



REAL ESTATE

NEWS & VIEWS

dibble
Locksmiths & Security



CALL 3245 6999

www.dibblelocksmiths.com.au



Raine&Horne.

THE PROPERTY MARKET

CUT THROUGH

the noise

Contact The Gill Team



Travis Gill 0407 124 733 | Liza Martinez 0408 111 840 | Ludwig Ehrke 0427 644 422

Could a mould outbreak in your aircon affect your health this winter?

CONTRIBUTED BY FALLON SOLUTIONS

What if the air you're breathing in your home, on a day-to-day basis, is contaminated? If your air conditioner hasn't been cleaned in a while and you turn it on, there is a risk of it spewing mould spores and bacteria into the air, and your lungs.

To ensure you and your family are breathing in healthy indoor air, we recommend getting your air conditioner cleaned regularly.

WHY IS A MOULD OUTBREAK IN YOUR AIRCON SUCH AN ISSUE?

Mould problems often go unnoticed as it frequently grows in out-of-the way, dark, and damp areas of your home. Mould growth and the resulting airborne mould spores can lead to ongoing health issues. The interior of your air conditioner indoor unit is the perfect dark, damp, and warm environment for mould to flourish unchecked. With only limited sections of the unit easily accessible to general users, such as some filters or the fan louvre, to remove this mould build up properly the system will require a professional air conditioner clean.

HOW DO I CLEAN MOULD FROM MY AIR CONDITIONER?

You can easily clean the external surfaces of the wall unit as well as the removable filter and louvres. However, your air conditioning technician will be able to carry out a more comprehensive cleaning service. They can safely get to, and thoroughly de-mould, deeper inside the system, getting to all the nooks and crannies in and around the electrical components of the unit.

It's important to note that by accessing the internal areas of your aircon yourself you can risk voiding your air conditioner warranty and causing other issues. Best to leave this to the licenced professionals.

Don't delay booking that air conditioning clean to protect your family or staff this winter.



CELEBRATING 4 YEARS IN BUSINESS



We are celebrating our
fourth year in business

Thank you to our incredible Landlords, Tenants, Business Associates, Family & Friends for your continued support.

Armando, Tammy, Brigitte & Eleni



VITALE & CO
PROPERTY MANAGEMENT SERVICES

Join Our Growing List Of Contented Landlords & Experience The Difference

3/99 Cambridge Parade Manly | P:07 3348 5861 | M:0407 000 153 | E:rentals@vitaleco.com.au | vitaleco.com.au

NO ONE SELLS MORE IN MANLY THAN **SORRENTINO** PROPERTY



MARC SORRENTINO

0488 886 272
marc@sorrentinoproperty.com.au
sorrentinoproperty.com.au



Powered by **UrbanX**



For Sale



4 2 2

32 Alkoomie Street, Wynnum

View By Appointment
Price Make an offer

Gracious & Spacious - 923sqm Land - Room for Motorhome & Boat

- Hamptons style 2 storey family home
- Front deck upstairs and back deck downstairs
- 923sqm land with gate and side access to rear
- 14.8m x 7m Ranbuild double shed plus workshop
- 4th toilet and hand sink to workshop/garage
- Double carport at rear plus side carport to home
- 20 solar panels • 2 x rainwater tanks

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au



For Sale



6 2 2

41 Shepherd Street, Wynnum

View By appointment
Price Auction
12pm, 15 April

Refreshingly Different - Sparkling Pool - Ideal Location

- 3 bedrooms up & 3 bedrooms down
- Walk-in robes in 4 bedrooms and built-in robes in 2
- Ensuite with oval bath & twin vanities
- Main bathroom downstairs + Powder up
- Sunroom or study opens to front deck
- Expansive living & dining upstairs
- High ceilings & polished timber floors
- Kitchen opens to alfresco deck & BBQ

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au



For Sale



3 2 1

19/81 Network Drive, Wynnum West

View Contact agent
Price Offers Over \$575,000

Renovated Townhouse in Quiet Complex - Ready to move in!

- Open plan kitchen/living/dining area with air conditioning in living room.
- Ceiling fans through-out.
- Master bedroom includes ensuite, split air-conditioning.
- New oak timber flooring downstairs
- Renovated modern kitchen, new light fittings, blinds and paintwork
- Lovely alfresco area and small yard with lawn, garden beds and garden shed.

Byron Freeborn
0416 967 802

byron.freeborn@wynnum.rh.com.au

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



For Sale



2 2 2

1203/90 Berrima Street, Wynnum

View Contact agent
Price \$795,000

DOG FRIENDLY & OWNER SAYS SELL - HUGE DECK 100m2

- Private entry foyer
- 2 spacious bedrooms with built-in robes
- Ensuite to bedroom 1 & main bathroom
- Open plan dining and living room open so front balcony
- Kitchen with dishwasher & stone benchtops
- Built-in laundry cupboard
- NBN, air conditioned and fans

Margaret Vote
0411 521 747

margaret.vote@wynnum.rh.com.au

Raine & Horne®



2022 State and National Awards

Wynnum Manly Office

#1 Local Community Excellence - Residential
#1 National Community Excellence



Byron Freeborn

Chairman's Club Salesperson Gold
#5 Top Residential Sales person dollar value
(#1 in Brisbane)



Margaret Vote

Chairman's Club Salesperson Silver
#8 Top Residential Sales person dollar value





LJ Hooker Property Centre *Welcomes Gail Gobey*

LJ Hooker Property Centre is very pleased to welcome a Bayside powerhouse – Gail Gobey.

Gail has been the owner of the successful Sash & Gable Property for 7 years, with a career spanning nearly 14 years in the Wynnum area - her experience and service is arguably the best in the business.

Through her decades of experience in real estate, marketing, and event management, Gail knows that establishing genuine, supportive relationships is key to offering clients a stress-free experience and she welcomes the chance to offer her expertise and support to all clients: past, present and future.

By merging with Australia's top RateMyAgent agency for the last 4 years, and the largest LJ Hooker office, Gail is provided with the ability to take her real estate journey to another level.

Gail will continue to provide her star quality service at her Wynnum office located at 113A Edith St, Wynnum QLD 4178. We look forward to working with Gail and supporting her to achieve her goals.

Welcome Gail Gobey!

Gail Gobey *Licensed Real Estate Agent*  **0439 584 111**  **ggobey@ljhpc.com.au**

8 Nairana St, Manly West

CITY VIEW | EXCLUSIVE LAND OPPORTUNITY



480m² • 15m frontage



155 Cambridge Pde, Manly

Unrivalled. Hampton's style in prestigious Manly location.



5  4  2 



7 Grattan Tce, Wynnum

Gorgeous Queenslander just metres from the Wynnum Foreshore



4  2  1 



6 Peranga St, Manly

Outstanding opportunity. Ocean Views.



4  3  2 



Thinking of Selling?

At Ocean Realty we pride ourselves on getting to know every client personally to give them the very highest level of individual attention.

Every client and customer are a vital part of our business... and that is your guarantee of the unrivalled personal service that can only be delivered by a **boutique, family owned and operated real estate agency.**

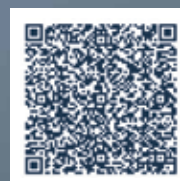
Contact Danny Day today | 0402 316 039 | danny@oceanrealty.com.au



ARE YOU GETTING THE MOST FROM YOUR INVESTMENT PROPERTY?

Depreciation is essential for helping you increase cash flow. With tax time nearly upon us, BMT Tax Depreciation is offering our clients a reduced fee of \$715 on residential tax depreciation schedules.

Scan the QR code to receive your unique discount code or contact Nicole Garnham on 0456 568 667 or nicole@oceanrealty.com.au for more information on how Ocean Realty can help you with your investment property.





Your award winning Belle Property team is expanding & we have moved house!

New location same great quality service. You can find our Sales Team at **14/188 Stratton Terrace, Manly** & our Property Management Team at **402/182 Bay Terrace, Wynnum.**

Belle Property Manly Rentals
402/182 Bay Terrace, Wynnum Qld 4178
07 3396 5066

Belle Property Manly Sales Suite
14/188 Stratton Tce, Manly Qld 4179
07 3396 5066



belleproperty.com/manlyqld

Integrity • Trust • Loyalty

CURRENT PROPERTIES FOR SALE



241 Wynnum Esplanade, Wynnum
Contact Agent



90 Alastair Street, Lota
Contact Agent



178 Mountjoy Terrace, Manly
Contact Agent



56 Macdonald Street, Lota
Contact Agent

SOLD



26 Saunders Place, Wynnum



140 Mountjoy Terrace, Manly



149 Kingsley Terrace, Manly



19 Arnold Street, Manly



David Lazarus
0414 723 531
14/188 Stratton Terrace,
Manly Qld 4179



Belle Property Manly Rentals 07 3396 5066
402/182 Bay Terrace, Wynnum Qld 4178

Belle Property Manly Sales Suite 07 3396 5066
14/188 Stratton Tce, Manly Qld 4179

belleproperty.com/manlyqld

39 Bay Terrace Wynnum
www.thealcove.com.au



A Milestone moment with the Sod Turning 2 March
Developers Martin Breslin and David Liddy
together with David Huskisson and Ben Holley from
Constructions Group are proud to bring you Elevated
Luxury Living in Wynnum



THE CONSTRUCTION IS NOW ON FULL SPEED AHEAD !!
BE QUICK > ONLY 1 LUXE PENTHOUSE LEFT!

PHONE OR EMAIL TOMAS ON 0416 099 361 /
TOMAS@TSPROJECTS.COM.AU
FOR MORE INFORMATION OR TO ARRANGE
YOUR PRIVATE APPOINTMENT



Time for a broader approach to fight inflation

CONTRIBUTED BY THE REAL ESTATE INSTITUTE OF QLD

In yet another blow to borrowers, the RBA rose the cash rate by 25 basis points from 3.35% to 3.6%, in the tenth interest rate rise since May 2022 – an approach the REIQ says is putting a serious dent in confidence.

REIQ CEO Antonia Mercorella said, “While we were forewarned that we would see another cash rate rise, it’s concerning that it is happening at such a rapid-fire pace with ten out of ten consecutive rises and little impact to inflation.

“You’ve got to be wondering when the RBA might stop and think whether this approach is still the right course of action, because while they are aiming to reduce inflation via these consistent rate hikes, it’s clearly not working.”

Ms Mercorella noted the RBA had stated

inflation was largely being driven by supply side matters.

“Energy costs, lack of new land supply and natural disaster impacts are all large contributors to inflation,” she said. “Interest rate increases do nothing to address the cost-of-living crisis that these factors are driving.

“It cannot be left to mortgage holders to do all the heavy lifting to fix our economic woes.

“It’s time for all levels of government to address the productivity constraints on the economy that are actually meaningfully driving inflation. New roads, dams, increased land supply and natural-disaster proofing key infrastructure all need to be addressed urgently,” Ms Mercorella said.

By investing in infrastructure this will reduce

the cost of doing business and therefore help moderate inflation growth,

Ms Mercorella acknowledged the pain being felt by mortgage holders.

“Around 80% of Australian mortgage holders have variable loans, which is one of the highest percentages in the world. As a result, our economy is particularly susceptible to rate increases.”

But Ms Mercorella warned that mortgage holders weren’t the only people who would be affected by the RBA’s action, noting that there are much broader implications for all of us.

“There’s no doubt that mortgage holders will feel a direct impact. But it’s important to understand that increasing interest rates have an impact on all of us. Whether you are a renter or running a business, we’re

all going to feel the pain of these continual interest rate hikes.

“The number of first home buyers taking out loans in Queensland in January was the lowest in a decade, highlighting the difficulty that this group is now having entering the market. Meanwhile, loans for owner occupiers were below pre-COVID levels, highlighting the negative impact the messaging around rate increases is having on both buyers and sellers alike.”

Ms Mercorella said that “while the conduct of the RBA has justifiably provoked the ire of the community, the reality is that the RBA can only act within the constrained limits of its charter and its objectives”.

“It’s time for governments to step up and play their role to address the issues the RBA is grappling with.”

Your trusted local trade specialists servicing SEQ since 1962

We can be there today!



PRODUCT REVIEW WINNER
2021-22 AWARDS
COM.AU
PLUMBERS BRISBANE & QLD



PRODUCT REVIEW WINNER
2021-22 AWARDS
COM.AU
ELECTRICIANS BRISBANE & QLD











Why use Fallon Solutions?

- ✓ 60 years of trusted service
- ✓ One call trade specialists
- ✓ Rated 5 stars for service
- ✓ Upfront pricing
- ✓ Quality workmanship



QBCC 1088291 • Elec Lic 65776 • ARC AU13164



07 3029 3297

www.fallonsolutions.com.au

ONE CALL FIXES IT ALL



Buying or selling?

Chris McKenna

0434 526 382

chris.mckenna@raywhite.com

Proudly Supporting



Agency Profile: Shawn & Kym Real Estate

As the real estate market continues to evolve and grow, finding the right agent to guide you through the process can be overwhelming. However, with over 25 years of combined experience, Shawn and Kym have established themselves as outstanding agents in the community, consistently achieving exceptional results for their clients. With that in mind, they launched their own boutique real estate agency at Manly West.

Their reputation is built on more than just their expertise, though. What sets Shawn and Kym apart is their genuine care for their clients and their homes. They understand that each property is unique, and every situation requires a tailored and well-thought-out approach. Unlike some agents who pass clients off to assistants after signing up, Shawn and Kym personally oversee every step of the process.

It's this attention to detail that has earned them the loyalty and appreciation of their clients. With a focus on professionalism and a track record of amazing results, it's no wonder that so many people rave about the "Shawn and Kym difference". So, if you're looking for agents who truly care about your needs and will go above and beyond to help you succeed in the real estate market, look no further than Shawn and Kym for your sales and property management needs.



Shawn & Kym REAL ESTATE



WHAT WE OFFER AS YOUR AGENTS



OPPORTUNITY FOR
NO UPFRONT COSTS



25 COMBINED YEARS
OF KNOWLEDGE



PRO MARKETING
WITH RESULTS



RECORD SALE PRICES
EXCEPTIONAL NEGOTIATING



SERVICE GUARANTEE
BECAUSE WE CARE



ETHICAL APPROACH

YOU CAN FIND US AT: SHOP 6/5 TREVALLY CRESCENT, MANLY WEST, QLD 4179 | WEBSITE: SHAWNANDKYMREALESTATE.COM.AU