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New development offers lifestyle excellence for over 55s

CONTRIBUTED BY TS PROJECTS

Following the hugely successful Aquence Tower at Cleveland, multi-award-winning duo David Liddy and Martin Breslin have unveiled their newest development The Alcove, which is set to reinforce their reputation as the bayside's premier developers.

Located in the coastal suburb of Wynnum, 20km east of central Brisbane, the 15 luxury apartments at The Alcove aim to make a positive contribution to the life and lifestyle of their owners.

This superb bayside sanctuary reflects a commitment to contemporary, elegant design, delivering future-proof properties of exceptional desirability for the over-55 demographic. Emphasising leisure and convenience, each unit is designed with absolute comfort and functionality in mind.

Constructed to celebrate a connection with the water, The Alcove's apartments feature stylish coastal-themed interiors and private balconies with unparalleled bay and island views. Soaring ceilings and generous proportions allow the natural light and gorgeous sea breeze to fill the apartments. Those who love to entertain friends will benefit from the premium kitchen facilities, outdoor kitchens with bar fridges and built-in barbeques, and entertainer's balconies. Guests will be blown away by the views across the bay and over to the Moreton Bay Islands in the distance.

The Alcove is located within walking distance of all the shops, parks, and seafront amenities its locale has to offer. Wynnum is renowned for its thriving cosmopolitan feel,



cultural variety, and friendly community spirit.

Contact Tomas at TS Projects for more information about prices and available apartments. See more at thealcove.com.au/ or visit the on-site information centre at 39 Bay Terrace, Wynnum.

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No1 in Wynnum & Manly. 20 sold properties in 16 weeks.
List with the agent the buyers go to for real estate.

SORRENTINO **SOLD**
PROPERTY

EDGY & CONTEMPORARY

Architecturally designed, this edgy contemporary residence is situated on the 56m block of 100m² of land. It features a sleek modern design with high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

SLEEK MODERN TOUCHES

With a sleek modern design, this property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

A GREAT FAMILY SPACE

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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SORRENTINO **SOLD**
PROPERTY

AUCTION ONSITE
10M 23/04/2022

Positioned on an elevated 56m allotment just minutes from Wynnum Plaza and a variety of shops and dining options, this modern 4 bedroom family home is a true masterpiece. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

A 56M² BLOCK

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

MINUTES FROM EVERYWHERE

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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SORRENTINO **SOLD**
PROPERTY

BRAND NEW & READY TO MOVE IN

Free from flood and seawall, this amazing 4 bedroom family home is a true masterpiece. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

LIGHT & AIRY...

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

STYLISH HOME...

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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SORRENTINO **SOLD**
PROPERTY

STUNNING HARBOR VIEWS

With stunning harbor views and an unbeatable location, this is your chance to be part of an exclusive and luxurious enclave of Manly, surrounded by million dollar homes.

ONCE IN A LIFETIME OPPORTUNITY

to secure 271m² of prime 070 land in one of the first and tightest held locations in South East.

IMAGINE

Being protected every day by tranquil water, this property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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SORRENTINO **SOLD**
PROPERTY

ARCHITECTURALLY DESIGNED

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

CONTEMPORARY

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

AN UNBEATABLE LOCATION

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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SORRENTINO **SOLD**
PROPERTY

FAMILY-FRIENDLY

Positioned in the heart of Manly, this modern 4 bedroom family home is a true masterpiece. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

A RESIDENCE OF REFINED ELEGANCE AND LUXURY

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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SORRENTINO **SOLD**
PROPERTY

RARE OPPORTUNITY...

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

PALM SPRINGS INFLUENCED

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

APPEALS TO ENTERTAINING

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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SORRENTINO **SOLD**
PROPERTY

A COASTAL LIFESTYLE

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

AMAZING VIEW

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

CONTEMPORARY

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PROPERTY

Four bedrooms

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

BEAUTIFUL WATERVIEWS

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

COOLING BAY BREEZES

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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SORRENTINO **SOLD**
PROPERTY

VIEWS FOREVER

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

LUXURY ON OCEANFRONT

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

UNBEATABLE LOCATION

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SORRENTINO **SOLD**
PROPERTY

A REAL BEACH FEEL

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

LIGHT & AIRY...

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

IN A CENTRAL VIBRANT LOCATION

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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BRAND NEW & READY TO MOVE IN

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LIGHT & AIRY...

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TOWER I 105/48 BRIDE ST

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

PRIVATE INTERNAL ELEVATOR

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

RELAX & WATCH THE BOATS ON THE BAY

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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MAGNIFICENT...

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

WATCH THE KIDS IN THE POOL

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

CARRARA MARBLE

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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18 OCEANFRONT MANLY

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

734M² BLOCK WITH CAPTIVATING BAY VIEWS

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

TRUE DUAL LIVING

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50m² wide frontage block

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

Architecturally designed

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

YOUR PRIVATE OASIS IN THE HEART OF MANLY

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PROPERTY

SOPHISTICATED...

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

AMAZING VIEW

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

COSMOPOLITAN

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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COASTAL ELEGANCE...

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

FLAWLESS...

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

WHEN LOCATION MATTERS

This property is a true masterpiece. The interior features high quality finishes and a large outdoor area. The property is located in a prime location and is a must-see for anyone looking for a modern lifestyle.

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What to consider before renovating (PART 1)

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

Since the onset of the pandemic, we've experienced an extraordinary renovation boom. The number of loans and the amount of money spent on beautifying our homes has skyrocketed, perhaps in part because we've not been able to travel and we've been spending a lot more time at home.

As a result, the average household has about four years' worth of savings up their sleeve, and in many cases, these savings have been funneled into improving our lifestyle at home through property renovations. So, if you're thinking of undertaking a home renovation, this column will cover some key considerations to weigh up.

THE RISK OF OVERCAPITALISATION

The most important thing when planning your home renovation is to make sure you're not overcapitalising. Put simply, overcapitalisation happens when a renovation costs more than it 'makes back' in added value. It's very easy to get carried away when it comes to making improvements to our own homes – particularly if this is your potential 'forever home' rather than an investment property. However, either way, the right renovations can turn your house into a cash flow positive property or simply help you better enjoy living in your home.

Regardless of what kind of renovator you are, most of us would agree that it's best to avoid spending money on our property (whether it's the initial purchase, or spending money on improvements and renovations) that's not able to be recouped down the track if and when we eventually sell.

TIMING

The timing of your renovation is another key factor. At present, there's potentially an increased risk of

overcapitalisation as interest rates rise, the sales market stabilises, and the cost of building and labour rises. Not to mention that tradespeople are still in high demand and are therefore rare as hens' teeth at the moment, meaning you'll need to do your get your ducks lined up well in advance and consider having a contingency plan for materials or trades shortages. Given you'll potentially be paying top dollar for your renovation, you may want to consider, is now the right time for the type of renovation you want to undertake?

HOW MUCH IS TOO MUCH?

Start by setting your budget. The general rule of thumb that many still use, is that cosmetic renovations shouldn't cost more than 10% of the current market value of your home. For this, a good starting point is to seek advice from an REIQ-Accredited Agency. They can provide you with a current appraisal for your property as well as solid insights for where to concentrate your renovations. An agent can also provide information on median house prices and a comprehensive sales history for the locality of your property. To help back this up, local comparisons are a valuable guide too – that is, if you can buy a completed property in the area for equal or less than the combined current value of your property plus renovation costs, it's definitely not worth the investment if your intention is to sell in the near future. In this case, adding value to your home should be based on what the market is willing to pay which is why doing your due diligence and understanding the market at the time and where it might be headed is critical.

CONSIDER THE FUTURE BUYER

What else is important to take into consideration is your future buyer. Analyse what type of buyer your



neighbourhood attracts – is it young couples, families, local or interstate investors? Factors that influence their purchasing decisions differ, but what they do share in common include affordability accessibility and local amenities. And what they look for in a property also varies – from new builds on larger blocks through to established housing with the potential for 'flipping' or good investment returns, and affordable homes for first-time buyers. This will help target the price point you want to achieve with your home renovation, the investment you need to make, and the buyer pool looking for what you'll have to offer.

WHERE TO CONCENTRATE YOUR RENOVATIONS

Unfortunately, the cost of any improvements you make don't always automatically add to the value of your home and translate to a higher valuation. This brings me to the final question in the home renovation equation: Where to concentrate your renovations? To answer this, I need another column, so stay tuned for my next column where I'll tackle this question in detail.



**What's your home worth?
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For Sale



 3
  2
  3
View By appointment
Price Offers over \$1,750,000

24 Chestnut Street, Wynnum
Impeccable for Quality - Outstanding for Location


- Silky oak doors and windows
- Polished selected hardwood floors & wide Kwila stairs
- New Guinea Rosewood cabinetry to kitchen, bathrooms & laundry
- 2700mm ceilings upstairs & down
- Subterranean system replenishing barrier every 5 years
- Newly refurbished ducted air conditioning
- Temperature controlled wine cellar that holds approximately 2500 bottle...come & count for yourself!

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



For Sale



 3
  2
  2
View By appointment
Price Offers around \$1.6M

55 Armytage Street, Lota
Beautiful Privacy - Unique Design - Exclusive

- Architect designed home with unique features
- Louvre windows and handcrafted balustrading
- Private side entry for separate home business
- Ducted air conditioning
- Beautiful polished timber floors throughout living
- Functional kitchen - open plan with main living & dining
- Inner quiet reflection space for plants
- Second media/TV room on main level
- 2 double size bedrooms & study niche on main level

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



For Sale



 5
  3
  4
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Price Offers over \$1.2M

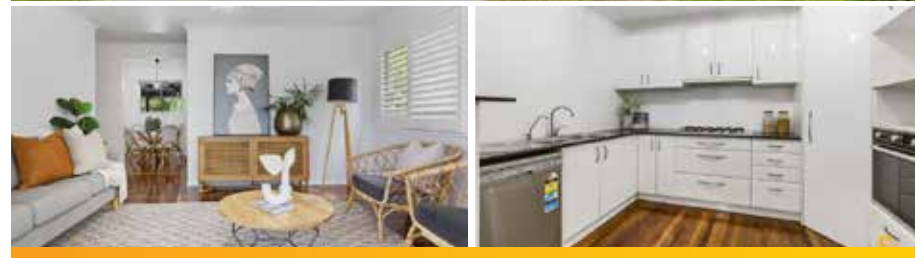
54 Drayton Terrace, Wynnum
Large Family Home with Integrated Dual Living!

- Media room (downstairs)
- 2 laundry spaces (upstairs & downstairs)
- Westinghouse & Fisher/Paykel appliances throughout
- 2 car lock-up (remote controlled automatic door)
- Manly school catchment
- Various school options
- Bamboo flooring throughout
- Abundance of storage
- Built circa 2012

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



For Sale



 3
  1
  4
View By appointment
Price Offers over \$899,000

55 Killarney Avenue, Manly West
Huge Potential on a Spacious Block - Side Access, 3 Bay Shed!

- Large 809m² block with 16.1 - meter frontage
- Tiled roof & chamferboard cladding
- Recently professionally polished hardwood frames & timber floorboards
- Freshly painted white walls
- Large entertaining deck
- 3-bay shed with power
- Under-house storage
- Flood free

Byron Freeborn
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PRICE: BY NEGOTIATION

1  1  1 



Mary-Ann Slater 0407 983 898

39 Bay Terrace Wynnum

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Sales Agent
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Queensland vacancy rates reach record lows

CONTRIBUTED BY THE REAL ESTATE INSTITUTE OF QUEENSLAND (REIQ)

Rental vacancy rates in Queensland have tightened to record lows in the first quarter of 2022 in more than half of the 50 Local Government Areas and sub regions reported on by the REIQ.

The REIQ's Residential Vacancy Report for the March 2022 quarter, released today, shows the Tablelands Region in Far North Queensland, and the Southern Downs Region along the boundary with New South Wales now top the tightest vacancy rates in the state at a miniscule 0.1%.

In regional areas such as South Burnett, Gympie and Goondiwindi, the vacancy rate has dwindled to a mere 0.2%, representing a ten-year low in each of these regions. Maryborough remained steady at 0.2% (with minimal improvement from the previous quarter at 0.1%).

Record, or equal record lows were reached this quarter in 28 of the 50 LGAs and sub regions in the report, and all but one (Redland's Bay Islands) were sitting at 1.5% or under - which is well within what the REIQ classifies as "tight" (0 – 2.5%), and far from "healthy" (2.6 – 3.5%).

Notably, Brisbane experienced the biggest drops, with Inner Brisbane's (0-5km) vacancy rate tumbling to 1.5%, Middle Brisbane (5-20km) falling to 0.9%, and Outer Brisbane also down to 0.6%. Combined, this resulted in Brisbane LGA vacancy rates slipping to 1.1% and Greater Brisbane going down to 0.7%.

REIQ CEO Antonia Mercorella said with the rental squeeze being experienced right across Queensland, now even depleting the vast rental stock in Inner Brisbane, it could signal a renewed interest in city living.

"While we continue to see regional markets gradually tightening, Brisbane's vacancy rates have taken a dramatic dive this quarter, especially when looking at the 0-5km Inner Brisbane ring," Ms Mercorella said.

"This drop could reflect the return of international students as well as hospitality and entertainment workers to the inner city, or simply prospective renters focusing their search in areas where the vacancy rate is healthier and they have more options and therefore better prospects.

"Queensland has also had a steep population boost from interstate migration, with those making the shift to the Sunshine State potentially deciding to start their life in the heart of the capital city.

"Yet another factor that's added to the squeeze on rental stock during this quarter is the February flooding disaster displacing people from their homes."

Ms Mercorella said with investors selling and the dominant purchasers being owner occupiers, more homes that were previously investment properties were effectively being removed from the rental market, shrinking an already scarce base of rental supply.

"With the second stage of rental reforms looming, the last thing we need right now in the midst of a rental crisis, is legislative reform which undermines investor confidence," she said.

"With record low vacancy rates, and 36% of our population renting their homes, we can't afford to reduce the appeal of investing in Queensland. That's why we'll continue to advocate for fair and balanced legislation that maintains a level playing field for both investors and tenants."

March 2022 Quarter Stats

Queensland Vacancy Rate: 0.7%

Tightest Vacancy Rates:

- 0.1% (tight) - Tablelands, Southern Downs
- 0.2% (tight) - Maryborough, South Burnett, Gympie, Goondiwindi

Highest Vacancy Rates:

- 2.8% (healthy) – Redland's Bay Islands
- 1.5% (tight) – Inner-ring Brisbane 0-5km

Biggest falls:

- -0.8% (down) - Inner Brisbane 0-5km (1.5%)
- -0.7% (down) - Brisbane LGA (1.1%)
- -0.4% (down) - Middle Brisbane 5-20km (0.9%), Central Highlands (0.7%)
- -0.3% (down) - Greater Brisbane (0.7%), Logan (0.7%), Lockyer Valley (0.5%)

Biggest rise:

- +0.3% (up) – Mount Isa (1.2%)

Record lows reached

The following 18 LGAs and sub regions reached record lows for the past decade:

- Brisbane LGA (1.1%)
- Middle Brisbane (0.9%)
- Greater Brisbane (0.7%)
- Outer Brisbane (0.6%)
- Ipswich (0.6%)
- Logan (0.7%)
- Moreton Bay (0.5%)
- Redcliffe (0.5%)
- Cairns (0.5%)
- Lockyer Valley (0.5%)
- Scenic Rim (0.5%)
- Caboolture (0.4%)
- Gold Coast (0.4%)
- Toowoomba (0.3%)
- Goondiwindi (0.2%)
- South Burnett (0.2%)
- Southern Downs (0.1%)
- Tablelands (0.1%)



Buying or selling?

Chris McKenna

0434 526 382

chris.mckenna@raywhite.com

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Keeping your assets safe and protecting against elder abuse

CONTRIBUTED BY THE PUBLIC TRUSTEE

In recent media it has been reported that a family has had to endure a five-year legal battle to protest a Will made under undue influence weeks before a family member's passing.

It has highlighted the importance of keeping your assets safe and putting safeguards in place to prevent elder abuse.

The Public Trustee and CEO, Samay Zhouand said that unfortunately, incidents like this do happen to older members of the community who are at risk of elder abuse.

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

Like any type of elder abuse, financial abuse can be devastating to the victims, but it is often harder to

recognise due to the nature of the relationships older Queenslanders may have with the perpetrators.

We have seen family members take advantage of mental illness, high stress situations and financial challenges to step in under the guise of protection of their parent or older person to take control of the person's finances.

"Having your affairs in order can help to protect you against financial abuse," Mr Zhouand said.

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

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



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

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



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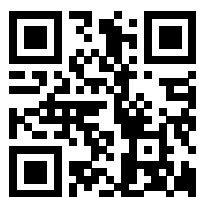
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**117 Molle Road,
Ransome**
5 beds 3 baths 7 cars

This charming and romantic homestead sits on an idyllic park-like 1.5 acre parcel of land across from Gumdale, in the heart of a premium and exclusive acreage enclave. This stunning retreat, offering peace and quiet luxury, has a thoughtful layout designed for a large and busy family, and will soothe your soul with glimpses of your park-like surrounds from each room.

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**53 Wickham Street,
Morningside**
3 beds 2 baths 2 cars

Exuding charm and timeless appeal, this immaculately presented Queenslander style home is designed for contemporary family living. It commands an elevated block in a peaceful neighbourhood, close to shops and zoned for the prestige Seven Hills State School.

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**141 Boston Road,
Belmont**
10,800m² / 2.66 acres

Convenience, tranquility and imagination are the three ingredients you will need here to make your acreage retreat a reality. This stunning block of land offers you a blank canvas to create your own masterpiece. Near level, with a huge cleared home pad available, the opportunities to build exactly what you want are endless.

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