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Brand new luxury bayside apartments

FROM SPACE PROJECTS

A new apartment project is attracting serious attention in Berrima Street, Wynnum. The Moreton comprises 28 two and three bedroom apartments – many with glorious water views. It showcases spacious, seamless, single-level living, crowned by an expansive rooftop terrace for the pleasure of residents and friends. The Moreton is the third project developed in the Wynnum Manly area by Criterion Property Group.

Director Craig Williamson pinpoints the key advantages of The Moreton. “Several years ago we identified the bayside’s appeal as a lifestyle destination, including its excellent connectivity: 30 minutes by train to central Brisbane, easy access to the airport and the port, and the blue waters of Moreton Bay.

“The last census confirmed our expectations with a younger, more skilled and higher paid population moving into the area and changing the face of this established suburb. With this property prices began an upswing. As just one example, properties in our last project in Bay Terrace have risen by around 25% since completion last year. Overall, both sales volumes and prices have increased significantly in Wynnum. Last year the median sale price of apartments here increased by 15%, making it one of the best-performing suburbs across Brisbane’s bayside.

“At The Moreton we’ve responded to what we have found people want in a luxury apartment – house-like proportions, a light and breezy layout that flows out onto large balconies, large functional kitchens with premium Miele appliances and plentiful storage options.”

Pricing at The Moreton offers exceptional value for money with two and three bedroom apartments from \$849,000.



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How's the property market, stat?

BY BYRON FREEBORN, RAINE & HORNE WYNNUM

To start with, the good news is there is a pulse. Patient alive, check! Properties are selling, and deals are getting done. Has the market dropped overall? Yes. Has it dropped to a level that still takes in the juicy gains we experienced over the last 18 months? Undoubtedly. Have we hit a support level? Most likely, notwithstanding any seismic economic shifts in the near to medium future.

As we head into the home stretch of the year, we are seeing an increase in activity – not on all properties and not on all property types/price points – but for most well-priced, neat homes, there are buyers.

This time of year traditionally sees a ramp-up of buyers making decisions; they want to sign off and be in their new home by Christmas. They want to be ready for the new school term or job relocation in the new year.

There are also those investors whose goal was to purchase a first investment property this year, realising they may need to get a wriggle on before the year ends.

We saw a dampening of the buyer spirit from April to August, with some exceptions. This was due to a myriad of causes, ranging from the Federal election, proposed Land Tax changes, the natural cooling off from a heated period, global murmurs of recession, and interest rate hikes, all underpinned by elevated debt levels.

It was the “big wait” – a case of buyers wanting to wait and see. Most buyers that had continued to wait and see saw that interest rates continued to rise, their borrowing capacity shrunk, and property prices were not dropping as much as they'd hoped. During these fallow months, there has been a latent build-up of buyers. How these buyers affect the overall market will be revealed as natural buyer demand needs to be met.

Recent conversations with investors this week have shown they feel now is the right time to pick up a reasonably priced property to be in a prime position for the 2032 Olympics.




Under Offer

42 Ingleston Street, Wynnum

4 2 3

Spacious Home, Ready to Move into!

- Guest/office room
- Multi-use area downstairs
- Freshly painted white walls
- Bar area downstairs
- Patio surrounded by a lush lawn
- Outdoor spa




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



Sold & Congratulations

17 Hartland Street, Manly West

3 1 1

Picturesque Home on an Elevated 607m2 Block!

- Surrounded by a large yard, allowing plenty of natural light
- Beautiful timber floorboards
- Stand-alone studio out the back
- Built in wardrobes




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



Sold & Congratulations

4/4 Lewis Place, Manly West

4 2 2

Modern Townhouse with Park Views!

- Modern gourmet kitchen with stone counter tops and island bench
- Air-conditioning and ceiling fans
- Study nook
- Remote tandem car garage




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



Sold & Congratulations

37 Leadale Street, Wynnum West

3 1 1

A Humble Property, Ready to Become Your Dream Home

- Expansive space for storage below
- Lush yard that surrounds the house
- Beautiful front porch
- Solid hardwood timber frame




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



For Sale

4 2 4

28 Burringbar Street, Hemmant

View By appointment or advertised open home
Price Make an offer

Quiet, Private & Relaxing - Everyone's Dream Home

- Private jetty to Bulimba Creek
- Two storey brick & colorbond home
- All walls & roof insulated
- Main bedroom soundproofed
- Built 2010 by Fresh Homes - 25 year guarantee
- Double garage plus double carport with sails
- 3000 litre rain water tank
- Long games room with wet bar connects shed & pool

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au



For Sale

405m2 1

83 Melville Terrace, Wynnum

View By appointment or advertised open home
Price Make an offer

Land with Unsurpassed Panoramic Bay Views

- Walk to waterfront and Manly Village and train
- Elevated 405m2 - 10m x 40m land
- North Easterly aspect - two street access
- Manly State Primary catchment
- Moor your boat at RQYS marinas
- Design your new home with Bay views from 2 upper levels
- 16 minute drive to Airport
- Survey plan available

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au



For Sale

3 1 4

14 Carbethon Street, Manly

View By appointment or advertised open home
Price \$899,000

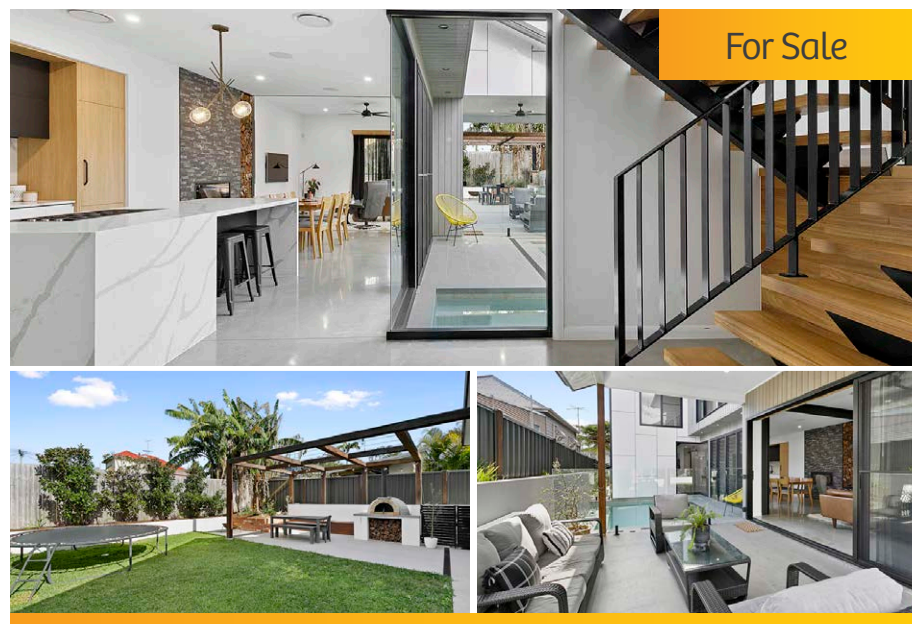
Manly Manly Manly!!! And SO Much More!!!

- Walk to Wynnum/Manly waterfront - Less than 1km
- Walk to bus stop and Manly train station
- Approx. 19km to Brisbane CBD or 40mins on train
- Manly state & Wynnum state high school catchment
- Walk to IGA, Manly Village, local restaurants and cafes
- 6kw solar system
- Big shed (powered) with side access
- Landscaped gardens and yard

Chris Vote
0433 411 540

chris.vote@wynnum.rh.com.au

Wynnum | Manly (07) 3348 7555
183 Bay Terrace, Wynnum
rh.com.au/wynnum



For Sale

5 3 3

28 Pine Street, Wynnum

View By appointment or advertised open home
Price \$1.9m +

Architecturally Stunning - Ready to Move in!

- Solar heated pool with water feature
- Two separate living areas
- Walk-in linen room
- Ducted air-conditioning
- Ducted vacuum
- 6.5kw solar power system
- Indoor wood fireplace
- Built in pizza oven outdoors

Byron Freeborn
0416 967 802

byron.freeborn@wynnum.rh.com.au

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39 Bay Terrace Wynnum



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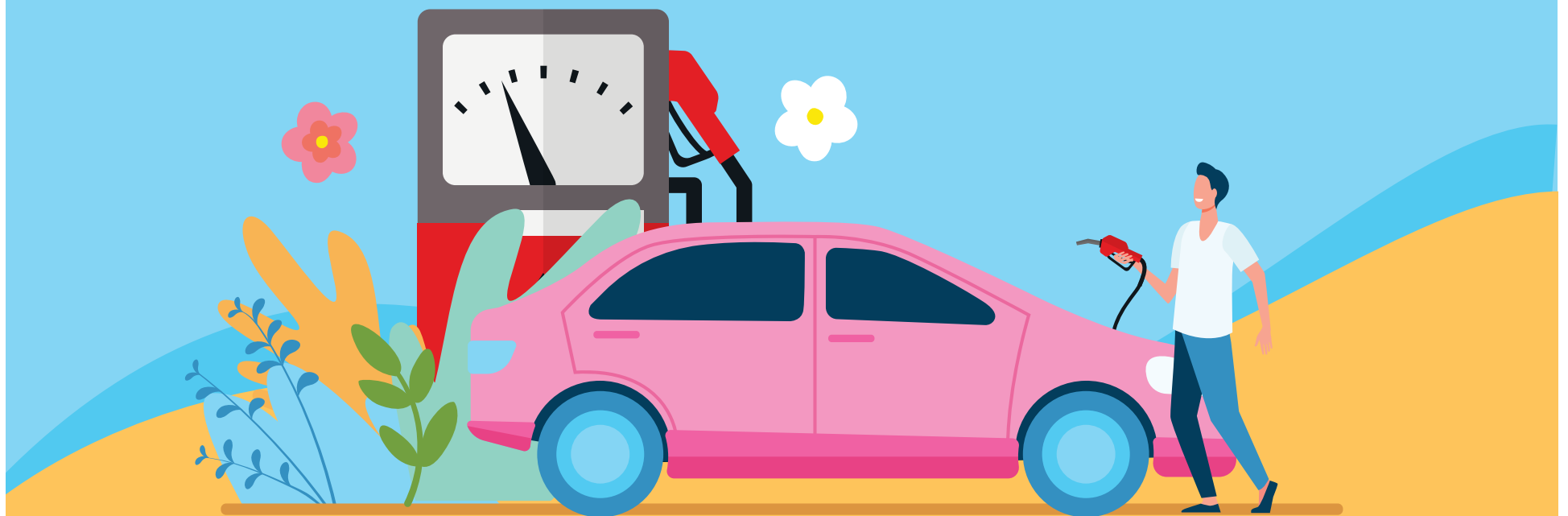
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The Moreton

WYNNUM

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- Brilliantly functional and elegantly modern, kitchens include Miele appliances
- Designed so that each resident has a corner apartment to ensure they are light filled and optimise the outlooks
- Central location means everything you need is only an easy walk away including Moreton Bay foreshore



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SPACEPROJECTS



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130 West Ave, Wynnum 4 2 2 473sqm



16 Coolview St, Manly West 4 2 2 738sqm



12 Irvine Pl, Wynnum West 3 2 3 796sqm



151 Manly Rd, Manly West 3 1 2 1463sqm



2/1 Wills Ln, Capalaba 2 1 1 1463sqm



32 Violet St, Wynnum 2 2 2 405sqm

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27 Jacaranda St, Wynnum West



33/4 Lewis Pl, Manly West



46 Barbara St, Manly West

“Ocean Realty offers the most modern up-to-date rental systems in the market and delivers first-class customer service.”



The Alcove is coming soon to Bay Terrace, Wynnum

FROM TS PROJECTS

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

Located in the thriving heart of Wynnum, the 15 oversized apartments at The Alcove set a new benchmark in luxury living.

This superb bayside sanctuary reflects a commitment to contemporary elegant design and is specifically designed to provide future-proof properties of exceptional desirability for the over-55 owner occupier demographic.

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 ample natural light and 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 barbecues, and entertainer's balconies. Guest 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.

Several apartments have now sold and a builder has been appointed to start construction in November, but a selection of fantastic opportunities still exist to secure your future in this exclusive development.

Contact Tomas at TS Projects for more information about prices an available apartments. See more at thealcove.com.au or visit the new site information centre at 35 Bay Terrace, Wynnum.



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Rates return market to pre-COVID conditions, says REIQ

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

The Real Estate Institute of Queensland (REIQ) says the Reserve Bank of Australia's (RBA) decision to raise the interest rate by 25 basis points represented a nine-year high of 2.60%, returning the market to pre-COVID conditions.

REIQ CEO Antonia Mercorella said the latest Australian Bureau of Statistic (ABS) lending figures indicate that in Queensland, the number of loans commitments, average loan size, and the number of first home buyers have remained relatively stable in August 2022.

"Following APRA's lending buffer increase, there's been a downward trend in the number of loans for both owner occupiers and investors of around 20%," Ms Mercorella said.

"First home buyer activity and overall owner occupier levels have returned to pre-COVID levels, and we're seeing these stabilise.

"This indicates that the APRA's increased lending buffer has done its job and is potentially now acting as more of a hindrance, especially given the current rental crisis where we need more investors to put rentals on the market."

Ms Mercorella encouraged loan holders to shop around banks for the best rate.

"With the volume of loans falling, banks are increasingly motivated to attract and recruit new customers, so we'd encourage people to speak to their bank about what rate they can offer, and shop around for the best rate."

Ms Mercorella acknowledged that with six consecutive rises now, mortgage holders who borrowed up to their maximum capacity would be hurting.



"We are seeing the RBA acting in quite an aggressive fashion with one rise after another in quick succession and that's taken many of mortgage holders by surprise, given we've been become accustomed to historically low interest rates," Ms Mercorella.

"While many of those mortgage holders would have been assessed with the buffer test required by APRA, it will certainly start to bite those who have borrowed to their maximum."

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