



# REAL ESTATE

## NEWS & VIEWS

25,000 COPIES TO LOCAL HOMES AND BUSINESSES

23 SEP - 21 OCT



**PROPERTY OF THE MONTH**

PAGE 9

**LOCAL TRADES AND SERVICES**

PAGE 19

**PREPARING FOR SUMMER**

PAGE 20

# belle

*Sell Smarter & Celebrate for Longer*

Belle Property  
MANLY & WELLINGTON POINT

## PROPERTY



67 Cambridge Parade | Manly  
[www.belleproperty.com/manly-qld/](http://www.belleproperty.com/manly-qld/)





## Bayside real estate heats up

Spring is historically peak selling season, and according to local agents, this year is no exception. We're seeing strong sales across all markets, with entry-level homes and luxury seaside mansions in high demand.

Sales activity in the Bayside suburbs is frantic, and tradies report being booked well in advance. It would appear that while people are working more from home, they'd rather be closer to the water in a relaxed environment, which has led to an increase in buyer inquiries.

Buyers realise they can be close to the City, but still enjoy a coastal lifestyle. Here you can paddle around the bay in your kayak, launch your yacht for an early morning sail, or just walk and enjoy the fresh sea air – all before work!

Agents have reported strong sales activity with many homes selling well above expectations. If you're considering buying or selling, renovating or re-developing, we hope you find this issue of Real Estate News & Views packed with handy information to help you make your next move.



Real Estate News & Views is a monthly publication, home-delivered to Wynnum, Manly and Lota areas. 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.

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

Contact 0421 786 302 for more information



### HOME DISTRIBUTION BREAKDOWN

POST CODE	SUBURB	DISTRIBUTION
4153	BELMONT (QLD)	485
4170	CANNON HILL	220
4154	GUMDALE	111
4154	WAKERLEY	2,386
4172	MURARRIE	1,302
4173	TINGALPA	2,739
4174	HEMMANT	807
4178	WYNNUM	4,221
4178	WYNNUM WEST	4,124
4179	LOTA	1,041
4179	MANLY (QLD)	1,185
4179	MANLY WEST	3,593
<b>TOTAL</b>		<b>22,214</b>

### OCT/NOV BOOKINGS

- Advertising cut off 9th of October
- Distribution 21st of October (shopping centres) and 26th of October into homes

### ADVERTISEMENT SIZES

Full Page	318mm deep x 265mm wide
Half Page	135mm deep x 265mm wide
Quarter Page	68mm deep x 265mm wide (not available to real estate agents)
Strip Ad	40mm deep x 265mm wide (not available to real estate agents)

MARKET 2 MARKET **20** YEARS

## WE KNOW HOW TO GET RESULTS!

### LEASED FIRST INSPECTION

11 Lorelei Street Manly West  
 475 Royal Esplanade Manly  
 35 Margaret Crescent Wakerley  
 1 Sebastian Street Manly West  
 1/459 Esplanade Manly  
 106 Malabar Street Wynnum West  
 5/39 Yamboyna Street Manly  
 15 Lorelei Street Manly West  
 7/22 Cola Crescent Wynnum West

55 Drayton Terrace Wynnum  
 4 Jessard Street Wynnum  
 16 Rosedene Street Manly West  
 127a Boswell Terrace Manly  
 1/163 Stratton Terrace Manly  
 20 Stewart Parade Manly  
 91 Chestnut Street Wynnum  
 16 Ransom Place Wakerley  
 25 Richard Street Lota

2/8 Zahner Place Manly West  
 47 Carnation Street Wynnum  
 1/10 Rogoona Street Morningside  
 6 Merlina Street Manly West  
 7 Wellington Street Manly  
 50 Fisher Street Manly  
 393 Esplanade Manly  
 40 Thurston Street Tingalpa



TAMMY VITALE, PRINCIPAL

Join Our Growing List Of Contented Landlords And Experience The Difference



**VITALE & CO**  
PROPERTY MANAGEMENT SERVICES

'Your Property Is Our Priority'

3/99 Cambridge Parade Manly | p: 07 3348 5861 | m: 0407 000 153 | e: rentals@vitaleco.com.au | w: www.vitaleco.com.au

**JUST LISTED!**  
By Danny Day



**135 MOUNTJOY TERRACE, MANLY**

## Property Management

At James Dean Residential, we will tailor a Property Management package specifically for your requirements. We look forward to having the opportunity to discuss your personal needs and the range of our services.



**Considering renting your home?**

Please give me a call

**Nicole Garnham**

☎ 0409 557 518

✉ nicole@jdre.com.au

## Property Sales



**Considering selling your home?**

Please give me a call

**Danny Day**

☎ 0402 316 039

✉ danny@jdre.com.au

*"Danny went out of his way to advertise and promote our property to the market. Danny was extremely professional in his approach to the sale. He kept us informed all the way through the process and went above and beyond to secure the sale." - Kevin & Julianne*





## 5 MINUTES WITH BYRON FREEBORN

# First home buyers integral to the property market

For the last four consecutive months, we've seen an orderly decline in property prices across Australia, based on CoreLogic RP Data. This time last year in Brisbane, we were starting to see an increase in transactions, and we ended the year in fine form, only to see a softening in the market due to COVID-19.

Now the market is firing again, for the moment, thanks in part to attractive first home buyer incentives.

The first home buyer/new build incentives seem to be working, encouraging first home buyers to consider new builds, particularly in the Wynnum area. The effect we are seeing is greater numbers of young first home buyers through our entry-level homes and townhouses.

We're seeing first home buyers seeking out opportunities online, speaking with a broker or bank, then getting out and having a look at properties. For many, the reality of undertaking a building project (timing of the build contract, timing in their life, cost of land and the actual cost of build, in the location they want) prompts them to consider an established house, because it's already there and fits the budget.

At this point they may then decide to forgo the great

start and new build incentives, but still enjoy (in most cases) a stamp duty discount. They instantly recognise the benefit of purchasing while interest rates are low, staying on budget, and being in their preferred location.

The knock-on effect of healthy sales in this segment of the market is that the owners of these properties that are within budget for first home buyers (usually in the high \$400k to early \$500k range) now have the confidence to sell and move. They may be a young family who has another child on the way, moving to a four-bed, larger home in the next price bracket (\$600k to \$700k), and the owners of those properties may be up-sizing, moving into a more palatial property, priced around the \$900k+ mark. These buyers could also be empty nesters downsizing to a brand-new apartment or townhouse, or a nice neat lowset home.

So, are the incentives being fully utilised by the intended buyer bracket? From our first-hand view of the market, from open homes, taking enquiries through the week and communicating with owners and buyers across all segments of the market, we can certainly see a healthy progression of people being able to sell and move with confidence.



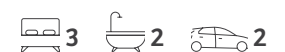
**Established properties like 220 Sibley Road, Wynnum West (pictured below) are popular with first-time buyers, and indeed, this home sold quickly and was a fantastic purchase for a young local couple.**

## Raine & Horne®



### 220 Sibley Road, Wynnum West QLD

The perfect display of modern comfort, 220 Sibley road is the ideal set up for your next home. With hardwood timber floors, weatherboard exterior, and white picket fence, this property can't help but warm your heart. Arguably one of its best features, the rear deck leads on from the dining room and will become a hub of entertainment for spending time with family and friends. Located close to a train station, bus stop, and the Port of Brisbane and Gateway motorway, it takes the stress out of travelling around Brisbane.



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



2 2 1

**View** By appointment  
**Guide** Offers over \$429,000

### 8/3 Besham Parade, Wynnum

**Spacious Top Floor Apartment - With Huge Private Balcony and water glimpses**

- Huge 90m2 Private balcony – N/E aspect
- 2 spacious carpeted bedrooms
- Master with generous en-suite
- Air conditioning to living
- Tiled open plan living and dining

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

3 1 2

**View** By appointment  
**Guide** \$890,000

### 1/427 Esplanade, Manly

**Touch of Provence on the Esplanade**

- Designer kitchen with 920 high benches
- Neff steam oven with slide away door and integrated dishwasher
- Main has walk through robes and wall of robes
- Quality tiles and airconditioning throughout
- Walk to everywhere!!!

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



3 1 1

**View** By appointment or open home  
**Guide** \$379,000

### 3/67 Ronald Street, Wynnum

**Villa in Wynnum Central - Quiet & Convenient**

- Solar Power & Low BC Fees
- Low set villa – 1 of 3 in complex
- Open plan living & dining
- Lots of storage cupboards
- Separate kitchen with upright stove

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

2 1 1

**View** By appointment  
**Guide** Offers over \$399,000

### 8/127 Wynnum Esplanade

**Just Off Esplanade - Quiet & Convenient - Suit Investors**

- 2 bedrooms with built-in robes
- Bathroom with separate bath & shower
- Galley style kitchen-plenty cupboards
- Open plan dining & living room
- Balcony with outlook to park & bay
- Extra size secure garage

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

Every care has been taken to verify the accuracy of the information in this document, but no warranty (either express or implied) is given by Raine & Horne or its agent, as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property. RLA Raine & Horne Wynnum | Manly.

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

**Raine & Horne**®



168 MAIN ROAD, WELLINGTON POINT 5 4 5 1,246m<sup>2</sup>

**Tri-Level Home with Unsurpassed Waterloo Bay Views**

An inspiring residence of originality, grace and luxury. Nestled in an exclusive pocket of Wellington Point, this exceptional tri-level residence captures unsurpassed views of Waterloo Bay. This bespoke waterfront sanctuary perfectly blends opulent modern living with an incomparable entertainer's lifestyle.

**FOR SALE**  
By Negotiation

**VIEW**  
As advertised or by appointment

**CONTACT**  
**Helen Politis 0412 339 186**  
helen.politis@belleproperty.com



49 PEEL STREET, MANLY 4 3 2 405m<sup>2</sup>

**Wonderful Family Home in Manly School Catchment**

Spread across two generous levels and boasting open interiors, the home harnesses cooling sea breezes and elevated views. Adorned with high ceilings, over-sized doors, and air-conditioning throughout, this home presents the ideal floor plan for the modern family.

**FOR SALE**  
Offers over \$769,000

**VIEW**  
As advertised or by appointment

**CONTACT**  
**David Lazarus: 0414 723 531**  
david.lazarus@belleproperty.com



10 DARCELLE PLACE, ORMISTON 6 3 3 1,137m<sup>2</sup>

**Peace and quiet on an 1137sq/m block with low maintenance!**

Nestled in a quiet cul-de-sac surrounded by tranquil bushland and native wildlife, this spacious family home is positioned in one of Ormiston's most exclusive pockets. Situated on a sprawling 1137sqm block and set privately back from the street, the house reveals an open design and free-flowing layout.

**FOR SALE**  
Offers over \$799,000

**VIEW**  
As advertised or by appointment

**CONTACT**  
**Luke Humphrys 0432 447 047**  
luke.humphrys@belleproperty.com



3 PENNINGTON PLACE, WAKERLEY 5 2 2 502m<sup>2</sup>

**Exceptional Family Lifestyle in Sought-After Pocket**

Embrace a new standard of family living in this superb contemporary home nestled in the equally inspiring "Wakefield Estate". Offering two generous levels of living backed by peaceful parklands, its sleek design captures tranquil leafy views from every aspect.

**FOR SALE**  
Contact Agent

**VIEW**  
As advertised or by appointment

**CONTACT**  
**Sandi Sharp 0400 494 449**  
sandi.sharp@belleproperty.com

67 Cambridge Parade | Manly  
www.belleproperty.com/manly-qld/

**belle**  
PROPERTY



**RayWhite**



4/170 Kingsley Tce, **Manly**

3 2 1

- Spread over 3 levels this stunning townhome is positioned just steps from Manly Village and Esplanade.
- The floorplan is quite unique with a bedroom on each level giving wonderful separation.
- The top level is dedicated to the air conditioned, deluxe master suite with direct access onto the balcony where you can enjoy the view out to Moreton Bay and islands.
- Exquisitely presented and in a prime location, this home will provide a relaxed lifestyle.

**Kyle Woodbine**

0411 597 579

**Price:**

\$749,000

[raywhitewynnummanly.com.au](http://raywhitewynnummanly.com.au)



**RayWhite**



19/22 Bay Tce, **Wynnum**

3 2 2

- Enjoying a distinctive, modern edge in a superb location this N/E facing luxurious 3 bedroom penthouse apartment offers never to be built wide views of the magnificent Moreton Bay and a guaranteed, spectacular sunrise over the Bay, which you will never tire of.
- Boasting a private, expansive wrap around terrace which is accessible from the master suite, kitchen, dining and living area giving you an ideal space for entertaining.
- Positioned in the heart of Wynnum within walking distance to everything this Bayside suburb has to offer including the exciting new \$30m development including a long awaited Cinema, apartments and retail.

**Kyle Woodbine**

0411 597 579

**Price:**

\$927,000

[raywhitewynnummanly.com.au](http://raywhitewynnummanly.com.au)



## What our clients say about us

**RayWhite**



*"We have used Scott twice now for selling and each time he has been even better than the last. Quick sale, good price, easy process, no nasty surprises. He guided us through the process and made it all very simple."* - Sheena

**Scott Auer**  
Selling Principal  
0413 684 268



*"Customer first - I previously had 2 properties with another agent that dropped the ball big time, since being with Ray White Tingalpa (Vikki) I have new tenants and more importantly no worries! Their communication is superior to any other agent I have used in the past."* - Albert

**Vikki Sharpe**  
Business Development and Leasing Manager  
0413 913 431

[raywhitetingalpa.com](http://raywhitetingalpa.com) | 3390 6077



## No-one's ever worked harder for your *home loan* approval.

**Loan Market**

### Adrian's mission is to save you **time and money.**

**I look to do this by:**

- Helping you through the home loan process
- Comparing loans from over 60 well known banks and lenders
- Finding the right loan to meet your goals
- Making sure your loan remains competitive once settled
- Refinancing, first home buyers, government grants available

**My service is no cost to you.**  
I'm paid by the lender you choose

**Make the call.**

Loan Market Pty Ltd | Australian Credit Licence 390222

0418 669 302 | [adrian.cross@loanmarket.com.au](mailto:adrian.cross@loanmarket.com.au) | [loanmarket.com.au/adrian-cross](http://loanmarket.com.au/adrian-cross)





# WYNNUM 90 Mountjoy Terrace

This resplendent Build Prestige Homes designed and quality constructed home presents sublime handcrafted quality in the iconic American Hampton's style infused with a relaxed Australian accent. The striking facade establishes that this is no run-of-the-mill home with its timber and stone features settled within a landscaped garden. Classic detailing underpinned by 21st century smart home technology for security, comfort and entertainment is a new benchmark for modern lifestyles.

This entertainer's dream home provides an indoor/outdoor undercover area, sparkling in-ground pool, illuminated garden with level lawns and low maintenance AstroTurf, double lock up garage, motorised gate, reverse cycle air conditioning, 6.6kW solar panels, security system, workshop, and abundant storage. Close to outstanding private and public schools, stroll to The Esplanade, Manly Harbour Village, buses, Manly train station, 40 minutes to Brisbane CBD and 30 minutes to domestic and international airports.

5 BED 4 BATH 2 CAR + POOL 405m<sup>2</sup>

[eplace.com.au](http://eplace.com.au)

INSPECT

Inspection by private appointment

FOR SALE

Marc Sorrentino

0488 886 272

Place Manly



# Manly's most iconic address



## Luxury 1, 2 & 3 bedroom residences coming soon

Crafted by award winning Ellivo architects, this stunning collection of homes is sure to impress. Discover why this is Manly's most iconic address today.

Register for your private appointment before the public launch.

Call 1300 880 850 or visit [191Stratton.com.au](http://191Stratton.com.au)

**DMF** DeMartini  
Fletcher  
Property

**CBRE** ellivo

191  
STRATTON  
MANLY

## Free Marketing

valued at \$3,500

UNTIL 30TH OCTOBER!

Spring is in the air and the  
**EASTSIDETEAM** is here to HELP!

Spring is historically the best time to sell your property with families looking to make a move before the new year kicks off. With an overflow of buyers there couldn't be a better time to make that next move you've been thinking of. If this sounds like you please call now to discuss our deluxe marketing plan/package which is 100% covered by the Eastside Team.

**STACEY RITSON** 0403 345 409

**JOSH WARREN** 0403 481 271



## Record Street Sale

20 Manchester Street, Gumdale

5 4 2 1



## New Stock Coming Soon

8-72 Pine Street, Wynnum

3 2 1



## Large Modern Home

21 Sheringham Place, Tingalpa

4 2 3 1

# What's my home worth?

GET A FREE EVALUATION WITH NO OBLIGATION

# Sash&Gable

PROPERTY



– Call Your Area Specialist Today –



Gail Gobey  
0439 584 111



Mary-Ann Slater  
0407 983 898



Elize Bungay  
0447 584 610



Our Property Management Team  
0424 919 774



10 Edenderry Street  
Manly West



167 Manly Road  
Manly West



27 Grainger Street  
Wynnum



7 Leroy Street  
Manly West

Shop 2, 113 Edith St, Wynnum

3396 1396 | [sashandgable.com.au](http://sashandgable.com.au)

Discover  
how much  
**MORE WE**  
can get for  
**YOUR home**

Ph: 0411 532 333

Shawn & Kym  
REAL ESTATE



[www.SHAWNandKYMrealestate.com.au](http://www.SHAWNandKYMrealestate.com.au)



### 15 Carnation Road, MANLY WEST

**Bespoke Family Lifestyle in Premier Position!**

Nestled in the sought-after Water Tower Precinct of Manly West, this superb two-storey home will tick all the boxes: location, lifestyle and liveability.

*This stunning home was well received by the market with considerable email & phone enquiry, over 30 groups through the 1st open home and 4 offers. If you are looking to sell and want to achieve a great price in this market, simply give me a call to discuss your home.*

4 2 2

Contact: Trish Breen  
0419 647 799  
trishbreen@remaxwm.com.au



### 13 of 7 Oasis Close, MANLY WEST

**A Family Oasis on "Oasis"**

Backing onto peaceful bushland reserve this stunning freestanding family home has the relaxed feel of a hinterland retreat with all the benefits of city living. Positioned in a tight-knit and family friendly community, this home is a mere 5 years old and holds a much sought-after & private Manly West address close to great schools, shopping centres, amenities and the waterfront! Don't wait for the sold sign, contact Trish Breen to arrange your inspection today!

3 2 2

For Sale: Offers Over \$749,000  
Inspect: By Appt or Open Home  
Contact: Trish Breen  
0419 647 799  
trishbreen@remaxwm.com.au



[remaxadvantage.com.au](http://remaxadvantage.com.au)

Each office independently owned and operated

3348 4660 Sales

3348 0000 Rentals

## IT'S THE **LITTLE** THINGS THAT MAKE A **HUGE** DIFFERENCE



*Liza*  
MARTINEZ

📞 **0408 111 840**

☎️ 07 3893 6714

✉️ [lizamartinez@remaxwm.com.au](mailto:lizamartinez@remaxwm.com.au)



**2/68 Clara Street, WYNNUM**  
Wynnum Gem!!

Unique opportunity for a downsizer to buy a low set unit in the heart of Wynnum. This two bedroom abode is only one of three and where the body corporate is less than \$23 per week!! Owners reluctantly moving out into a high care facility after thirty-one enjoyable years living here. This Wynnum Gem ideally suit owner/occupier who wants the convenience of living within a short walk to Wynnum's shopping precinct, the Esplanade foreshore, Train Station and the new Cinema Complex.

2 🛏️ 1 🚿 1 🚗

**For Sale:** Offers From \$399,000  
**Inspect:** By Appt or Open Home  
**Contact:** Gordon Walters  
0418 748 458  
[gordon@remaxwm.com.au](mailto:gordon@remaxwm.com.au)



# RE/MAX<sup>®</sup> Advantage



## The Gill Team Tandi & Travis Gill

In a changing market it is where over 20 years of local experience counts!

Be sure to contact us today



0422 804 419



tandigill@remaxwm.com.au



**SOLD**



135 Carlton Terrace, Manly

**SOLD**



109 Walnut Street, Wynnum

**SOLD**



365 Esplanade, Manly

**SOLD**



431D Wynnum North Road, Wynnum

**SOLD**



90 Gratton Terrace, Manly

**SOLD**



52 Prospect Street, Wynnum



### 18 Empire Avenue, MANLY WEST

809sqm of fully fenced garden with side entry...

This three-bedroom family home has been much loved over the last 18 years...now it is time for the owners to move on. All the living areas and kitchen upstairs are pristine and well maintained with bath / shower and separate toilet having recently been modernised. The open dining / lounge area and kitchen which has all new appliances, leads to an outstanding deck that is fully covered and overlooks the fantastic backyard which is quiet and private.

3 2 2

**For Sale:** Offers Over \$699K

**Inspect:** By Appt or Open Home

**Contact:** Lynette Brown | Alan Chambers  
0450 022 439 | 0435 838 847  
lynnetebrown@remaxwm.com.au  
alanchambers@remaxwm.com.au



**YOUR  
INVESTMENT,  
OUR PRIORITY.**

**RE/MAX  
ADVANTAGE  
RENTALS**

For complete property  
management service,  
contact the team at  
**RE/MAX.**

**3348 0000**

The only number you  
need in Property  
Management.

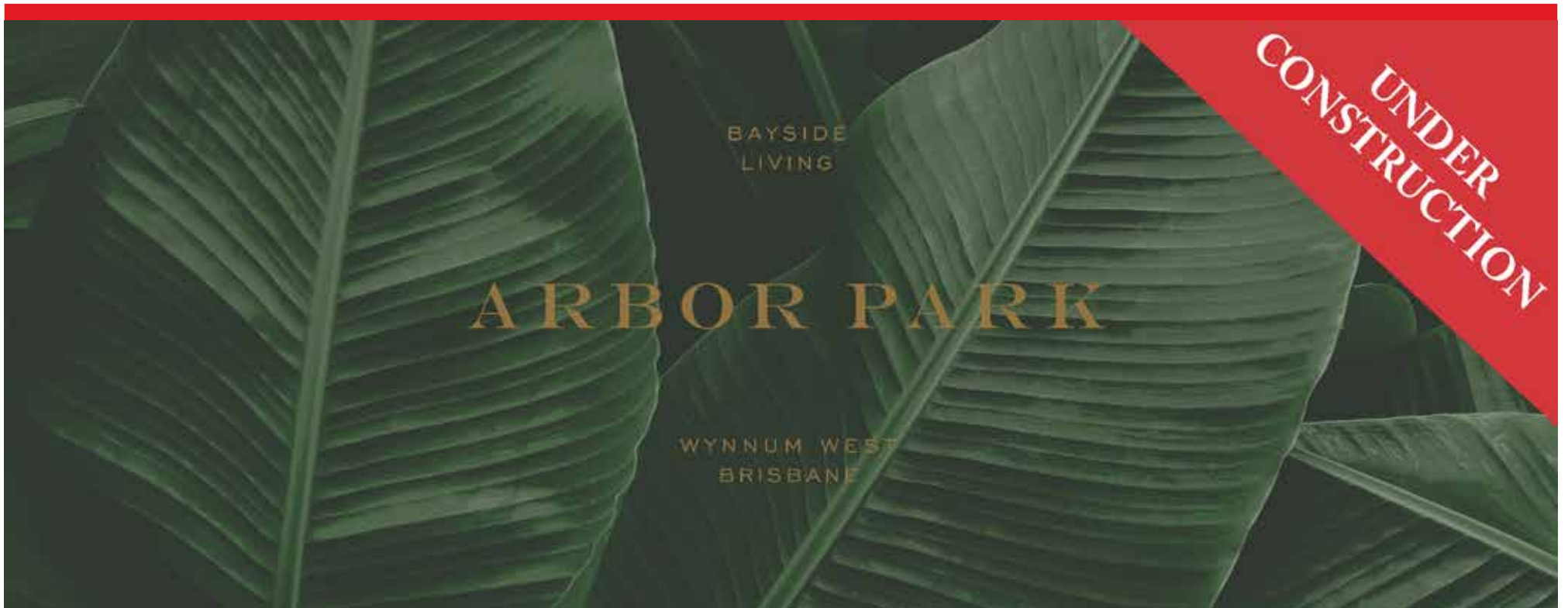


remaxadvantage.com.au

Each office independently owned and operated

3348 4660 Sales

3348 0000 Rentals



## SAVE UP TO \$40,000

HOMEBUILDERS GRANT \$25,000  
FIRST HOME BUYERS GRANT \$15,000  
**LIMITED TIME ONLY, ACT NOW!**

**VIEW SATURDAY'S**  
12:00PM TO 1:00PM  
OR BY APPOINTMENT  
2037 WYNNUM RD, WYNNUM  
ADJACENT TO WYNNUM PLAZA

[www.arborpark.com.au](http://www.arborpark.com.au)

### Luxury 2, 3 & 4 Bedroom Townhomes From \$499,900

- Ducted air-conditioning
- ILVE appliances including gas cooktop and fully integrated dishwasher
- Gourmet kitchens with stone bench tops and LED lighting
- 1,2 and 3 carparks available
- Low body corporate fees
- First Home Buyers Grant and Homebuilder Grant eligible, save up to \$40,000
- 10% today and pay nothing until completion



**Tandi Gill**  
0422 804 419  
tandi.gill@remaxwm.com.au



**Zoe O'Connor**  
0427 644 422  
zoe@remaxwm.com.au



# GOLF COURSE CORNER TRANSFORMED

This project was more than a renovation for local developer David Orton. Originally a one bedroom Pre- 1946 cottage on the corner of Stradbroke and Tamaree Ave in Wynnum, he first had to peel off layers of sub-standard additions and then rebuild in character. The cottage now boasts a new timber floor, new internal linings a bathroom and laundry and wrap around verandahs. The original sash windows and external cladding adds to the charm of this cottage in a beautiful garden setting.

There has also been a new three bedroom, three bathroom home built at the end of the block to complement the development, and this now offers buyers a myriad of choices, such as a home and a workplace, an income producing property or the ideal configuration for the extended family.

This property is now on the market with Nina Adams of Century 21 Wynnum and can be inspected at anytime. 38932377/ 0408 781170



## WYNNUM 22 Ure Street

Welcome to this cleverly designed brand new Metricon home! From the spacious entrance through to the well thought out living area, there's so much to appreciate: Located in a quiet street, close to good schools, parks, public transport, an amble to the waterfront and short drive to major arterials, what's not to love? Two separate living areas - stone bench tops throughout - Ducted air conditioning - Neutral colour palette - Butler's pantry off the kitchen - Ample storage throughout - Tiled living & dining; plush carpets upstairs - Turfed & landscaped, easy care garden - Alfresco area off dining room.

**4** BED  
**2.5** BATH  
**2** CAR

**FOR SALE**  
OFFERS OVER  
\$820,000

**07 3893 2377**  
c21.com.au/wynnum

**NINA ADAMS**  
**0408 781 170**

## MANLY WEST 36 Blackwood Road

Special lowset brick home in great location! With an excellent floor plan, in a quiet, elevated & convenient location, this home has so much potential. Sold brick construction, hardwood frame - built to take another storey with ease. Separate dining off kitchen & living. Internal laundry with ample cabinetry. Big bathroom plus separate toilet. Spacious bedrooms - additional store room & shed. Fenced backyard. Within the Manly State School & Wynnum State Highschool catchments. Only 800m from the Manly train station and a downhill stroll to the Manly Harbour Waterfront (1.6km).

**3** BED  
**1** BATH  
**2** CAR

**FOR SALE**  
OFFERS OVER  
\$519,000

**HELEN GRUNOW**  
**0400 131 675**

**07 3893 2377**  
c21.com.au/wynnum

# Sell with me!

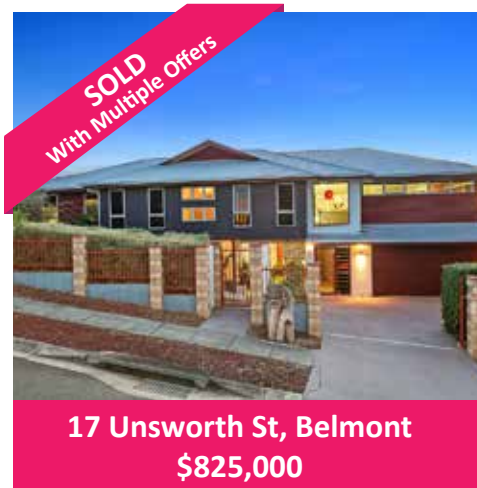
## \$0 UP FRONT\* Inclusive of:

- Staging & Styling
- Premium Marketing
- Exceptional Service!

\*Terms and conditions apply



### Great results don't happen by chance! Call me to find out how I can help you achieve a result like these...



# Keryn Osgerby

Belmont's MOST Awarded Agent

0421 594 529

KerynOsgerby



Agent of the Year  
Suburb: Belmont QLD



 **SOLD** Property Group

BUY | SELL | RENT



## SUPPORTING LOCAL TRADES

Advertise in the REN&V and receive a **FREE ADVERTISEMENT** in The Community Leader's new trade section.

Conditions include minimum three month booking. Promotion ends October 2020. Offer is only available to tradies in a quarter-page size, valid for 3 months (November to January).



# ADDITIONS BUILDING CO.

**Patios ● Decks ● Carports ● Patio Enclosures**

QBCC Licence No. 651283



*When you need a quality outdoor extension, you need to be sure you're trusting the right people. Additions Building Company is a family owned business, specialising in Patios, Decks and Carports locally for over 35 years. When you need experience and a friendly team, look no further, Additions Building Company has got you covered!*

## Ph: 3396 3884 - [www.additions.com.au](http://www.additions.com.au)



**0413 622 082**

[www.samtheplumber.com.au](http://www.samtheplumber.com.au)

QBCC LICENCE 1136931

Sam Sticher is proud of the diverse range of plumbing, drainage, roofing and renovation skills his firm offers southeast Brisbane customers.

Established in 2007, Sam the Plumber is a locally owned business committed to honesty and reliability, so you can be certain the most economically sound hardware is installed in your family home or business.

We use the latest technology to ensure appliances and plumbing systems are fitted correctly, which ultimately mean savings for your household budget.



BLOCKED DRAINS | MAINTENANCE | RENOVATION PLUMBER | HOT WATER SYSTEMS | DRAINAGE PLUMBER | ROOF PLUMBER | POSSUM AND PIGEON (SOLAR PANEL PROTECTION)



### Electrical



### Airconditioning



### Communications

**Jack McGrath**

P: 0422 179 526

E: [jack@mackindustries.net](mailto:jack@mackindustries.net)

NEW BUILDS | RENOVATIONS | MAINTENANCE | RESIDENTIAL | COMMERCIAL | INDUSTRIAL



# Preparing your home for summer living

There's so much you can get stuck into now around the house to make summer living a breeze. Here are a few tips:

- Clean out your gutters. Leaf matter can clog your downpipes and damage your roof, leading to water damage during a storm or heavy rain. While you're up there (or your tradie is), check for any loose tiles or screws.
- Consider having your house washed professionally. Seaside homes cop a beating with salt and wind, and a good clean will help your surfaces, paintwork and fixings last longer.
- If you've got a pool, have the chemical levels checked at your local pool store and make adjustments for the swimming season.
- Clean your fly-screens. Fresh air minus the insects is essential to staying cool in hot weather.
- Have your air-conditioning unit serviced – get in early before the summer rush! And don't forget to clean the filters in the meantime.
- Make sure your pest control is up-to-date. Warmer weather can trigger an explosion of cockroaches, fleas and other pests in the home.
- Don't forget your pets – tick season is underway, so make sure you check them daily, and have some sort of tick prevention in place.



**DISCLAIMER** While the publisher of Real Estate News & Views has made every attempt to ensure that the content contained herein was accurate at the time of printing, the Publisher does not assume any liability to any party for any loss or damage caused by errors or omissions. Views expressed herein are not necessarily the views of the Publisher. All brands and trademarks published are the property of their respective owners. The Publisher reserves the right to refuse any advertising at its discretion.

## GENERAL HIRE CIVIL & DEMOLITION SPECIALISTS

Quarry Materials including sands, soils,  
gravels, supplied at competitive rates

- Cut & Fill
- Underhouse Excavation
- Rubbish Removal
- Site Cleans
- General Excavations
- Turf Preps
- + much more!**



[www.herbiesearthmoving.com.au](http://www.herbiesearthmoving.com.au) | 3390 4444



# QUALITY AND INNOVATIVE CONSTRUCTION



*“Unbelievably professional, hardworking and great at communicating with the client. Highly recommend them to anyone looking at building!”*

Innovative Design and Build Group was established in 2016 by the company’s Director, Warren Jones. With a team that consists of high-level builders with years of experience and knowledge in the building industry, you can find comfort in knowing that you are in safe hands. Our team at Innovative Design and Build Group is reliable, professional and are proud to offer exceptional craftsmanship. All of our tradesmen are highly skilled and experienced. They can handle anything from a minor repair to a major remodel or even a custom new home.

**We are so excited to bring you monthly tips and tricks for any DIY projects you may be doing around your home. This month is all about our the first steps into planning an upcoming project.**

- 1** Get a builder to help you through the design stage. This helps with both the budgeting and making sure the project is designed in a way that can be built.
- 2** Get creative with those Pinterest boards! Be prepared with lots of photos, design boards etc. It really helps if you can provide clear photos of what you envision your project looking like. That way we can be sure that the builder is always on the same page and has a clear understanding of what you are after.
- 3** Check the quotes for allowances and make sure that it is enough for the fixture or fitting you are looking at using. The cheapest quote isn’t always the best.
- 4** Feel comfortable with who you are dealing with. If you don’t feel confident with the builder that you are talking to at the start, It might not be the right idea to start a project with their team.
- 5** The building or planning your dream project should be an exciting time; get excited and let us take the stress out of it!
- 6** \$25,000 HOME BUILDER GRANT - HomeBuilder will assist the residential construction market by encouraging the commencement of new home builds and renovations. There has never been a better time to start that renovation you’ve always wanted to do!



[www.idbgroup.com.au](http://www.idbgroup.com.au)

QBCC: 15024649

 0431 208 346

 [info@idbgroup.com.au](mailto:info@idbgroup.com.au)

 @idbgroup

 @idbuildgroup

FROM \$749,000

# BAIÉ

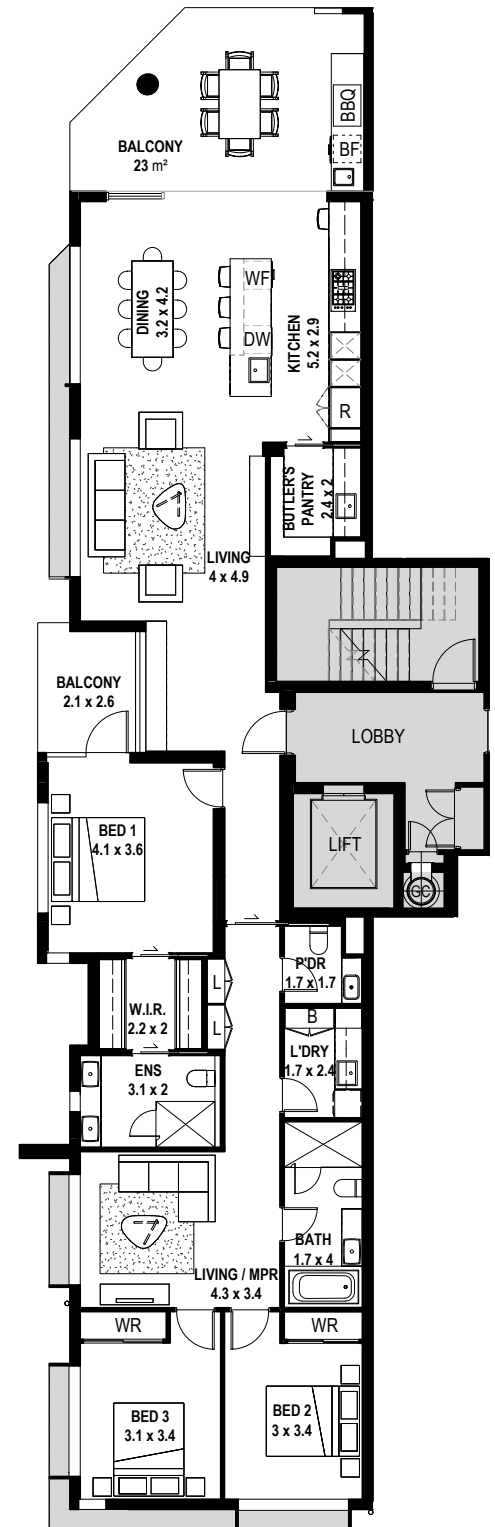
RESIDENCES

CONSTRUCTION  
COMMENCING SOON

## EXCLUSIVE BAYSIDE RESIDENCE

Baié offers an exclusive opportunity to live in one of only 14 home sized luxury three bedroom apartments.

- 'Home-sized' apartments
- Unobstructed views
- Second living area/MPR
- Ducted air conditioning
- Stone benchtops
- Seperate laundry & powder room
- Miele Appliances
- Ceiling fans
- 2.7m ceilings
- Secure basement parking
- Basement storage area
- Butler's pantry



### AGENT'S DETAILS

Richard Myers | 0432 671 161  
richard.myers@raywhite.com

33 BAY TERRACE WYNNUM



**RayWhite**

# Make your investment property really work for you!

Ever get the feeling you're working for your investment property, rather than the other way around? It doesn't have to be that way. Ray White Manly has the expertise and market insight to make sure you're **maximising your return on investment**. Get the Ray White Manly property management Know How on your side, and make it work today.

[raywhitemanlyqld.com.au](http://raywhitemanlyqld.com.au)

07 3505 2300



## 80 Berrima Street, Wynnum - 1, 2 & 3 Bedroom Apartments!!!

### Live & Play by the Bay!

We are experiencing a tremendous amount of enquiry by locals wanting to downsize their existing home & still enjoy the Wynnum lifestyle from a new apartment. The developers are listening & offer the opportunity to purchase an apartment from \$360,000! If you are considering the lifestyle change, then please contact the team at Raine & Horne Wynnum for more information.



**Margaret Vote**  
0411 521 747

[margaret.vote@wynnum.rh.com.au](mailto:margaret.vote@wynnum.rh.com.au)



**Chris Vote**  
0433 411 540

[chris.vote@wynnum.rh.com.au](mailto:chris.vote@wynnum.rh.com.au)



**Byron Freeborn**  
0416 967 802

[byron.freeborn@wynnum.rh.com.au](mailto:byron.freeborn@wynnum.rh.com.au)