

Issue 10

November 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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Homestates Group



THIS MONTH

Spanning two days, Homestates showcased an exclusive VR Property Tour, along with our range of investment and management services throughout the Brisbane Property Expo.

A big thank you to all of our attendees and guests who visited our booth, and to our team that made the event such a fantastic success.



by presentation
of the magazine

Special Offer

\$40 off

final bill

Lunch or Dinner
for 2

WINNER AWARDS FOR EXCELLENCE 2014

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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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of Keeping YOU in Business



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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.



TRUMP VICTORY TO BOOST FOREIGN INVESTOR INTEREST IN AUSTRALIAN PROPERTY

With Trump stepping into his new role of America's 45th President of the United States, the stability and security of the Australian property market will create a surge of increased interest from international property investors, an expert predicts.

Nerida Conisbee, chief economist at REA Group said it is likely that the finale of the recent US election will drift their market to a state of instability, uncertainties and high risks. International buyers and investors who are currently thinking twice about the volatile US market will find the Australian market more appealing for a safer investment.

"Australia will be a beneficiary of this as it is considered to be one of the safest markets in the world", she said.

Conisbee also expressed that foreign investors are more likely to see the records of Australian property market demonstrate a great potential and positive future growth. Investors will have confidence in the Australian market because it offers a more secure and a low-risk option in comparison to the current US market.

"In uncertain markets, people don't like to buy", she said.

Our market is strongly tied to the US, no doubt the butterfly effect from Trump's presidency will hit Australian shores. The sudden influx of international buyers, developers and investors will soon cause a high demand for Australian property.

"A Trump victory adds sovereign, or crown risk, to inward investment into the US, affecting the amount of capital, the type of investors and the level of return expected", said LJ Hooker Head of Research Department Matthew Tiller. "It makes investment more attractive for large foreign developers and institutions, as well as high net worth private buyers looking to purchase residential property."



"Australia will be a beneficiary of this as it is considered to be one of the safest markets in the world." Nerida

Ren Wong, CEO of ASX listed financial and property service group, N1 Holdings said the outcome of the US election may drive them back to reconsider a more stable and secure investment in Australia. Under the administration of President Trump, the Chinese investors have expressed their concern in relating to the unpredictable future of the US markets.

"The feedback that we are getting is that they are concerned with what impact a Trump administration will have on Asian investment. Mr Trump has previously stated he would increase tariffs on goods imported from China to 45 per cent. He has stated he would tighten trade agreements. This creates uncertainty for all investors who are looking to invest in the US".



SUBURB SPOTLIGHT

CANNON HILL

Nestled comfortably between Brisbane's coveted CBD and Carindale, Cannon Hill is a domestic household name for refined inner-city urban living. Ranked as one of Brisbane's Top 10 Performing Suburbs in a recent analysis conducted by CoreLogic, Cannon Hill's staggering increase of median sales price of 109% (\$350,000 in 2006—\$730,000 in 2016) is likely attributed to astute investors following contemporary real estate principles to success, being Proximity, Infrastructure and Employment.

Real Estate Institute of Queensland Chief Executive Officer adds to this sentiment, stating that "It's these three factors that will decide if a property, a street or a suburb will become popular (demand growth) and therefore grow in value and price".

Beyond its established convenience being 5KM away from the CBD, locals amicably regard Cannon Hill as a

haven for community. With major shopping centres, including Cannon Hill Shopping Plaza and Urban Village Cannon Hill, the burgeoning suburb is slated for major development projects, including Brisbane's first public golf course in over 70 years, and a \$40 million dollar masterplanned community featuring a supermarket, boutique retail stores, restaurants and bars.

Home to both state and public education hubs, such as the Cannon Hill State School, Cannon Hill Catholic Primary School and Cannon Hill Anglican College, the suburb offers a strong mix of education options for the budding family.

Cannon Hill's current foot being on the cusp of an explosive development phase makes the suburb an exceptional place for investors, and an extraordinary place to live.

Statistics about Cannon Hill.

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

23,093

21,723

4,220



INFRASTRUCTURE SPOTLIGHT

EAST VILLAGE

A \$600 million dollar development is set to complete its latest stage for public release in Cannon Hill.

Situated in the heart of the idyllic suburb, East Village is headed by Brisbane's Anthony John Group, developers responsible for the famed Emporium, along with a series of artisanal projects.

Completed, East Village will be a 5.75 masterplanned urban village where commercial offices, contemporary living spaces and shopping hubs will be surrounded by a vibrant dining and entertainment boulevard.

Featuring a dynamic mix of retail, residential, commercial and hotel, East Village attracts the interest of interstate developers in direct response to its initiative for better affordability, innovative design, and comparatively higher-quality builds. Backed by a reputable developer with a proven history for creating iconic mixed-use developments, East Village is set to become Brisbane's east-side destination, where people live, work and play.

Conveniently located within easy reach of bus, train, major employment hubs and major arterials, East Village provides all the benefits of a well connected inner city location with the added appeal of lifestyle.

Features

The proposed development has been reported to contain the following features

- \$600 million dollar development plan
- Retail and entertainment
- Commercial office space
- High Street retail precinct
- Cannon Hill's first cinema
- Gym and medical centre
- Hotel accommodation



INVESTMENT SPOTLIGHT

CANNON HILL

A series of 31 luxurious apartments set over 5 levels is set to experience East Brisbane's largest development project.

Spearheaded by award-winning developers Ascent Developments, this project's strong focus on aesthetic presentation reflects its strategically positioned site to experience Cannon Hill's strong urban renewal phase.

Positioned adjacent to Anthony John Group's (creators of Emporium) East Village and a short walk to Kmart Plaza & Home Maker Centre, this development is central to all of Cannon Hill's coveted locations. Residents can enjoy true inner-CBD living, located only 6km to Brisbane's CBD, 700M from Cannon Hill Train Station, 5KM from Westfield Carindale and 10KM from the Brisbane Airport.

Enjoy access to a huge variety of amenities in this great neighbourhood, including beautiful recreational parks. Coupled with fast commute times and the appeal of low maintenance living, this project attracts city professionals and young couples seeking inner-CBD living.

Featuring a generous mix of one, two and three bedroom apartments, this project offers an upscaled environment to suit an entry-level budget.

Thoughtfully crafted, the series of boutique apartments feature amenities influenced by European-style presentation, with timeless finishes delivering a luxurious feel.

Primed to enjoy Cannon Hill's latest development plan for a \$600 million dollar mixed-use precinct, this project is strategically situated directly opposite the site to capture the vibrant atmosphere, sights and sounds.

Boasting spacious living areas and balconies for entertaining, bedrooms are fitted with generous built-in wardrobes or walk-in wardrobes, with secure basement parking and entry intercom.





WATERMARQUE

Embraced by the vast horizon of Brisbane River and a sweeping view of Northshore Riverside Park, Watermarque forms a major part of the North Shore Hamilton urban redevelopment plan.

This stunning apartment is a low density complex offering some of the best opportunities for quality in living and lifestyle. 6KM from the Brisbane CBD with just 5 mins drive to the Gateway, Watermarque is convenience redefined.

With its surrounding neighbourhood cultivated with award winning restaurants, retails and revelry entertainment precincts, Watermarque offers a sophisticated and exquisite living style, a haven for young professionals and couples.





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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1	
1	
1	
57m ²	

2404/118 Parkside Cct, Hamilton



Hamilton Reach is a sanctuary and a pleasure of a community to be apart of should you decide to live here yourself one day.

The quality of the finishes and fixtures are a standout, the outlook is lovely, and the floor plan is a great size.

This property is currently tenanted and receives \$430 per week rental income, it's already positively geared!

- Secure car park and garage space
- Equipped with inground swimming pool, gym facilities and outdoor entertaining area
- Ducted heating and cooling
- Intercom and alarm system

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NEW



2	
2	
1	
79.2m ²	

212/18 Thorn Street, Kangaroo Point



Peninsula Apartments are in the heart of vibrant Kangaroo Point, surrounded by cafes, shop, restaurants and grocery stores.

This apartment bought as an investment property was previously rented out for \$500.00 per week but is currently vacant.

Near new two bedrooms, two bathroom, one car park apartment located in the Peninsula Apartment Complex with countless lifestyle attractions and features.

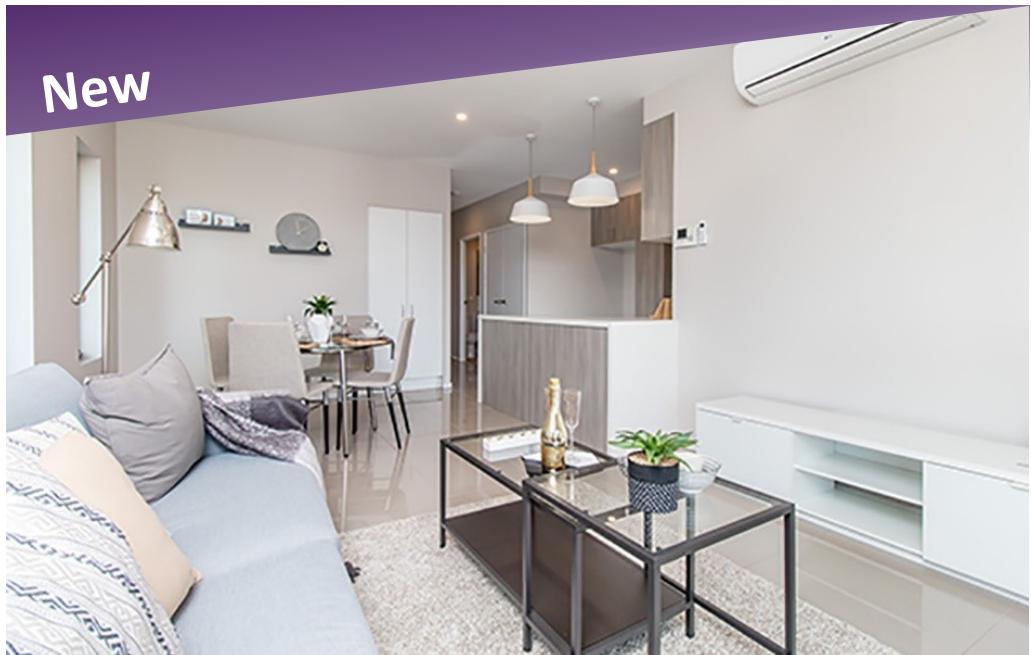
- Master with built-in-wardrobe and en-suites and access to main balcony
- Ducted air-condition throughout the apartment
- Extensive living and balcony area
- Security intercom, secure car parking
- Apartment complex features, pool, gym and BBQ area

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New



2	
2	
1	
79m ²	

63 Ludwick Street, Cannon Hill



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The Cannon- Boutique Apartments

Approx 6 km to the CBD, "The Cannon" Boutique Apartments are in the heart of Cannon Hill. It is all about the convenience and value for money.

Come home to your own brand new stylish apartment, with contemporary open plan living and quality fixtures and fittings. High ceiling and air-conditioning, these apartments are ideal for entertainers and those who appreciate a relax yet stylish living.

- 1,2,3 Bedrooms apartments, master rooms with en-suite
- Split system air-conditioning in the living area and each bedroom
- Remote securer car space, life and entry intercom
- Each unit includes dishwasher, dryer and LED lighting
- Rooftop communal BBQ area



60 & 62 Tenby Street, Mount Gravatt East

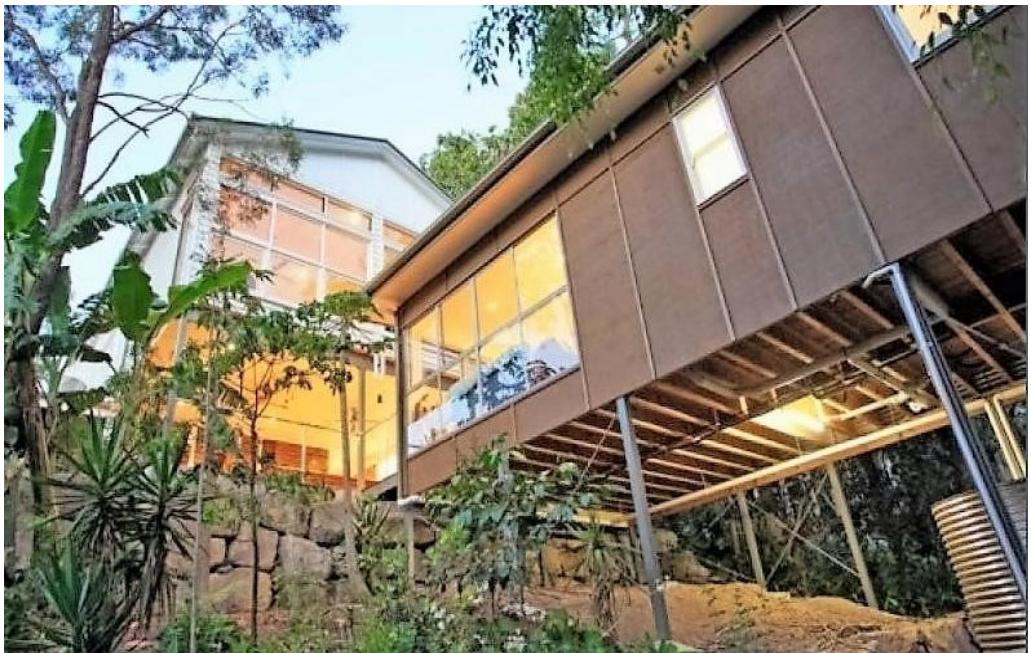
A rare opportunity for you to purchase 1214m² block in Mount Gravatt East.

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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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.

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- 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

NEW



4	
3	
2	
402m ²	



18 Rise Pl, Heathwood

Positioned in the much sought after suburb of 'Heathwood' - this property will tick all of your boxes! Beautifully designed and built this home offers a low-maintenance lifestyle without compromise.

Tastefully decorated throughout with luxury finishes, and fitted with quality fixtures, there is absolutely nothing to do but just sit back and enjoy everything that this home has to offer.

- Main Bedroom has en-suite with double vanity and walk in robe
- Ducted Reverse Cycle Air Conditioning throughout the house
- Caesarstone bench top
- High Ceiling (2/40mm)

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Under Contract



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	
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



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.

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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



3	
2	
2	
667m ²	

40 Alan Crescent, Eight Mile Plains



This solid brick lowset home is situated on a 667m², 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



3	
2	
2	
100m ²	

605/ 8 Kyaba St, Newstead



4.5% RENTAL YIELD! GREAT INVESTMENT OPPORTUNITY!

With a contemporary urban style, Hopscotch Apartments is setting the standard for vibrant and elegant apartment living in Newstead. The whole apartment wraps itself around an open living design to engage not only indoor living but also the best of the outdoor living in Brisbane.

Low Body Corporate Fees, minutes to fine dining cafes, gym, shopping at Gasworks, James Street or CBD, your opportunity is now to "Seize the Day"

- Two Bedrooms
- Two Bathroom including en-suite of master
- Pet apartment complex
- Internal intercom system
- Split heating and cooling

Matt Baessato

0405 403 894

matteo.baessato@homestates.com.au



4	
2	
2	
405m ²	

544 Sandgate Road, Clayfield



Matt Baessato
0405 403 894

matteo.baessato@homestates.com.au

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



5	
2.5	
2	
761m ²	

15 Flemington Street, Hendra



Your opportunity to live in one of Brisbane's most affluent and charming suburbs in the leafy green streets of in 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

Cassidy Shorland

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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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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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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

Cassidy Shorland

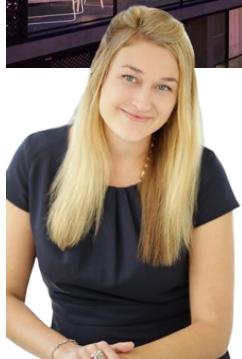
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1-2	
1-2	
1	
\$380-\$600	

For Rent— Hamilton



Renaye Wisse

0422 363 708

renaye.wisse@homestates.com.au

- 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



For Rent— Brisbane City

1 week free rent for 6 Months tenancy. New furniture package! Gas & Water included!

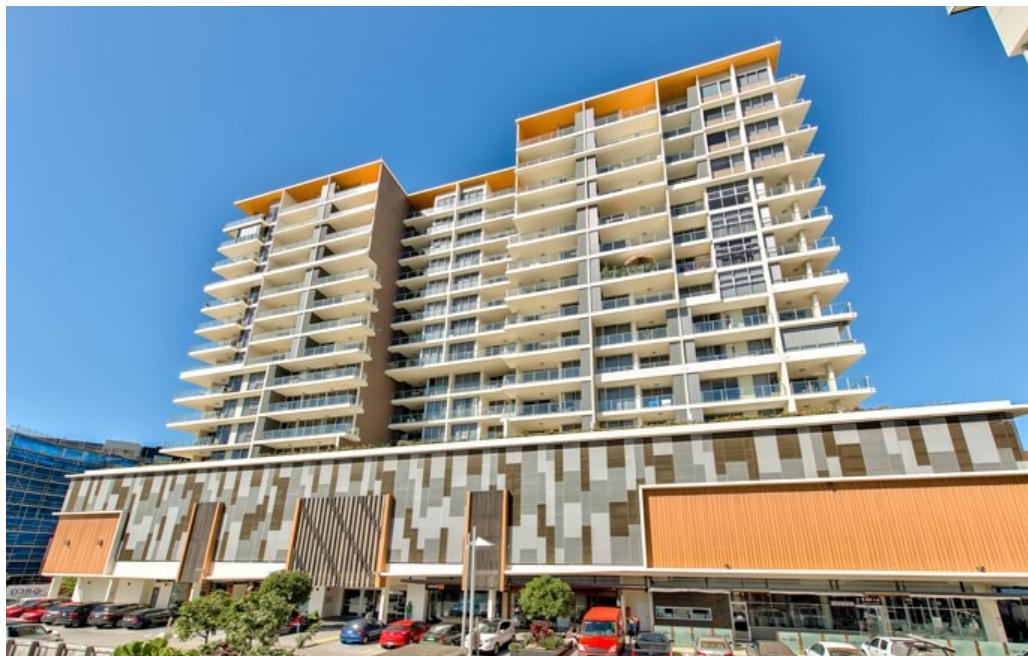
If you are seeking an apartment and a lifestyle that puts you above the rest, Soleil is the perfect choice. Outside, Soleil impresses enormously, while inside, the apartment reflects the very essence of good taste, with carefully considered interior design and opulent fittings and finishes. Kitchen features stunning stone bench top, contemporary stainless steel appliances and stylish chrome tapware.

- 1 bedroom with built-in wardrobe, ample storage space
- Individual air conditioning system
- Provides Pay TV, high speed internet, audio intercom security system
- Kitchen features stone bench top, stainless steel appliances and chrome tapware

Renaye Wisse

0422 363 708

renaye.wisse@homestates.com.au



\$500 P/W

For Rent— Hamilton



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

Set above a boulevard of boutique shops, award-winning dining, cinema and cruise terminal, all right on the Brisbane river.

- Stylish and quality finishes and fittings throughout
- Expansive balcony overlooking area vies of Eagle Farm Racecourse and Doomben
- North facing aspect which captures the summer breezes
- Modern design bathroom and laundry cupboard with dryer included

Renaye Wisse

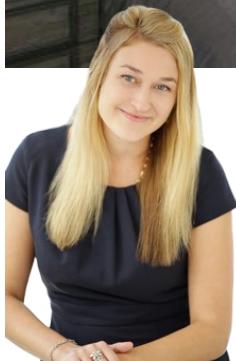
0422 363 708

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.

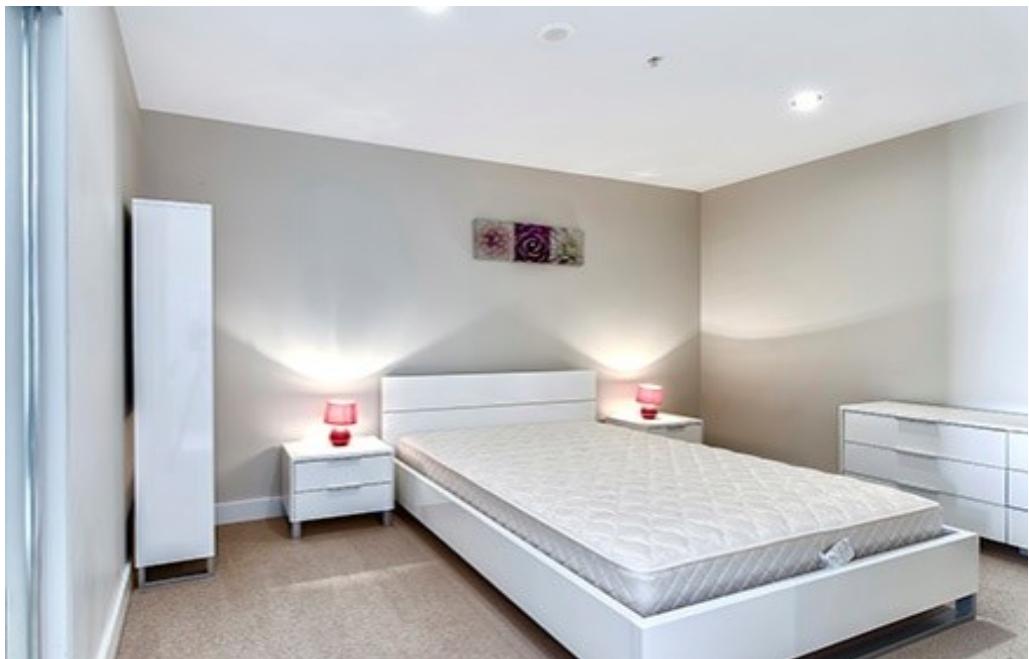
Exceptional lifestyle is at your doorstep. Only 6kms from the city and just 9 minutes from Brisbane Airport, Portside Wharf is perfectly situated on Brisbane River for convenience and lifestyle.

- 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



2	
1	
1	
\$485 P/W	

For Rent— Hamilton



Fully furnished 2 bedroom apartment now available in Portside!

Set above a boulevard of boutique shops, award-winning dining, cinema and cruise terminal, all right on the Brisbane river.

- Modern kitchen with Smeg appliances including built-in fridge , dish washer and gas cooktop
- Secure car park
- North facing aspect which capture the summer breezes
- Stylish and quality finishes throughout

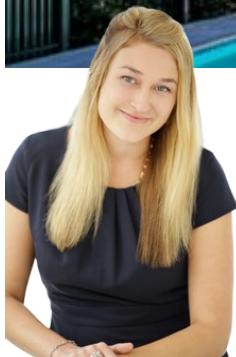
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1	
1	
1	
\$400 P/W	

For Rent— Hamilton



Gorgeous 1 bedroom apartment available soon!

Features plenty of storage with quality finishings, 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 build in wardrobe
- Bathroom complete with a bath
- Ducted Heating and Cooling
- Inground swimming pool

Renaye Wisse

0422 363 708

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RENTED WITHIN 2 DAYS



2	
2	
1	
\$550 P/W	

For Rent— Kelvin Grove



So close to everything you need, you will appreciate living in this stunning apartment here!

- 2 bedroom, 2 bathroom with study and 2 x storage facilities
- In complex swimming pool and BBQ facilities
- Master bedroom with ensuite
- Modern bathroom and kitchen

Renaye Wisse

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2	
1	
1	
\$530 P/W	

For Rent— South Bank



Located minutes from Brisbane CBD, fine dining restaurant , cultural centres and shops. Everything is conveniently at your door step.

- 2 Queen size bedroom and 1 luxury bathroom
- Secured lock up garage
- Ducted air con system
- Resort style rooftop pool and BBQ facilities with stunning city and river view

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Cassidy Shorland
Property Sales Manager



Renaye Wisse
Senior Property Manager





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CASSIDY SHORLAND

Sales Manager (Property Sales Division)

📞 0448 444 888

📞 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 REALTY



ROBYN KIM

Property Specialist

📞 0431 688 719

📞 1300 88 66 08

"My career puts me in touch with property and people. My passion is matching the right property with the right people" – Robyn

About Robyn

Regarded in the industry for her candor and expertise in off-the-plan profitability, Robyn is an invaluable asset for your property investment needs. With an infectious and energetic personality, Robyn's clients often attest to how she is able to simplify each investment opportunity down to its inherent core value for growth.

Possessing over ten years of experience serving in front-end positions in the services industry, Robyn combines her professional but approachable method with her expansive and informed expertise of the Queensland and Sydney property market landscape.

Robyn credits her consistent success in ranking as one of Homesteads' top specialists for off-the-plan projects to her dedication for longstanding relationships with clients: Her energy, motivation for success and critical eye for opportunity sustains her outstanding reputation.

Fluent in English, Korean and possessing an operational grasp of Japanese, Robyn is a multilingual specialist ready to service your needs for property growth today.

Community Involvement

Robyn's tangible commitment to both local businesses and charities are a receptacle of the successes she has experienced from her career in property. She regularly supports St Vincent de Paul Society, in addition to being an active donor for the Red Cross. Robyn also has a current standing in both QLD and NSW Korean newspaper publications, Sunday Weekly and Top News.

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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T. (07) 3423 1867 F. (07) 3341 8647

E. noel@ihlawyers.com.au

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- Exceedingly motivated and eager to succeed in a highly competitive industry

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HOMESTATES
REALTY



RENAYE WISSE

Senior Property Manager

📞 0422 363 708

📞 1300 88 66 08

“Consistency goes hand in hand with tenacity” – Renaye

About Renaye

Born and raised in Brisbane, Renaye has a firm finger on the pulse of the local property market, in addition to its local surrounding areas. Whilst she possesses over 10 years' experience in the real estate industry, Renaye continuously strives to monitor and review the shifting landscape of the property market—a penchant which is often her key to repeat and happy clients.

Renaye's application of Homesteads' vision has resulted in a record-setting satisfaction rate with tenants: Clients work with Renaye as they know her first and foremost for her resolutions-focused approach.

Renaye's role as Head of Property Management includes the following range of services:

- Advertising and professional photography
- Thorough entry/exit condition reports, including water reading and invoices
- Routine inspections, with supplementary photo updates
- Payment of outgoings from rental income
- Monthly and EOFY statements

Community Involvement

Renaye is devoted to the welfare of impoverished animals, providing 2 dogs and a cat a loving home. She is an avid supporter of the RSPCA, contributing regularly with food and provisions to



HOMESTATES REALTY



SAKDA PUKERDPIM

Property Investment Manager

📞 0401 002 009

📞 1300 88 66 08

"Local knowledge and a strong network with developers ensures that my team continues to deliver profitable results to our clients" – Sakda

About Sakda

Backed by over 5 years in the property industry, Sakda's current role as Property Investment Manager plays a pivotal role in overseeing Homesteads' operational presence within Sydney. A strong influence and reputation in Australia's Thai community, Sakda's approach to wealth creation maintains that long-term performance supersedes superficial short-term boons. He is able to successfully demonstrate this through his strong network with Australia's leading developers, and his team of vetted property specialists.

Clients tout Sakda's tenacity to accurately identify market trends for capital growth and rental yield, praise often reflected in his litany of repeat buyers and referrals. This naturally flows into his methodical approach for staff induction and training: By letting the statistics speak for themselves, Sakda's commitment to service revolves around the assurance that clients receive the best value for their property investment requirements.

Being fluent in both Thai and English places Sakda in the enviable position as an ambassador for his heritage, often reflected in his frequent involvement with Sydney, Melbourne and Brisbane's local Thai events.

Community Involvement

Sakda's penchant for sharing his knowledge is best reflected in his desire to assist his local Thai communities across Australia. Sakda is an annual supporter of various Thai events, including the iconic Songkran, Loy Krathong, Thai Mother's Day and a major benefactor to multiple Thai



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