

Issue 9

October 2016

HOMESTATES

PROPERTY MAGAZINE



HOMESTATES REALTY



Homestates is grounded upon the fundamental belief that property is a long term process. Meticulously pairing each individual client's needs to their real estate requirements, Homestates successfully continues to provide client-centric services with a full cycle property outlook.

Homestates was founded by a multicultural team of various ethnic backgrounds, ensuring that your requirements for growth and wealth creation are accurately met.

We envision that our dedication and passion will steer Homestates Realty to be the benchmark and leading International Real Estate Company of the 21st Century.

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THIS MONTH

Homestates celebrated another successful year of operation by inviting an exclusive list of guests and public figures to a private viewing of Brisbane's Riverfire, 2016.

On behalf of all the staff, we'd like to extend our gratitude to our esteemed guests, clients and attendees. We are humbled that you have decided to choose Homestates as your guide throughout your property journey: Here's to another year of continued success, wealth and dedication in achieving goals.



by presentation
of the magazine

Special Offer

\$40 off

final bill

Lunch or Dinner
for 2

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TUESDAY - SATURDAY

LUNCH: 11.30am - 3.00pm

DINNER: 5.30pm - 10.00pm

Ample Parking - Bus by the door
Bus route 375 & 385

Lutèce Bistro & Wine Bar in Bardon is the French cuisine venture for renowned Brisbane Chef Romain Bapst

Lutèce Bistro & Wine Bar in Bardon is the latest French cuisine venture for renowned Brisbane Chef Romain Bapst, and is Brisbane's only French Restaurant owned and run by a French Chef.

Offering traditional French fare with the freshest seasonal produce, the Lutèce Bistro & Wine Bar menu has a modern twist with an Alsatian spirit, thanks to Bapst's rich Strasbourgois heritage. The restaurant is also the only venue in Brisbane that serves the exquisite pressed duck – a rare French delicacy dating back to the 19th century prepared by the only Maitre Canardier in Australia.

With three walls of floor to ceiling windows offering sweeping views of Brisbane City West, and Mount Coo-tha and sleek dark interiors, it's the perfect place for a casual dinner, birthday surprise, first date, business function or even a wedding reception venue. You can also enjoy the Lutèce Wine bar by sipping a glass of Champagne or a French beer overlooking the sunset scenery.

Lutèce, the French word for the ancient city Lutetia, was once part of the ancient Roman Empire and is today known as the centre of good food and style, Paris.

Recipe

Double baked Goat Cheese Soufflé & Jambon

Ingredients

- 65g butter
- 65g plain flour
- 375ml milk, boiled
- 100g goat cheese
- Sea salt and freshly ground black pepper
- 5 eggs, separated, plus 1 extra egg yolk
- 220ml cream
- 100gr goat cheese
- Salt pepper, 10 tips chives chopped
- 3 slice serrano or Parma ham

Method - Pre-heat the oven to 175C.

Lightly butter & flour 4 x 250ml soufflé moulds.

Melt the butter in a saucepan, add the flour and stir for 2 minutes over moderate heat. Add the pre-heated milk & stirring constantly. Add the grated cheese, salt and pepper, and cook gently for 5 mins, stirring. Out of the stove beat in the yolks, one at a time.

Whip the whites until peaky. Fold in gently.

Fill each mould to 1cm from the border full, place in a baking dish and half-fill the dish with hot water. Bake for 15/20minutes or until golden & risen

Cool for 5 mins, then gently turn out, upside-down, onto a buttered ovenproof dish. Keep covered until needed. (this can be done the day before)

To serve - Pre-heat the oven to 200C. Heat the cream in a saucepan, add the diced goat cheese & chopped chives in a small pan and pour over each soufflé. Bake for 10 mins or until puffed and golden (an extra 5/7min when done the day before). Add a few thin julienne of Serano or Parma ham before serving.

Wine: Pinot gris/ Sauvignon blanc

Bon Appétit

 lutece.com.au

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 [@lutece bistro](https://www.instagram.com/@lutece_bistro)



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of Keeping YOU in Business



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HOMESTATES
REALTY

Market Research & Development

Homestates Market Research & Development (R&D) provides leading knowledge and real-time analysis on the Australian property market.

Established to support investors and clients with a comprehensive overview of the local market, the R&D team strives to apply its expertise in creating informed decisions and confident purchases.

R&D forms one core node of Homestates' client-centric services: As a leading Australian intermediary consultancy group, Homestates provides integrated services including property investments, property sales, property management and immigration and education services.



INVESTMENT ANALYSIS

QLD'S \$20,000 GREAT START GRANT - YOUR KEY TO STARTING PROPERTY INVESTMENTS TODAY

From 1 July 2016, Queensland's First Home Owner's Grant is set to enable prospective buyers looking to start their property journey with a \$20,000 boost to their finances. The boon is expected to not only stimulate Brisbane's competitive property market, but also enable astute buyers to pick up investments of a lifetime. Read on to find out how you can take advantage of this offer today.



Benefits of Great Start Grant

\$20,000 could mean that your first years' living expenses are substantially offset. Here's how a Queensland First Home Owners' Grant can help you:

- Foot in the door of the property market
- Allow you to buy or build your new home
- Extra financial leverage to purchase something more than you were expecting
- Offset extraneous expenses



Checklist for Eligibility

The following is a simple eligibility checklist to see whether or not you can claim up to \$20,000 for the Great Start Grant.



Australian Citizen / Permanent Resident



You or your spouse must not have previously owned property in Australia



At least 18 years of age



Buying a building or brand new home, valued under \$750,000

CASE STUDY

Purchasing a property under \$500,000 entitles you to a few concessions. Read the following excerpt to discover how you can maximise the benefits of your First Home Owners Grant

This is how the duty is calculated:

\$3,500 (for the first \$350,000)

+ \$4,025 (\$3.50 for every \$100 in \$115,000, the balance above \$350,000)

= \$7,525 (the transfer duty using the home concession rate)

- \$8,750 (the first home concession amount for homes valued less than \$504,999.99)

= \$0 (no transfer duty is payable when a first home concession is claimed on a home valued \$500,000 or less)

You sign an agreement to buy a house in Queensland that will be your first home. The amount you agree to pay is \$465,000. You will occupy the home immediately after settlement, so you claim a first home concession for the transfer duty.

Because the value of the home is within the \$350,000 to \$540,000 range of the home concession rate, duty is first assessed at \$3,500 plus \$3.50 for each \$100, or part of \$100, over \$350,000. The first home concession amount is then subtracted from the result.



SUBURB SPOTLIGHT

SUNNYBANK

Colloquially known as Brisbane's New Chinatown, Sunnybank is home to Brisbane's most prominent Asian community. Situated minutes away from Brisbane's CBD, Sunnybank attracts locals for its well established reputation as a haunt for authentic Asian cuisine and atmosphere.

Boasting exceptional options for public transportation along Sunnybank's iconic Mains Road, travellers are spoilt for choice when it comes to the convenience of dining, shopping and work.

Sunnybank's recognisable Asian influence and culture on its suburb is said to have originated from Brisbane's layout resembling a dragon, with Sunnybank situated in the 'heart', a symbol of fortune and luck in Chinese culture. Its subsequent surge of Asian immigrants in the early 1980's has transformed the once quiet rural land into a mecca for all things Oriental.

Sunnybank is a multicultural boiling pot of oriental degustation, with over 50 dine-in and takeaway options within a 5-minute walking distance. Locals flock to the suburb for its well established reputation for Eastern cuisine, boasting an extensive choice of dining options including Chinese, Hong Kong, Taiwanese, Vietnamese, Korean and Japanese. The area also contains two of Brisbane's largest Yum Cha restaurants, Landmark and Parkland; in addition to the local Hoyts 8-Cinema Complex, Funhouse Family Entertainment Centre and two Karaoke restaurants.

Statistics about Sunnybank.

Each month, Homestates features a suburb and analyses its effective web traffic and activity surrounding the region, showcasing its popularity and demand in the current Brisbane market.

data sourced from realestate.com.au

PEOPLE WHO CLICKED

BUY

THIS MONTH

PEOPLE WHO CLICKED

RENT

THIS MONTH

PEOPLE WHO CLICKED

SOLD PRICES

THIS MONTH

48,019

31,055

4,162



INFRASTRUCTURE SPOTLIGHT

SUNNYBANK

A \$40 million dollar redevelopment plan has been laid out to revitalise Sunnybank's iconic Market Square precinct.

Spearheaded by Somerville Consultants, on behalf of developers Gum Hoy and Lai Ming Yuen, the ever-popular destination for Oriental cuisine has been approved by the Brisbane City Council, and is slated to commence Stage 1 construction in 2017.

Somerville Consultants director Roy Somerville said the development, which is expected to cost \$35 to \$40 million, was in response to the high growth and consumer demand in that area.

What is arguably the most sought-after feature for locals in the proposed Market Square's redevelopment is the potential for 24-hour operations of retail tenants, transforming Brisbane's touted 'New Chinatown' into a sleepless suburb of Asian cuisine.

The submitted development application is expected to double the current size of Market Square, taking it from a single storey to four storeys of retail and business space.

Features

The proposed development has been reported to contain the following features

\$40M redevelopment of Market Square

Additional 7,911 sqm of retail space

304 additional car parking spaces

New four level structure with retail tenancies

Likely 24-hour operation of new retail tenants



INVESTMENT SPOTLIGHT

COOPERS PLAINS

A 10-hectare integrated residential community is slated to be the largest suburban renewal to take place in Queensland.

Led by development giants Consolidated Properties, this project is strategically situated in Sunnybank, adjoining the Banoon Railway Station, benefiting from proximity to numerous schools, Griffith University, hospitals and the expansive employment nodes of Sunnybank and Archerfield/Acacia Ridge.

With the project being developed in partnership between Consolidated Properties and Hutchinson Builders, the duo have worked exclusively together for the past 25 years to create tenant and end-owner focused residencies, designed to meet occupancy and investment objectives through the production of well-conceived and constructed buildings built to stand the test of time.

The strong partnership, in conjunction with its masterplanned community living scope set in the heart of Brisbane's Southside is expected to provide a series of ultra-modern apartments and town houses, designed for low-maintenance living.

With each suite of residences including ample storage space, high quality finishes and private outdoor areas, the series is accentuated with on-site amenities, such as cafes, community gardens and lush manicured grounds.

Dubbed the final piece of Sunnybank, this innovative \$600-million master planned residential community is considered the largest suburban renewal project in Queensland, boasting exceptional rental yield (6%+), and an averaged 99% occupancy rate, averaged over 2015/2016.

Primed to enjoy Sunnybank's upcoming \$40 million dollar revitalisation of Market Square, this project's exceptional location to retail (Sunnybank Plaza, Garden City Westfield, Sunny Park) sets investors and tenants alike up with the forthcoming growth set to be experienced by the suburb.

This project's unique architectural design and placement between three burgeoning suburbs integrates a range of apartment and town home options that is perfectly positioned to emerge as one of Queensland's most outstanding master planned residential communities.



20401/35 Harbor Road Hamilton



BRILLIANCE

Perched atop one of Brisbane's most iconic suburbs for contemporary living, this apartment raises the standards for vibrant and elegant living in Hamilton.

Capturing the essence of Queensland's balmy weather and outdoors lifestyle, the rooms naturally capitalise on the abundance of sunlight, illuminating the stainless steel appliances in the kitchen, and the floor-to-ceiling glass sliding doors open up the living area.

Strategically designed for both the investor and tenant in mind, this property features gym facilities, roof-top infinity pool and BBQ area, alongside being located minutes away from fine dining, cafes, fashion shops, grocery stores and Citycat.



expert, genuine support

Growing quickly from a niche tax dispute law firm in 2014 operating out of the heart of trendy Teneriffe, Bourke Legal has quickly evolved into a boutique firm catering for the multifaceted perspectives of business.

The synergies between commerce, property and tax are all catered for within the talent that Damien Bourke has gathered to organically grow his practice. Damien has sourced people to support his vision – genuinely caring about the firm's clients through quality service delivery.

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Level 9, 167 Eagle St. Brisbane Qld 4001

PO Box 15 New Farm 4005

P. +61 7 3254 3111

F. +61 7 3061 2863

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NEW



2	
2	
1	
90m ²	

20401/35 Harbour Road, Hamilton



This is your incredible opportunity to secure a riverfront two-bedroom apartment that exudes style, quality in the highly sought after suburb of Portside Hamilton.

Conveniently located within a few minutes' walk to the 'Brett's Wharf' Citycat ferry terminal, that takes you to the CBD or anywhere you want up or down stream. Walking distance to awarding winning restaurants, cafes, fashion shops, gym and so many more amenities.

This exceptional apartment features the following amenities:

- Master bedroom with en-suite and built-in-wardrobes
- State of the art kitchen with Miele appliances, stone island bench top and pantry
- Currently tenanted at \$550.00 per week till 2017
- 6 kilometres to Brisbane CBD
- Ducted air-conditioning through out whole apartment

Matt Baessato

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matteo.baessato@homestates.com.au



60 & 62 Tenby Street, Mount Gravatt East



A rare opportunity for you to purchase 1214m² block in Mount Gravatt East.

An astute investor's purchase, this block of land is situated perfectly to various on-demand amenities, including Griffith University Mount Gravatt Campus, Mount Gravatt Plaza and the Sunnybank region.

Both 60 and 62 Tenby Street Mount Gravatt East will inspire and provide a perfect investment / development opportunity for one savvy buyer.

Cassidy Shorland

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Arti Nijhawan

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New



5	
3	
2	
905m ²	

40 Coopers Camp Road, Bardon



Built on a sizeable block of 905sqm this home has been exquisitely renovated extended, with detail taken to restore the period features of a Queensland home with the facilities of modern days. This elegantly presented Queensland classic oozes character and charm for the high ceilings, boasting polished timber floor boards, VJ lined walls, decorative breezeways to the expansive quintessential outdoor entertaining area this home radiates a warm and inviting ambience from the moment you enter its door.

- Five bedrooms, fifth bedroom downstairs for either a guest or second office
- Main bedroom with walk-in wardrobe and en-suite with his and hers basins
- Fourth bedroom opens up with its own balcony looking onto the street view
- Modern finishes in all bathrooms

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1	
1	
1	
66m ²	

3408/126 Parkside Circuit, Hamilton



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Located in the prestigious Hamilton Reach precinct, this immaculately presented apartment offers an abundance of sophistication and style in a highly sought after location. Hamilton Reach is one of Australia's largest and most exciting urban renewal projects that is perfectly positioned for a savvy investor who is seeking a solid record of continued growth and high rental demand.

- King Size Bedroom with a large built in wardrobe
- Contemporary Fully Tiled Bathroom
- Gourmet Kitchen with Stone Bench Tops, Glass Splash Backs and SMEG appliances
- Spacious Balcony with River and Gateway Views, accessed from both living and bedroom
- Currently tenanted at \$430.00 per week



5	
3	
1	
597m ²	

37 Cremin Street, Upper Mount Gravatt



Arti Nijhawan

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Set on a level 597 square meter block with 17 meter frontage in the Medium Density Zoning for Upper Mount Gravatt this property would suit all buyers including astute investors looking to begin or extend their portfolio. Situated close to a commercial precinct, Garden City Upper Mount Gravatt, schools and all the other amenities.

This spacious two storey living, five bedroom home is in great condition, well-loved and well maintained, ready for a new owner to reap the rewards of high rental income and future development potential.

This is a great opportunity to invest in Upper Mount Gravatt, or live close to all transport, amenities, schools and shops, and is currently renting for \$900 per week.

Appealing to the student accommodation market and representing an excellent return on investment, or a fantastic home to raise a family, with the added security that your investment will never lose value with the development potential you are living on.



3	
2	
2	
667m ²	

40 Alan Crescent, Eight Mile Plains



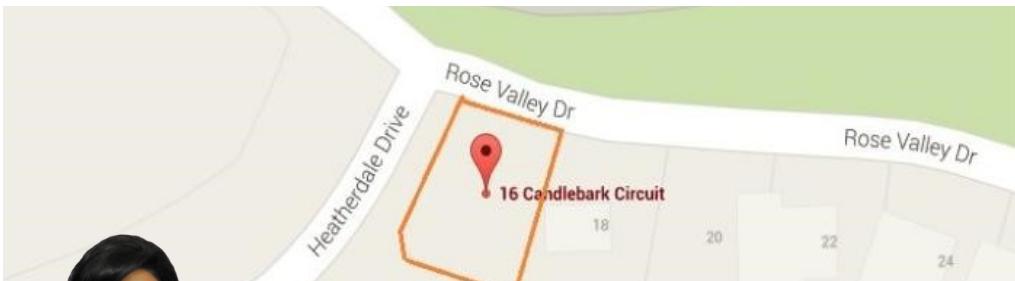
This solid brick lowset home is situated on a 677m², opposite Raymond Road Park which is never to be developed, in the very sought after suburb of Eight Miles Plains. The street is lined with lush greenery, stylish present homes, in a safe and friendly neighbourhood. Your new home features three generous size bedrooms with sliding built-in-wardrobes, master bedroom with lavish walk-in-wardrobe and full en-suite with air-conditioning.

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- Three bedrooms
- Main bathroom and en-suite
- Fully tiled
- Gallery style kitchen with gas stove, electric oven, range hood and dish washer

SOLD—above expectation!



16 Candlebark Circuit, Upper Coomera

Are you tired of searching for a perfect traditional home?

Is your search becoming stressful?

Then why not consider buying a block of land and building your dream home.

We are pleased to offer you a perfectly located, and affordable land to build the home of your dreams in the peaceful Estate of "Highland Reserve" on Candlebark Circuit.

This 770m² corner block is one of the last ones with views onto a beautiful and tranquil lake. With the guarantee of un-interrupted views for your long term future home. This block of land offers so many opportunities for you to build with the space you need and the perfect location.

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4	
2	
2	
532m ²	

33 Lewis Place, Calamvale



If you are looking for space, this is it!

This lovely 4 - 5-bedroom home sits on flat 532m² is waiting for a new owner. Spacious and newly painted, this home is ideally located close to local transport, shops, Calamvale College, Child care, local parks and playgrounds, grocery stores and restaurants.

- 4 bedrooms all with built-in-wardrobes and ceiling fans
- 2 bathrooms with en-suite and separate toilet
- Open plan living and dining area
- Universal room that you can use as a 5th bedroom, office or rumpus room
- At the end of a cul-de-sac
- Quiet neighbourhood

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SOLD



4	
2	
3	
890m ²	

11 Somerset Place, Parkinson



This perfect family home is located within a highly sought family-friendly neighbourhood of Lakewood Estate in Parkinson, on a manicured and landscaped 890sqm block. This property is perfect for families seeking a balance between luxury, entertainment and comfort.

This retreat-style home is close to all important amenities but secluded enough to get some well-deserved privacy and quiet. There are lots of luscious parks around the area, not to mention its 400m walk to Calamvale Marketplace, 200m walk to Lakewood Estate, few minutes' drive to childcare, schools, cafes and public transport.

- Ducted vacuum throughout
- 230sqm internal, not including covered rear and side patio
- Large front driveway – room for up to 5 additional cars
- Fully fenced rear yard with pet-proof lawn, impossible for pets to dig.

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1	
1	
1	
55m ²	

2082/16 Hamilton Place, Bowen Hills



This one bedroom, one bathroom with open plan living / dining and kitchen apartment is located on level 8. Uniquely built, the apartment offers an alfresco foldaway glass wall that easily converts to a balcony, for you to have your morning coffee or entertain friends without the hassle of weather watching.

Sleek European appliances, stone bench tops, tiles throughout the living area, carpet in the bedroom with built-in-wardrobe and ceiling fans, ducted heating and cooling.

- Currently tenanted at \$300.00 per week on NRAS
- Gas stove top, electric oven built in dishwasher and microwave
- Building amenities included: BBQ, Swimming pool, meeting rooms, ground floor retail shops
- 2.5 kilometres from Brisbane CBD and a short walk to Fortitude Valley
- 152sqm of internal living space

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4	
2	
2	
405m ²	

544 Sandgate Road, Clayfield



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A private sanctuary tucked away from the street, it boasts several living areas, wooden floor boards, sleek new kitchen with never before used appliances, substantial undercover rear deck for alfresco entertaining, this picture perfect house will give you lifestyle and contemporary living in one.

- Substantial size master bedroom with private balcony, walking-in-wardrobe and lavish en-suite
- Home Security system with LCD interactive touchscreen panels
- Ducted Air-conditioning system with interactive touchscreen panels
- All new kitchen appliances including gas cook top, oven, sleek glass and stainless-steel range hood, galley kitchen with stone island bench top, stunning glass splashback, dishwasher and pantry
- Internal Vacuum Aid
- Masterfully designed outdoor deck for maximum entertaining during any season

ELEGANT SIMPLICITY

Luxurious and dramatic, our designs are leading the way in styling. Statement pieces that call out opulence, partnered with sublime colour options to transform any space. Exclusive to us, impact is assured.





design initial

BRISBANE 07 3854 1688 | Homemaker The Valley, 650 Wickham Street, Fortitude Valley

GOLD COAST 07 5592 0910 | 76 Upton Street, Bundall

MAROOCHYDORE 07 5479 3286 | Maroochydore Homemaker Centre



designinitial.com.au



design initial



@design_initial_brisbane



4	
3	
2	
359m ²	

Rochdale address available upon request



Matt Baessato

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This architecturally designed home delivers modern style by way of design, materials, features and fixtures, with careful consideration given to practicality and, most importantly, our Queensland climate.

- Freehold title, with no Body Corporate Fees
- Fast internet service and natural gas connection available immediately
- Less than 10 minutes walk to Rochedale State Primary School
- Less than 15 minutes walk to Redeemer Private College
- Masterplanned Coles 42-store supermarket site, conveniently located directly opposite
- Within a few minutes drive to Sunnybank Plaza, Garden City, and Carindale Shopping Centre
- Few minutes drive to Griffith University

SOLD—in 3 Days!



2	
1	
2	
526m ²	

265 Moray Street, New Farm



For the first time on the market a home of style and heritage located in the prestige location New Farm. Built on a sizable block of 526smq this home has been exquisitely renovated, with details taken to restore the period features of a Queensland home.

This elegantly presented Queensland classic oozes character and charm from the high ceilings, boasting polished timber floor boards, VJ lined walls, decorative breezeways, to the expansive quintessential outdoor entertaining area this home radiates a warm and inviting ambience from the moment you entre its door.

A unique property in all respects, this home represents a rare chance to capitalise on a beautiful parcel of land. So when it comes to potential and possibility, it is hard to look past this one. A home of this calibre with so many points of difference is a sure winner and places this property in a league of its own.

This historic home offers a warm and vibrant family environment in a location that is steps to Teneriffe and moments to Merthyr Village Shopping Centre. Just a short stroll from the front door is James Street and Brunswick street buzz. The perfect playground. The most exclusive shops, best restaurants, popular cafes, movie theatres and the iconic powerhouse are all just an extension of your backyard. Additionally, at home, you can simply enjoy the quiet in your private retreat, just 2kms from the city.

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5	
2.5	
2	
761m ²	

15 Flemington Street, Hendra



Cassidy Shorland

0448 444 888

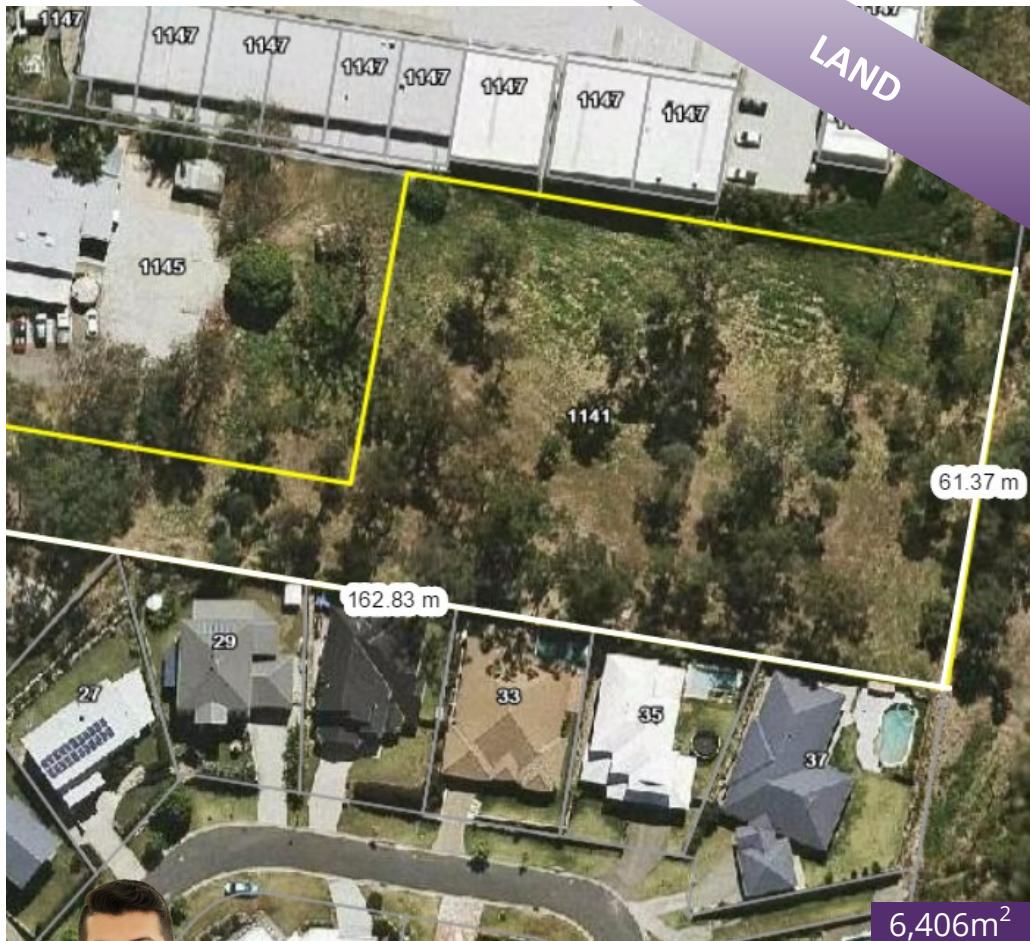
cassidy.shorland@homestates.com.au

Your opportunity to live in one of Brisbane's most affluent and charming suburbs in the leafy green streets of Hendra. Situated on 761sqm this home is ready for an owner to move and create their dream home.

The opportunity is simple, partially renovated, two storey classic Queenslander home with dual living on both floors. For a family looking to move into a house that can be transformed into a dream family oasis.

- Dual living areas on both levels
- Salt water in-ground swimming pool
- Stunning rear deck overlooking the pool and backyard
- Low maintenance rear yard—ready for you to plant a veggie garden
- Automatic gate for security and privacy

LAND



1141 South Pine Road, Arana Hills



In high demand and rarely available, this block of land on a massive 6,406m² is situated in a popular pocket of Arana Hills.

Lot 19 on Survey Plan 250240

Parish: Kedron, County: Stanley

Local Government: Moreton Bay

This block could be used for a number of purposes including; residential, commercial or industrial, Subject to Council Approval.

Close to all local amenities including shops, public transport and schools.

Cassidy Shorland

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4	
2	
4	
506m ²	

20 Plover Avenue, Paradise Point



This 4 bedroom 2 bathroom 4 car house has been consistently tenanted at \$460 per week for the past 4 years, and is now ready for a savvy investor's consideration.

Unlimited potential on a generous 506sqm block of land, with ample room for development/renovation (granny flat, teen retreat). The successful buyer for Plover Avenue recognises the limitless possibilities, given the location, deep and full-width rooms coupled with stable tenants.

This exceptional family home features the following amenities:

- Northern facing, uninterrupted views
- Granite and hardwood-finished timber kitchen
- Wooden floorboards throughout the premises
- Potential areas for rumpus, or billiard room
- Split system air conditioning

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SOLD



4	
3	
2	
254m ²	

57 Highland Crescent, Belmont



Beautifully presented 5 bedroom house, 3 bathroom, 2 garage home in the sought after Belmont suburb. Located five minutes from Carindale Westfield, close to local transports, major motorways and arterials, Moreton Bay College and Tingalpa State School, this property will not last long.

- Five bedrooms, fifth bedroom downstairs for either a guest or second office
- Main bedroom with walk-in wardrobe and en-suite with his and hers basins
- Fourth bedroom opens up with its own balcony looking onto the street view
- Modern finishes in all bathrooms

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1-2	
1-2	
1	
\$380-\$600	

For Rent—Hamilton

Free rent for the month of October!

- 1 and 2 bedroom apartments available in different types and floor plans
- Rent ranging from \$380.00—\$600.00 per week
- All with car spaces
- Quality finishes and fittings
- Citycat within walking distance (Northshore Hamilton)
- Local shops and cafes a stone throw away

Renaye Wisse

0422 363 708

renaye.wisse@homestates.com.au

TENANTED



3	
1	
4	
\$400 P/W	

For Rent—Sunnybank Hills



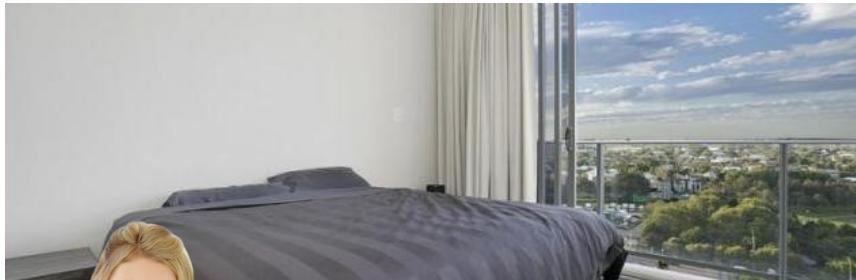
This beautifully renovated 3 bedroom house is perfect for those young families or those who want to settle down and start their own. Situated close to a park for those wonderful strolls and play time with the kids.

- 3 bedrooms with builtin robes, ceiling fans - 1x with air con
- bathroom with bath
- open plan kitchen and living
- Air con in living
- Dishwasher
- Security Screened
- Fenced

Renaye Wisse

0422 363 708

renaye.wisse@homestates.com.au



2	
2	
1	
\$520 P/W	

For Rent—Hamilton

Located in one of Brisbane's most stylish waterfront residential and retail precinct.

Exceptional lifestyle is at your doorstep. Only 6kms from the city and just 9 minutes from Brisbane Airport, Portside Wharf is perfectly situated on Brisbane River for convenience and lifestyle.

- Stylish and quality finishes and fittings throughout
- Modern kitchen with Smeg appliances including built in fridge, dishwasher and gas cooktop
- Spacious, open plan living area with plush carpet and ducted air-conditioning
- Modern design bathroom and laundry cupboard with dryer included

Renaye Wisse

0422 363 708

renaye.wisse@homestates.com.au

TENANTED



3	
1	
2	
\$500 P/W	



For Rent—Clayfield

Cozy 3 bedroom Queenslander - Available in Late August.

This home consist of 3 decent sized bedrooms with big outdoor area and living space.

The downstairs area is massive and with its own kitchen and separate toilet, could be a great teenagers retreat or area for elderly parents. This is on a busy road, but you will love the fact that it is so convenient to everything, close to buses & trains, Toombul Shopping Centre, the airport and a number of private schools.

Other features include:-

- Ceiling Fans
- VJ walls & ceilings
- Stained glass windows
- New Roof & gutters
- Internal stairs
- Large downstairs rumpus
- Central location, walk to everything

Renaye Wisse

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1	
1	
1	
\$420 P/W	

For Rent—Hamilton



Gorgeous 1 bedroom apartment features plenty of storage with quality finishing's, a well thought out floor plan and some river and City views from your bedroom and balcony.

There is gas cooking, ducted air, Built-in robes with shelving and draws, tile and carpet thought out.

Large common pool, BBQ and Gym facilities. You will appreciate living here.

- 1 Bedroom with built in wardrobe
- Bathroom complete with a bath
- Dishwasher
- Ducted Heating and Cooling
- Inground Swimming Pool
- 1 secure car accommodation.

Renaye Wisse

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TENANTED



4	
2	
2	
\$430 P/W	



For Rent—North Lakes

Located in the convenient "Hill Top Green" Estate, and within walking distance to local amenities, parks, school and daycare..

Modern 4 bedroom home, main with air-conditioning, ensuite and WIR, 3 other bedrooms with built-ins and ceiling fans. Modern open kitchen with dishwasher and stainless appliances, open lounge and dining room with air-conditioning, study nook. Main bathroom separate shower and bath tub, separate toilet, laundry in double remote garage.

- 4 bedrooms
- Pet Friendly
- Ecofriendly Greywater System

Renaye Wisse

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Cassidy Shorland
Property Sales Manager



Renaye Wisse
Senior Property Manager



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DAVID LEE

Investment Manager

📞 0422 352 832

📞 1300 88 66 08

“A deep comprehension of client requirements combined with our consolidated knowledge of the market yields the best results” – David

About David

A trusted name in the industry, David holds two years' managerial expertise in property investments, with over ten years' experience in the sales industry. Considered and analytical by nature, David's repeat purchasers often return to him for his strong comprehension of each client's requirements for wealth creation, growth and investments.

Specialising in off-the-plan projects, David maintains his reputation for market analysis and profitability through his exclusive relationships with premier developers, taking on board projects with definitive assurance which meet each individual client's needs.

The resulting meticulous practice of selective projects has garnered David with a strong network of local buyers across Sydney and Brisbane, with a budding influence in Melbourne and abroad in South East Asia.

David, who is fluent in Mandarin and English, is directly involved in vetting his staff with current market trends and his infectious drive for portfolio creation, ensuring that each client has their needs addressed with succinct, professional and outstanding performance.

Community Involvement

David advocates the reciprocation of goodwill and service, believing that his role rests upon the support of his local community. As part of his community service, David regularly donates to the Salvation Army, is a local supporter of community sporting events, and is part of his home suburb's, Hillcrest Neighbourhood Community Watch program.



HOMESTATES
REALTY



MATT BAESSATO

Property Specialist

📞 0405 403 894

📞 1300 88 66 08

“Going beyond client expectations is just the beginning” – Matt

About Matt

Regarded by his peers and clients for his perseverance and commitment to achieving results, Matt Baessato is an experienced property specialist with over ten years' expertise in the sales industry.

Coupled with his decidedly refined approach to clients, Matt provides achievable sales in an expedited period of time, often at an above-market premium. An often common praise heard by Matt's previous clients is his tenacity and drive for connecting the right person, to the right product, at the right time.

Matt is an emphatic and natural-born negotiator: As a progressive thinker dedicated to continuous development, Matt's ability to negotiate, identify key market trends and personable demeanour enables him to deliver the top price for his clients.

Fluent in Italian and English, Matt holds a strong rapport and affinity with the local European demographic in Brisbane, taking pride in supporting others to realise their property ambitions and goals.

Community Involvement

Matt believes in the preservation and longevity of global environments for his two daughters. He is an active supporter of action-based NGOs, particularly Greenpeace. Being family orientated, Matt often involves himself in the Ascot State School Community, local festivals, in addition to his home suburb of Clayfield.

About Homestates.

Homestates is a leading Australian intermediary consultancy providing integrated services including property investments, property sales, property management, and immigration and education services. The Group was founded upon the fundamental belief that property, and its extension as a home, is a long term process. Meticulously pairing each individual client's needs to their real estate requirements, Homestates successfully continues to provide client-centric services with a full cycle property outlook.

With offices based in Brisbane and Sydney, the Group operates domestically with extensive partnerships throughout Southeast Asia, ensuring that our approach to property, immigration and education considers economic developments on a global scale.

Homestates was founded by a multicultural team of various ethnic backgrounds, ensuring that your requirements for growth and wealth creation are accurately met.



Noel Kong

Solicitor

LLB, Grad Dip. Legal Practice

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