



**6 Lychee Place, Belmont**  
\$1,157,500 – SOLD September

**STREET PRICE RECORD**



**14 Sheringham Place, Tingalpa**  
\$1,105,000 – SOLD October

*Keryn Osgerby*

📞 0421 594 529

📱 KerynOsgerby

**LOCAL LISTINGS**

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

**UNDER CONTRACT**



**8 Ashcroft Close, Wakerley**  
🏠 4 🚗 2 🚿 2

**UNDER CONTRACT**



**19 Stega Place, Wynnum West**  
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**UNDER CONTRACT**



**21 Hemmant-Tingalpa Rd, Hemmant**  
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