



REAL ESTATE

NEWS & VIEWS



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FEBRUARY 2022

LOOKING FOR A LOCAL PROPERTY?



SORRENTINO
PROPERTY

THINKING ABOUT RENOVATING?

PAGE 07

SEE WHAT'S JUST LISTED FOR SALE AND RENT

PAGES 10-11

INTRODUCING SORRENTINO PROPERTY

PAGE 16

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

Real Estate News & Views is a monthly publication, home delivered to Wynnum, Wynnum West, Manly, Lota, Gumdale, Wakerley, Hemmant, Tingalpa, Murarrie, Capalaba, Birkdale 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 for consideration.

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Belmont Newsagent

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Fielders

GUMDALE

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MANLY

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MARCH BOOKINGS

- Advertising cut off 27th of February
- Distribution begins 9th to 14th of March to shopping centres and into homes.

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Contact 0421 786 302 for more information.

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506m² wide frontage block

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ARCHITECTURALLY DESIGNED

This lowset home with its central garden offers a unique lifestyle where the outdoors seamlessly blends with the interior creating lots of natural sunlight and extended living spaces while protecting you from the elements - it really is a triumph in design and liveability.

YOUR PRIVATE OASIS IN THE HEART OF MANLY

The term private oasis is often used, although rarely is it achieved, however from the moment you enter 130 Boswell Terrace, Manly you are immediately struck with the realisation that this home is nothing like you expected.

130 BOSWELL TERRACE, MANLY
4 BED, 2 BATH, 1 CAR, 506M²

MARC SORRENTINO

0488 886 272

sorrentinoproperty.com.au



The vision for Brisbane and how Wynnum/Manly will benefit

BY CHRIS VOTE, RAINE & HORNE WYNNUM

The Brisbane 2022 New World City Action Plan “aims to define the priorities that will drive the city’s economic growth for the next seven years and beyond. The economic priorities have been devised to drive job creation, city-shaping, quality of life, research and education expansion and continue the momentum toward achieving the existing targets set for 2031.”⁽¹⁾

The Plan also references to Brisbane’s growing economy, and states that “by 2031 the vision for Brisbane is to grow the Economy to \$217b, Jobs to 1.5 million and raise the per capita income to \$75k, in turn leveraging these assets to elevate Brisbane onto the world stage. Brisbane now sits alongside a select group of 24 cities that includes Barcelona, Miami, Calgary, Singapore, Tel Aviv, San Diego and Cape Town for example that all possess these ‘New World City attributes’”.

Reading further, we see that “Brisbane’s trajectory is trending the right way to achieve these ambitious benchmarks. Today, it is the 172nd biggest city in the world, but significantly, it sits inside the top 80 for globally linked economies. And since 2000, Brisbane is among the

top 30% of the world’s fastest growing cities, especially in terms of job creation. With the 2032 Olympic games only 10 years away, you can be sure there will be continued growth. Last year alone Queensland has seen 30,785 new residents arrive from other Australian states with approximately 50% settling in the Brisbane region. This trend is expected to continue with Brisbane rising on the global scene.”

What does this all mean for Wynnum/Manly?

The city is expanding and because of our amazing natural resource – Moreton Bay – we are one of a very few areas that offers water/bayside living in Brisbane and still in such close proximity to the CBD. We are a scarce resource! And what’s so great about being rare? We are desirable and always will be! This also means sustainability. We truly are blessed to live in such a beautiful area and it’s no wonder there are thousands of Brisbaneites and interstate buyers wanting their own piece of our market.

(1) Source: BRISBANE2022 NEW WORLD CITY ACTION PLAN. A full version is available at choosebrisbane.com.au/2022plan.



Raine & Horne®



5 Ernest Street, Manly

LIVE IN MANLY - Big Home & Pool - Walk to Village - Bring the Boat & the Cars

You will need to move quickly as Entry price into Manly is rising every week call Margaret to arrange your time to view 5 Ernest Street Manly, big family home, exceptional parking space, definitely special, ‘out of the box’ and prime location! I am delighted to present this home as it is truly exciting with all it has to offer inside and outside, will suit a growing family, combined with the best neighbours and everything possibly needed in surrounding Manly Bayside ... it is such a friendly place to live ... and so hard for current owners to leave but work and family in SA calls!! What is to love living here ... well absolutely everything ... and you can walk everywhere ... a true love story! ABSOLUTE PRIVACY – WONDERFULLY LIVEABLE – RIGHT IN THE HEART OF MANLY!!!



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

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



 3
  2
  3

20 Coolana Street, Lota

View Saturday open homes
Price Call Agent

Close to water, train and schools

- polished hardwood timber floors
- plentiful storage and linen cupboards
- 3 bedrooms with robes upstairs
- main bathroom and separate toilet
- modern up to date functional kitchen
- huge alfresco entertaining deck under roof
- retractable insect screens from living to deck
- sensational space downstairs, living or media
- kitchenette for family or guests

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au

 3
  2
  2

50/4 Lewis Place, Manly West

View By appointment
Price Offers over \$599,000

Tri-Level Townhouse - Convenient to Shops, School & Transport

- Top level has two bedrooms with built-in cupboards
- study/computer/sewing niche and main bathroom
- Middle level has master bedroom with ensuite and mirrored robes
- powder room for guests
- kitchen and open plan living & dining
- living opens to big deck
- Lower level offers potential to create extra bedroom or 2nd living room

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au



 1
  1

52/12 Carmichael Court, Wynnum West

View By appointment
Price Offers over \$99,000

Over 55s Only - Secure and Easy Living!

- Patio for private use
- Ceiling fan
- New upright electric oven
- Freshly painted interior
- Walk way to community dining and lounge/sitting/reading
- Close to new Goonda Pa Community Health Centre
- Close to Wynnum Plaza and bus stop

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au

Chris Vote
0433 411 540

chris.vote@wynnum.rh.com.au

Relax in your comfortably appointed unit and stroll the 3 acres of manicured gardens on offer.

 3
  2
  1

11 Tripcony Place, Wakerley

View By appointment
Price Offers over \$465,000

Coming soon contact Chris Vote on 0433 411 540 to discuss

- Calling all investors
- 4 minute drive to the Waterfront
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Thinking of renovating or building?

CONTRIBUTED BY THE QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

Your house is likely to be one of your biggest assets, so it makes sense to ensure any building or renovation work is done to an acceptable standard and stands the test of time.

The Queensland Building and Construction Commission (QBCC) is offering potential home owners and renovators a free online information session with practical information on what to look out for when considering a building or renovation project.

The webinar will help you understand what building or renovating involves, how to maintain and protect your property, and what to look for before considering building, buying, renovating or selling a house.

We will show you what to look out for if you decide to hire a contractor, or if you plan to do work yourself, as well as:

- what homeowners are responsible for when building or renovating
- the steps you need to take if your project goes in an unwanted direction
- information you should know about contracts
- and details on what home warranty insurance is and when you can access it.

Ensuring you use an appropriately licensed contractor for your project is an important consideration when building or renovating. In Queensland, all work valued at \$3,300 and over, along with specialist trade work (like plumbing and electrical work) of any value, must be done by an appropriately licensed contractor. We will give you useful tips on how you can choose wisely.

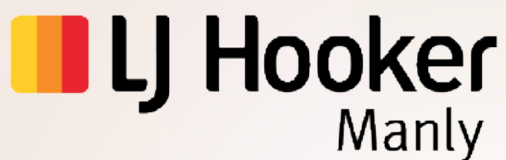
The session is on Monday 28 February 2022 from 6.00-6.40pm. Our host will guide you through a fact-filled presentation followed by a live question and answer session.

Register for this QBCC Home Owner Information Session online using the QR code in this article.



More information and useful tools for homeowners can be found on the homeowner tab at qbcc.qld.gov.au or by calling us on 139 333.

Scan to register for the Home Owner Information Session.



**Are you selling in the Bayside area?
Do you want to know what your
home is worth?**

Contact Liza Martinez today!



Liza Martinez



0408 111 840



lmartinez@ljhpropertycentre.com.au





Six warning signs that indicate it's time to replace your air conditioner

FROM FALLON SOLUTIONS

No one wants to think about their air conditioner breaking down in the middle of summer, but it's important to be prepared. If you're noticing any of the following signs, it might be time to replace your AC unit.

1. Your AC needs repairing often

If little things keep going wrong with the unit requiring regular visits from the aircon technician, it could be more cost-effective to replace the whole unit. A good quality new air conditioner will provide hassle-free cooling and heating for many years, plus it will be covered by the manufacturer's warranty for added peace of mind.

2. You have to constantly adjust the temperature in order to keep your home comfortable

When your air conditioner is constantly working to keep the temperature constant inside, it could be time for a new one.

3. The aircon is leaking water or refrigerant

Not only is this a sign that your AC may be in need of replacement, but it can also be dangerous to you and your family, as leaks can cause mould growth that can negatively impact the health of you and your family.

4. The unit is making strange noises

If your air conditioner is making strange noises, this could be a warning sign that the unit is about to break down.

5. The energy bills have been getting progressively higher

Not only will a new air conditioner help save money on your monthly bill, but it could also keep you healthier by removing pollen and other allergens from indoor spaces.

6. There's an odd smell coming from the aircon unit

If you're noticing an odd smell, this could be a sign that the coils are dirty or that there is mould growing inside the unit.



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Lower your carbon footprint and reduce your monthly energy bills to just \$7!

CONTRIBUTED BY SUSTAINABLE BRISBANE

In Brisbane, we're blessed with sunny weather all year round, which means in the summer months it becomes harder to turn away from the comfort and convenience of air conditioning, a dip in the pool, and many other luxuries we take for granted every day. These actions often come at a cost to the climate, emitting carbon into our atmosphere. In fact, Brisbane households currently create more than five million tonnes of carbon emissions each year or around 11.5 tonnes on average.

Brisbane City Council is supporting residents to reduce their household carbon emissions and save on bills through the Brisbane Carbon Challenge. Delivered in partnership with Brisbane Sustainability Agency, the Brisbane Carbon Challenge is an online carbon calculator where Brisbane residents can find out their household carbon emissions from home energy, transport and waste and learn tips for how to lower their emissions and save on bills.

Meet the Wood household

Marina and Adam Wood are homeowners living in Lota and at the start of 2021, they took the Brisbane Carbon

Challenge. The household recorded annual carbon emissions of 8.69 tonnes and want to reduce this by focussing mainly on emissions from home energy and waste.

The Woods have worked their way through a low-carbon 'action plan' using the tips and resources available online. During 2021, they have switched to a GreenPower energy plan, installed a solar system, upgraded to an energy efficient air conditioning unit, upgraded all light bulbs to LEDs, removed their second fridge, installed low flow showerheads, changed actions at home to reduce food waste, started composting food and garden waste at home.

They also used a home energy monitoring system to know when and where household energy was being used to help turn unnecessary lighting off as well as appliances that are not in use.

By taking all these simple actions at home, the Woods will reduce their household carbon emissions by an impressive 70% to just 2.6 tonnes! And not only this, they were also rewarded with an astonishing \$7 energy bill



in December, thanks to their solar system and change in energy consumption at home. In fact, this year the Woods built a pool in time for summer, took comfort from the December heat and still managed to pay less than two cups of coffee for energy!

If you want to lower your carbon footprint and save on bills, like the Woods, take the Brisbane Carbon Challenge today at: brisbanecarbonchallenge.com.au



Don't miss out!



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Head of Property Management • Manly



Nicholas Hayes

Belle Property Manly

☎ 0484 007 066

✉ Nicholas.hayes@belleproperty.com

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Wynnum

Tender Closing 2pm on Thursday 24th February

4 Besham Parade, Wynnum 4178

🏠 2 🚗 1 • House

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Wynnum

Auction

21 Wolsey Parade, Wynnum 4178

🏠 4 🚗 2 🚗 2 • House

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Wynnum West

Contact Agent

39 Foch Street, Wynnum West 4178

🏠 4 🚗 1 🚗 2 • House

Sash & Gable PROPERTY

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Manly West

Expressions of Interest

4, Mackenzie Street, Manly West, 4179

🏠 3 🚗 1 🚗 2 • House

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Wynnum

On-Site

91, Selina Street, Wynnum, 4178

🏠 3 🚗 2 • House

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Wynnum

\$1,088,000

73 Waterview Avenue, Wynnum 4178

🏠 3 🚗 2 🚗 3 • House

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Offers Over 1,225,000.00

61 Hutton Avenue, Wynnum 4178

🏠 3 🚗 2 • House

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\$1,520,000

27 Manly Road, Manly 4179

🏠 4 🚗 2 🚗 2 • House

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✉ danny@oceanrealty.com.au

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



Find out more by calling our Family Law Team today: **Wynnum** 3106 5600 **Brisbane CBD** 3225 5600 **Morningside** 3899 0722 **Carina** 3395 1800 dbl.com.au

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1 • 1 • Studio

Lota
offers \$890,000
20, Coolana Street, Lota, 4179
3 • 2 • 3 • House

Wynnum
\$950,000
64 Crown Street, Wynnum 4178
4 • 2 • House

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byron.freeborn@wynnum.rh.com.au

LJ Hooker

Manly West
\$1,165,000
20 Andes Street, Manly West 4179
4 • 2 • 2 • House

Wynnum
\$825,000
46 Tamaree Avenue, Wynnum 4178
3 • 1 • 2 • House

Manly West
Auction
19 MacKenzie Street, Manly West 4179
2 • 2 • 2 • House

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Publication Update

We have introduced a new section in the centre spread of The Community Leader and Real Estate News & Views.

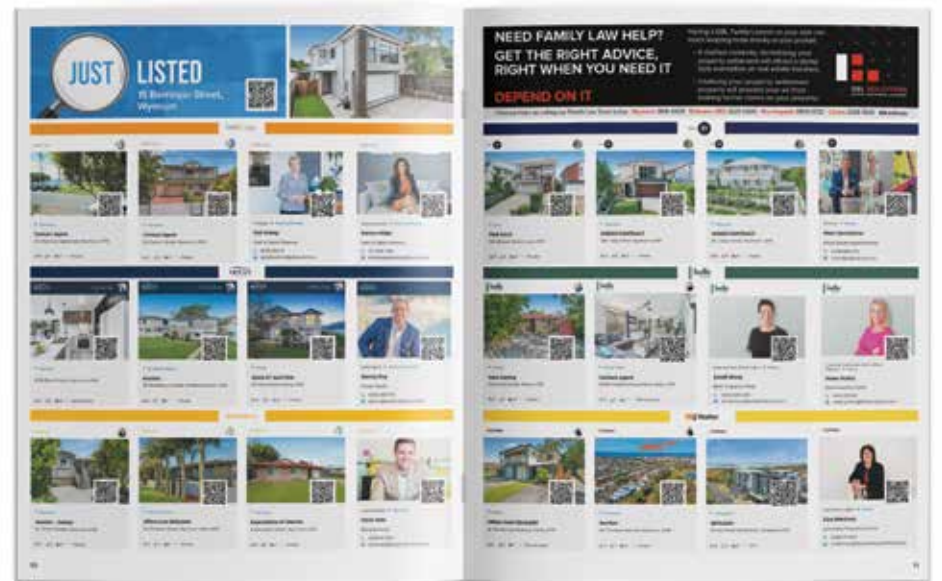
New Just Listed

The objective of the new section is to give you an opportunity to market your home to locals in an affordable way.

To help plan your campaign with your local agent, The Community Leader is distributed at the start of each month, and Real Estate News & Views is distributed in the middle of each month.

Just Listed is supported by a digital offering on The Community Leader website called Local Listings, where you can view videos, photos and find the contact details of each agent. Simply scan the QR codes and they will take you to each property.

Ask your agent for more information.





Why is Belmont real estate hot stuff?

FROM KERYN OSGERBY, SOLD PROPERTY GROUP

As 2021 ended, we saw the median price for homes in Belmont reach a handsome \$885,000, \$15,000 north of Brisbane's overall median house price*. This represents 22% price growth in 2021.

Last year, total home sales for the suburb were down by 11% on 2020, largely due to concerns over the continuing uncertainty of COVID-19*. This coupled with the strongest demand we've seen for the suburb has intensified property prices further.

The ferocity of the market is perfectly illustrated in these three properties in the one street, sold within 15 months. First, 19 Lychee Place sold in May 2020 for \$890,000. Not dissimilar, I sold 4 Lychee Place for \$980,000 in May 2021, and I then sold 6 Lychee Place with the addition of a pool, for \$1,157,000 in September 2021.

I anticipate December and January figures will reflect a continuing upward trend in prices, following the record volume of enquiry and buyers through open homes during this period. Over 100 buyers are attending open homes in the area with some properties achieving up to 10 written offers to purchase within just days on market. This means many buyers are repeatedly missing out.

Such an overflow of buyers will result in continued price growth for the foreseeable future, until there is a substantial increase in homes coming onto the market to absorb the demand.

So why is Belmont so popular? Firstly, it's just so convenient. The proximity benefits are exceptional – moments to the Gateway Motorway on-ramps, under 10 minutes' drive to Westfield Carindale, Wynnum and Manly esplanades, and 20 minutes from the CBD with multiple access routes should there be a traffic incident to avoid. Then there is the family friendly community. Belmont comprises 65% of family structure residents and a whopping nearly 80% owner occupied dwellings*. Couples generally purchase their first family home here, raise children and become empty nesters all in the same home before they consider downsizing. Often they don't want to leave the area that has been so convenient to them for so long.

The quiet streets, green leafy trees surrounding, plenty of parks and the ability to still have a back yard make this location ideal for bringing up children. The icing on the cake is local amenity – possibly Brisbane's best ciabatta bread can be found at Uncle Bob's Bakery, sensational fish and chips, plus Kiwi delicacies at Y'eaten Belmont, and a great spot to watch the local traffic go by over a cold one is the Belmont Tavern – all within walking distance from your front door.

If you'd like to find out the NEW 2022 market value of your Belmont property, pop down to our new Belmont Village office or call me on 0421 594 529.

*Source Core Logic RP Data Professional 2022



6 Lychee Place, Belmont: Sold \$1,157,500 September 2021.



4 Lychee Place, Belmont: Sold \$950,000 July 2021.



Can I install solar panels on asbestos?

ESP Projects' team is experienced in solar installation on asbestos roofs – in fact, Work Place Health and Safety have approved our method of drilling and we follow their PPE requirements with properly rated asbestos coveralls and face masks.

Starting with a free site inspection, we'll inspect your roof and advise if it's suitable for solar installation.

Provided your asbestos roof is in good condition, our team can install your solar system using professional protective PPE, drilling through silicone (which catches any fibres) to install the rail that holds the solar panels.

We believe that everyone has the right to solar, as long as it's safe to do so. We're surprised at the cost some homeowners are quoted for working on an asbestos roof – there is an extra cost, but it's not prohibitive, and we know what we are doing!

How about decramastic roofs?

ESP Projects also work on decramastic roofs, which require care and 'light' walking during installation. Following a free site inspection, we'll advise if your roof is suitable for a solar install. The cost is not prohibitive, and you can have solar power in no time with little extra cost.

ESP Projects' team are all employees, not contractors; they understand that your home is precious, and they know the value of looking after your home as if it was their own.

SERVICES

SOLAR SYSTEMS

- 10 year workmanship warranty
- Specialise in Asbestos and Decramastic roofs
- Supply & install Solar PV with or without batteries.
- Maintenance / Servicing
- Replacement of existing systems - All or part

ELECTRICAL SERVICES

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- New homes
- Renovations (large and small)
- New/upgrades:
 - Light points

- Power points
- Ceiling fans / lights
- Smoke alarms (new Legislation compliant)
- Switchboard / Subboards
- Safety checks

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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.

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RECENT SALES

Raine & Home	7/75 Crawford Rd, Wynnum West	\$399,000	2	1	2	Villa	1 Glenpatrick St, Manly West	\$1,030,000	5	2	2	612m ²
	6 Peranga St, Manly	\$1,080,000	4	3	2	330m ²						
SORRENTINO	6 Kitchener St, Wynnum	\$1.3m	4	3	2	405m ²	142 Singer St, Wynnum	\$952,000	4	2	2	N/A
	26 Oceana Tce, Manly - Land	\$1.75m	-	-	-	511m ²						
CENTURY 21 Adams & Costello	66 Shepherd St, Wynnum	\$892,500	2	1.5	2	612m ²	36 Louis St, Wynnum	\$1,235,000	4	2	2	400m ²
	6/88 Akonna St, Wynnum	\$565,000	2	1	1	120m ²	26 Randall Rd, Wynnum West	\$1,000,000	4	2	2	1,869m ²
	1/15 Fox St, Wynnum	\$556,000	2	2	1	116m ²						

NEW LISTINGS

Raine & Home	5/39-41 Ariel Ave, Kingston	\$399,000+	3	2	1	161m ²	16 Rossinton St, Birkdale	For sale	3	1	2	713m ²
	14 Rossinton St, Birkdale	\$725,000+	3	1	2	713m ²						
SORRENTINO	130 Boswell Tce, Manly	NA	4	2	1	506m ²	142 Singer St, Wynnum	NA	5	2	3	633m ²
	58 Oceana Tce, Manly	NA	4	2	6	405m ²						
CENTURY 21 Adams & Costello	82 Bride St, Wynnum	Offers Invited	3	1	1	N/A	109 Greencamp Rd, Wakerley	Offers Invited	5	3	7	N/A
	3 Radford Rd, Manly West	Offers Invited	4	3	2	N/A	86 Whitehall Ave, Birkdale	Offers Invited	5	3	6	N/A
	13 Chestnut St, Wynnum	Offers Invited	3	1	1	N/A	30/20 Federation St, Wynnum West	Express Sale	3	2	1	N/A

RECENT AUCTION RESULTS

Raine & Home	5 Ernest Street, Manly	P.I.	5	3	2	405m ²
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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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A buyer's guide to building and pest inspections

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

For many, buying a property is likely to be the most significant acquisition you'll make in a lifetime, so a crucial part of the buying process is conducting a building and pest inspection to ascertain the condition and integrity of the asset.

A building and pest inspection is generally designed to reveal the hidden bones of the building, looking at structural integrity, any renovation work and its structural soundness, as well as identifying any past or present pest and termite activity.

Commissioning a building and pest report is worthwhile due diligence and provides an important tool for both buyers and sellers.

MAKE IT A CONDITION

As a buyer proceeds through the steps of buying a property, it is highly recommended that any contract of sale is made subject to a building and pest inspection condition. Alternatively, a buyer may negotiate with a seller to conduct a building and pest inspection during the five-day statutory cooling off period. The key difference is that a buyer may be charged a penalty fee of 0.25% of the purchase price if they 'cool off' from the contract. It's also important to understand, where a contract is 'subject to' a building and pest inspection, a seller is not required to rectify any problems discovered and not all defects and problems will allow a buyer to terminate the contract. A building and pest inspection is important due diligence to understand the condition of the property and based on that information, a buyer, acting reasonably, can decide if they wish to continue with the purchase.

COMMISSION A PROFESSIONAL

When buyers visit an open home, unless they are a qualified building inspector it's unlikely they can spot the hidden structural issues and defects that may be present. That's why it is vital that a buyer investigates the condition of the

property thoroughly prior to purchase, by commissioning a licenced and qualified professional, to ensure that there are no expensive and unexpected problems connected with the property. Also in this busy market, it's wise to make sure you're aware of the time it takes to book in your preferred professional and receive their report to ensure you reflect this in your condition timeframe.

UNDERSTAND THE LIMITATIONS

It's important to note that building and pest reports can't cover absolutely everything and have various limitations – you'll often see that the number of exclusions in the report disclaimers can be lengthy. A licenced and qualified inspector will have professional indemnity insurance and can't provide advice outside of the scope outlined in their contract. If a particular item is outside of the report, they may make a recommendation to a third party such as their local council or a structural engineer for further feedback or a ruling.

GROUNDINGS FOR TERMINATION

Depending on the outcome of the inspection (and the specific contract terms), a building and pest report may provide the means to terminate the purchase should anything substantial and unsatisfactory be revealed.

Many people think it's possible to use this report as a reason to terminate the contract or negotiate a lower purchase price but it's not always that simple. For example, the standard building and pest special condition contained in the REIQ's standard residential property contract does not give an automatic right to terminate a contract – the buyer must act reasonably. This will depend on the age of the property, the extent of the problems identified and the costs associated with rectification.

Major structural issues or severe termite infestation are some examples where it may be reasonable to terminate, but discovering a defect that may only require minor



expenditure to repair may not be valid grounds for termination.

The purpose of the building and pest inspection is not to seek a sale price reduction or fund changes to the property after the contract has been signed. For example, as a buyer you can't seek a \$15,000 price reduction to fund a complete repainting of the house.

NEGOTIATE

Remember, even if you, as a buyer, discover a defect in the property, you can always seek to negotiate with the seller rather than terminating the contract. Talk to the real estate agent and your lawyer about your options so you can make an informed decision.



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Sorrentino Property: An exciting next step in the journey

BY MARC SORRENTINO

My journey towards becoming the Director of Sorrentino Property started unexpectedly 20 years ago. Other than an interest in buying and selling property, real estate hadn't crossed my mind as a career. But, I saw the value of exceptional customer service and I believed that it could be done so much better.


Five years ago I opened my office at 75 Cambridge Parade Manly, and from the start I wanted to add value to the street, hence I didn't just want an office – I wanted to provide an experience, so we added Le Bistro. I was told no one will ever buy coffee from a real estate office! I didn't listen to that; I researched the best coffee and five years on we have a very loyal client base. Despite increasing competition in the café space, Le Bistro's clientele keeps increasing, year in year out.

I'm excited to take the next step in my journey, beginning this month. On the 1st of February we became an independent boutique agency, and this gives us the opportunity to spend more time with customers and work collaboratively on marketing ideas to ensure everyone reaps the rewards of our perfectly tailored experience.

Premium service in a laid back atmosphere is our mantra, and we think you'll love the Sorrentino experience.

If you'd like to find out how I can do better for you, contact me at Sorrentino Property.






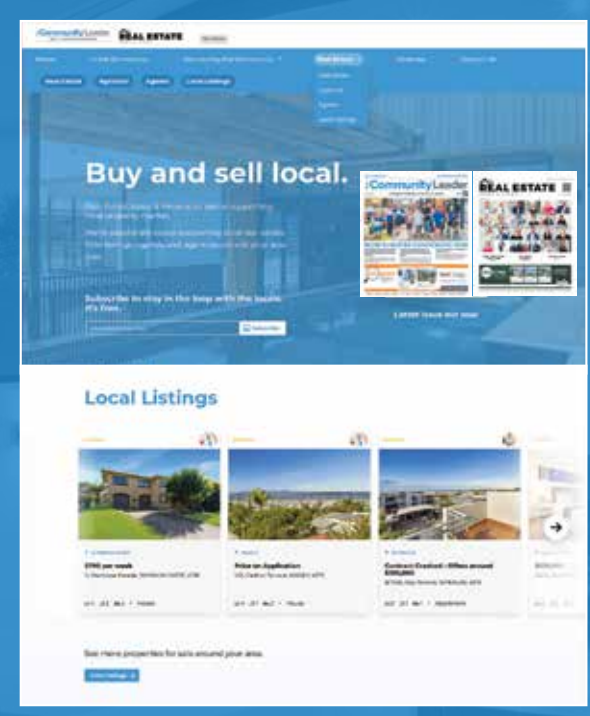
LOCAL LISTINGS

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.




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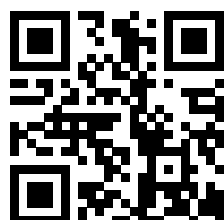
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Local Trades & Services

Since The Community Leader and Real Estate News & Views' first issues, 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 versions of The Community Leader and Real Estate News & Views.

* Call Rhonda on 0416 245 193 or email sales@market2market.com.au. Bookings are for a minimum of 6 issues paid monthly.



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Exciting news!

In March 2022, our office is relocating from Gumdale to the hub of Wynnum in Bay Terrace. We are looking for experienced agents, who are ready to take their career in real estate sales to the next level.

If you're looking to join a dynamic and results driven office, supported by the McGrath network, systems & training, we would love to hear from you.

Contact us:

Gaby McEwan | 0401 781 116 | gabymcewan@mcgrath.com.au

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