

Issue 5

June 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

Celebrating its 20th anniversary, Homesteads joined thousands of visitors in attending Brisbane's annual Buddha Birth Day Festival at the South Bank Parklands.

The event, which showcases Australia's multicultural society, debut the appearance of our official mascot, Herby, who handed out bags of goodies to children, parents and visitors who attended the 3 day event.



TENERIFFE FESTIVAL

HOMESTATES MONTHLY SPONSOR



Every July, the Teneriffe Festival celebrates where Teneriffe has come from, where it is now and its aspirations for the future. This is an area proud of its past but with a clear vision for its place as a shining example of the outcomes possible for urban renewal.

The event program is kaleidoscopic in its diversity, from historical to contemporary; from folk music through to indie-rock; health and fitness through to cheese, champagne and oysters.... The festival is a one-day event, stretching along Vernon Terrace, that really does have something for everyone – regardless of age or tastes. The Festival attracts 50,000 people, all keen to wander the riverside streets and hidden laneways, discovering the 25 musical performances and street acts, 40 local restaurants and food vendors, around 60 market stalls, a variety of historical displays, a glorious Kids World and dozens of community groups.

Now in its seventh year, you can bank on the return of festival favourites including the River Stage, the piglet races, the Brisbane Cheese Markets, the Magical Mystery History Tour and the Merthyr Village Music Stage. Several new experiences have been developed this year, including the Defiant Duck Laneway Party.

The Tastes of Teneriffe celebrates the vibrancy of the suburb through food. Long known as the home to some of Brisbane's most iconic restaurants, Teneriffe attracts the trendsetters of hospitality; those keen to feed the latest trends or revive good old fashioned service and atmosphere. In a nutshell, Teneriffe showcases Wine, Dine, Coffee and Brew!

The Festival's audacious contemporary programming positions it at the forefront of community events within Queensland and is considered by Brisbane City Council as one of the most significant street festivals in the city.



SUBURB SPOTLIGHT

FORTITUDE VALLEY

Fortitude Valley features an exciting contrast in the suburb's architecture and lifestyle. Here you will find the contemporary and sophisticated alongside the raw and vintage blended together to create a unique cultural hub for all those who love food, fashion, and fun.

This suburb, just a quick ride out of the CBD, is renowned for its bustling nightlife. Enjoy a sip and take a dip at the retro-themed Les Bubbles Bath House. If you'd prefer sophisticated dining, head up to Eleven Rooftop where the food is as breathtaking and the drink selection wide like the bar's scenic and panoramic view. The diverse number of bar and restaurant choices make it perfect for the people that work hard and party even harder.

The Valley isn't just for the night owls. Enjoy your after party morning coffee at one of the many cafe and breakfast establishments like LTD Espresso, Campos, King Arthur's or Harvey's to name a few. Enjoy a multicultural food trip at Chinatown which has impressive exotic supermarkets and restaurants. Shop 'til you drop for the new, hip, and trendy. Fortune Valley Market is one of Australia's oldest Weekend Markets featuring arts & crafts, fashion, and merchandise from Brisbane's best and upcoming. Fashionistas would find their second home along James Street, which houses over 130 fashion flagships, local boutique and Brisbane designer labels. Or slip into the laneways and peruse through shops and casual dining choices on Bakery and Winn Lane. In Fortitude Valley, you'll never be bored. There's always something for everyone looking for a good time.

Statistics about Fortitude Valley.

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

22,947

36,964

1,366



INFRASTRUCTURE SPOTLIGHT

AQUARIUM & MARITIME MUSEUM

A 100 million dollar aquarium development could be on the rise in Brisbane's Southbank district through the Palaszczuk Government's Market-Led Proposal initiative. It will be directly connected to the Queens Wharf entertainment precinct via the Goodwill bridge.

The proposed project will be a redevelopment of the Queensland Maritime Museum in partnership with the world famous Crossley Architects and Advance Aquarium Technologies to contribute their expertise in leading-edge aquarium and life support systems as well as environmental design and building projects.

Though currently at its concept stage, Planning Minister Jackie Trad mentioned they will be able to reach new milestones in the middle of the year and present designs after consultation with the local communities and businesses in the area. This development will give a chance to feature the rich historic heritage and natural treasures of Queensland all in one iconic international class facility.

Features

The proposed infrastructure investment has been reported to yield the following benefits to Queensland:

750,000 visitors per year

\$200 million annual economic output

Connection to Queen's Wharf Entertainment Precinct via Goodwill Bridge



INVESTMENT SPOTLIGHT

INDOOROOPILLY

This property situated in the heart of Indooroopilly uses innovative architecture and contemporary design interiors to bring you spacious environmentally sensitive urban living. Large windows with operable window screens filter in ambient light, control temperature, and immerse you into the surrounding scenic views.

Amenities abound. Next door is one of Australia's largest malls, providing all your food, fashion, and living needs. Travel has never been easier. Within the mall premises is a major bus interchange. Or if you would prefer, the nearest train station is only a 400m walk. Prestigious education within arms reach. A short 10 minute drive to the University of Queensland (UQ), which is rated among the top 50 schools globally, houses the most brilliant academic minds. The best choices for affordable, convenient, high-quality living available at a weekly rate 20% premium to wider Brisbane. Truly a rare offering in one of the most sought-after, highly accessible, residential areas in the Western Suburbs.

Convenience all in one accessible location surrounded by prestigious educational institutions and upscale amenities.

Highlights

Homesteads is proud to offer this property to our clients with the following incentives for consideration:

100% Interest to Purchaser upon Settlement

Rental Guarantee at 5% from Settlement Date

Free Designer Blinds

Free Upgrade to Timber Flooring, valued at \$4,500



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1



1



1



55.3m²



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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AUCTION



2	
1	
1	
655m ²	

71 Sunnydale Street, Upper Mount Gravatt



This home nestled in the highly sought after suburb of Upper Mount Gravatt perfectly represents the many potential buyer categories we find in today's market. This is the perfect property for a series of prospective buyers:

- A first home owner looking for their chance to take that step onto the property ladder
- A buyer looking to downsize
- An investor looking for a low maintenance property in a sought after suburb
- A couple looking at their first home with the endless potential

- 2 Bedroom with built-in-wardrobes
- Timber flooring throughout
- 655sqm block
- Dual Street Access

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Auction on the 25th of June at 12PM



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1,214m²

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.

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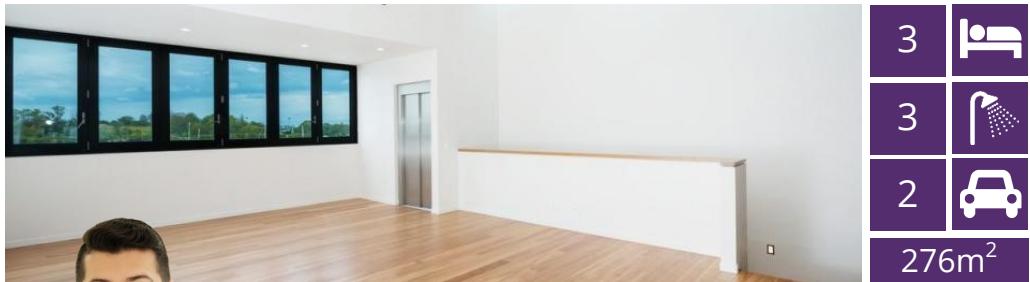
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3	
3	
2	
276m ²	

Villa 10, The Keelson, 102 Parkside Circuit, Hamilton



Presented for the first time and unrivalled in scale and architectural design, this prestigious address inspires a new standard of luxury executive living. 180degree vistas encompassing the Brisbane River from the Gateway bridge to the City, this stunning Villa is desirably situated within the esteemed Hamilton Reach community, delivering a lavish outlook on life.

Offering three significant proportion bedrooms, all with built-in-wardrobes. The master suite the main feature, offering space and comfort on a level never seen before. Stunning en-suite bathroom with walk-in-wardrobe completes the master suite.

Chef kitchen with a butler's pantry, dishwasher, built-in coffee machine, stone bench tops complete the kitchen. An abundance of light fills each room with the executive finish of an elevator for the free access to each level.

Double lock up garage, private courtyard, multi-purpose entertaining areas on each level, encouraging a lifestyle with easy and access to finish off your picturesque dream home. Spacious living with an additional 35m² external space

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3	
2	
2	
890m ²	

11 Somerset Place, Parkinson



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This perfect family home is located within the peaceful residential street of Lakewood estate in Parkinson, on a massive 890sq m block. Parkinson is perfectly located near all major freeways for easy access to the gold coast, Ipswich or Brisbane's airport. This makes it perfect for a family who has work commitments in Brisbane but then wants to relax on the beach on the weekends. It's just over 30 minutes drive to all the major theme parks like dream world, Sea World and movie world.

- Easy 400m walk to Calamvale Marketplace, 200m walk to Lakewood estate.
- Few minutes' drive to various schools, including Calamvale (Prep - Yr12) Community College, Stretton (Prep - Yr12) Community College, Algestor State Primary School (Prep- Yr6), Wisdom College, Calamvale Special School, and St Stephen's Catholic Primary School (Prep-Yr6).
- Open plan air-conditioned dining and living areas beside the kitchen.
- Separate dining/study area adjacent to formal lounge with additional ceiling fan.



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SOLD



16 Candlebark Circuit, Upper Coomera

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 of land is the last block 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.

The school catchments are endless, you have a choice between Coomera Anglican College, Upper Coomera State College, Saint Stephens College, Assisi Catholic College and Highland Reserve State School. Also In the vicinity you have Community Kids Coomera Early Education Centre and 2 Dance and Ballet Schools provide great choices of future education for your children.

Shopping facilities at Coomera City Centre with the big supermarkets and smaller shops, Westfield Helensvale and Harbour Town provide plenty of variety.

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HOMESTATES
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3	
2.5	
1	
152.1m ²	

35/111 Cowie Road, Carseldine



Built in 2014, this owner occupied and well maintained townhouse has location, lifestyle and the price you are looking for.

This well presented property is ready to be inspected. It is comprised of three spacious bedrooms, a quality master bedroom with en-suite and built-in-wardrobes, second and third bedroom with built-in-wardrobes and the third bedroom has access to their own private balcony. The main bathroom is located upstairs with full size bath tub and separate toilet. All bedroom are carpeted and have ceiling fans.

- Sleek kitchen with gas stove, frosted glass splash back, pantry and dishwasher
- Separate study or home office
- Fully fenced backyard
- Water tank for garden use
- Split system heating and cooling

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NEW



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



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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.

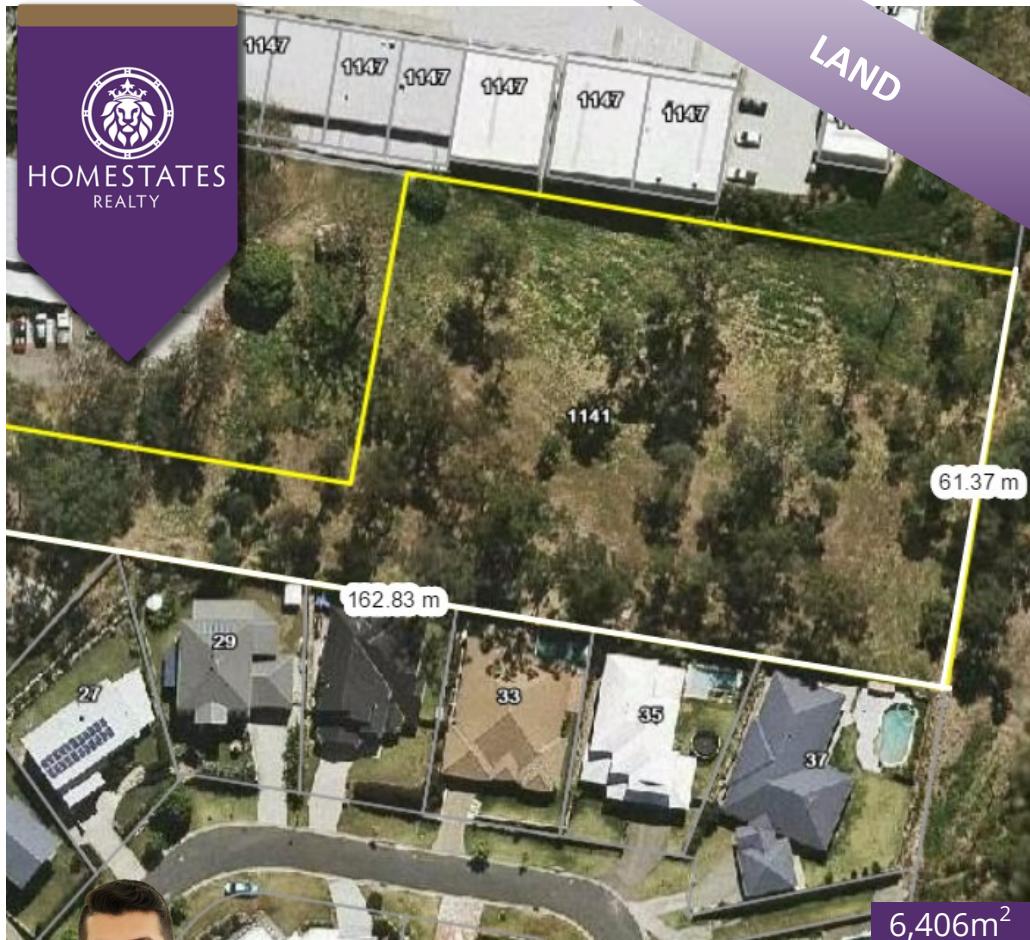
The opportunity is simple, partially renovated, two storey classic Queenslander home with dual living on both floors. For a family looking to move into a house that can be transformed into a dream family oasis.

- 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



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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.

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1	
1	
1	
\$420 P/W	



For Rent—Hamilton

This is a very beautiful 1 Bedroom apartment now available for one lucky applicant.

1 bedroom, 1 secure car parking, gas cooking, stone top benching, quality fittings and finishes, 2 way bathroom and a fitted open balcony.

Situated perfectly in the heart of Portside Wharf, the location boasts over 35 restaurants, cafes, supermarket, cinemas and more entertainment venues.

A short 200m walk to bus, 300m to CityCat; 6km from CBD, and 7k from Airport, this rental property is impeccably positioned for public transportation.

- Popular Eat Street Markets next door
- Vibrant riverfront community
- Home to the Brisbane Cruise Ship Terminal

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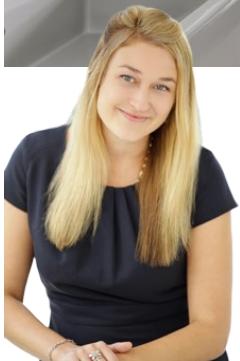


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3	
3	
2	
\$500 P/W	

For Rent—Hope Island



Perfectly positioned in Hope Island and just 3.4 nautical miles from The Broadwater, Cova gives you the best of convenient waterfront living.

The Cova Estate is well connected by a range of transport options to local and regional centres along the Gold Coast.

Residents-only community facilities include a unique 79-berth marina and Club Cova - a recreational club offering resort-style facilities.

Cova is close to all necessities, including local shops within walking distance and major shopping centres such as Australia Fair and Southport. A number of recreational and leisure activities are also nearby, including three championship golf courses and the Hope Island International Tennis Centre.

The Hope Island Medical Centre and the Hope Island Mater Health Centre are in the area and the Gold Coast Hospital at Southport is just 14km away.

Cova is 16km from major centres such as Surfers Paradise, with its array of dining, entertainment and shopping, while The Hinterland's wineries, rainforest walks, galleries and cafes are a short drive away.

From Cova, it's easy to get to wherever you want to go. Roads are safe, buses are frequent and there are train stations within easy reach, including Helensvale Station (13km) and Coomera Station (12km).

- Cova to Surfers Paradise 16km
- Cova to Gold Coast Airport 50km
- Cova to Brisbane 63km
- Cova to Brisbane Airport 72km

Renaye Wisse

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2	
1	
1	

\$470 P/W

For Rent—Hamilton



Ground floor and pet friendly, this apartment has been beautifully maintained and offers the most value available in Hamilton Harbour.

- 2 Bedrooms with built in robes and ducted air conditioning
- Bathroom complete with a bath
- Polished tiles and carpet throughout
- Large living space
- Galley-style kitchen with gas cooking and door exiting off to covered entertaining areas
- 1 secure car accommodation.

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HOMESTATES
REALTY



2



2



1



\$480 P/W

For Rent—Kangaroo Point

This is an outstanding complex with lifestyle written all over it! Open plan lounge and dining areas opening onto the balcony. Some of the luxury features of this immaculate apartment include:

- Kitchen with stone bench top and Bosch appliances
- Generous robes and storage
- Reverse cycle air conditioning
- Double glazed windows
- High speed internet and Foxtel ready
- Audio intercom system and security chip entry
- Roller blinds
- Secure undercover parking, visitor parking

Kangaroo Point is hard to beat on location. Leave your vehicle in your secure car park and access the CBD in minutes, or a huge array of nearby restaurants, bars, shops, and parks:

- Just over 3km to the CBD
- 200 metres to the bus stop
- 400 metres to the CityCat ferry terminal
- 500 metres to a gourmet IGA supermarket
- Beside the heritage listed Shafston House International College

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CASSIDY SHORLAND

Sales Manager (Property Sales Division)

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📞 1300 88 66 08

“Experience, expert knowledge and results are what my team and I deliver to the local Brisbane suburbs” – **Cassidy**

About Cassidy

Cassidy is touted to be one of the new breeds of young professionals who have chosen real estate as a career. With over ten years' experience in the real estate industry, Cassidy blends his unique conscientious approach with his experienced and deep local understanding of the Brisbane suburbs.

Clients know Cassidy best for his authority to keenly identify and understand each individual's personal circumstances and requirements for buying or selling property—with the ability to empathise and capacity to resonate with compassion, Cassidy has earned himself enormous respect and lifelong clientele.

A strong influence and ambassador in Brisbane's French community, Cassidy is the incumbent President for Union des Français de l'Etranger (UFE), owns two traditional French restaurants (The French Food Shop, Lutèce), and is an annual supporter of the Brisbane French Festival.

Community Involvement

Cassidy recognises that his chosen career would not be possible without the amiability of his local community, relishing in opportunities that would allow him to extend his support, in any way that he can. He is an avid supporter of the local French community and infrastructure, in addition to his charitable ties with the Australian Red Cross.



HOMESTATES
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MATT BAESSATO

Property Specialist

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📞 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.



HOMESTATES REALTY

HELP REDEFINE REAL ESTATE



Now accepting applications for our 2016 Sales Consultant Program

Homestates Realty is seeking an energetic and committed expert Sales Consultant to join our rapidly expanding team.

Based in Brisbane (Head Office) and Sydney, Homestates Realty specialises in property investment and management, with a focus on long-term growth and wealth creation.

Work alongside a fully supportive back office team and receive your own exclusive prospecting locations in Brisbane. This is a unique position perfect for individuals who want to operate independently on a commission-based structure.

Expand your real estate credentials and profile with our unique approach to service. We are seeking someone who:

- Holds a current Real-Estate Certificate of Registration
- Holds a Driver's License
- Understands the importance of exceptional communication skills in the real estate industry
- Exceedingly motivated and eager to succeed in a highly competitive industry
- Excellent grasp of the English language

Interested? Send your CV + Resume to
career@homestates.com.au



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