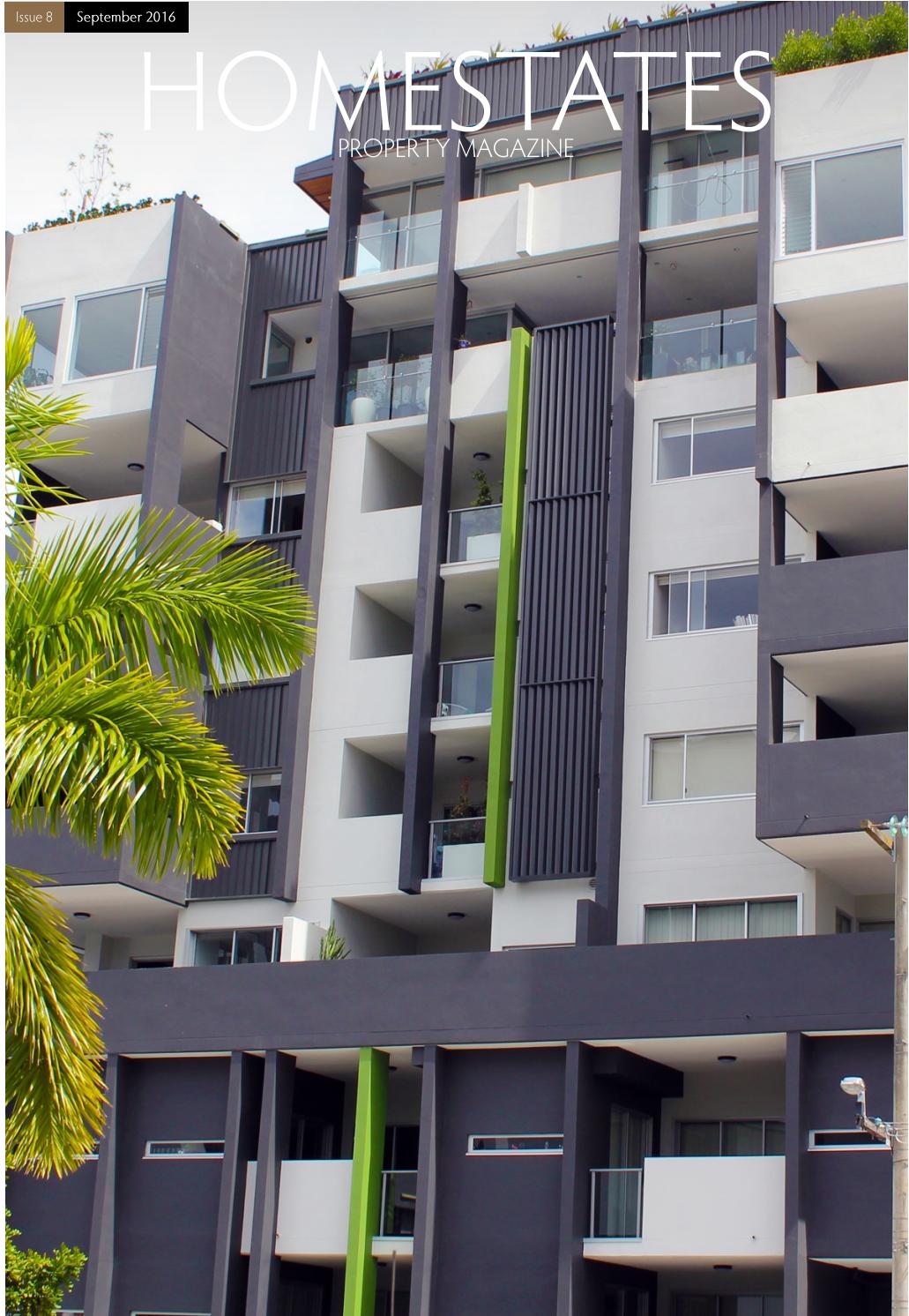


Issue 8

September 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.

#### Brisbane Office

(07) 3252 8988

[Info.brisbane@homestates.com.au](mailto:Info.brisbane@homestates.com.au)

#### The London Offices

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Level 19, 1 O'Connell Street

Sydney NSW 2000



## THIS MONTH

Spanning over four days, Homesteads joined thousands during Brisbane's iconic IndOz Festival, celebrating the strong Indonesian presence and culture in Australia.

Featuring local community icons and key public figures, the annual festival was host to various exhibition and cultural shows, with public performances at the GHD Auditorium.

# Lutèce

BISTRO & WINE BAR



E. [booking@lutece.com.au](mailto:booking@lutece.com.au)  
P. 07 3161 1858

1/60 MACGREGOR TERRACE,  
BARDON Q 4065



TUESDAY - SATURDAY

LUNCH: 11:30AM - 2:30PM

DINNER: 6:00PM - 10:00PM

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



## Ask Cassidy Shorland

Property Sales Manager, Homesteads

Read on to find out the main questions Cassidy gets asked when it comes to selling houses.

### Choosing a Real Estate Agent

A real estate agent will be the person helping you achieve the sale of your home. This professional's connections, local market knowledge and real estate expertise will all play an important part in this process.

Therefore, it's crucial you choose an agent who is most suited to your requirements and will help you get the sales results you desire in the shortest time possible.

To ensure you're choosing the best agent for the job, it pays to shop around and ask pertinent questions. You'll need to feel comfortable with whomever you select when selling real estate.

### What is an Exclusive Listing?

With an exclusive agency agreement, you give only one agent the rights to sell your property.

This may entitle the agent to be paid a commission if the property is sold during the fixed term of the agreement, even if you or another agent were responsible for the sale.

An exclusive listing arrangement is most commonly used for the sale of residential properties.

### What is an Agent's role during an Open House?

An agent's job at an open house inspection is to listen closely and observe attendees to gauge buyer interest and motivation.

By engaging in conversation, the agent can learn more about a potential buyer's specific circumstances and requirements. This helps the agent to discuss the aspects of the property relevant to the buyer.

At the same time, buyers may need to view the property without pressure and talk about it with someone they have brought along. A good agent will be aware of this and only engage in conversation at appropriate moments.

### Why should I be out during an Open House?

Getting a buyer to picture themselves living in the property - sometimes referred to as 'mentally moving in' - is one of the most effective ways to generate serious interest.

For this to be achieved, it is essential that they feel relaxed and unhurried. Buyers do not wish to intrude on the current owner's space, so your presence can sometimes act as a deterrent for them to stay longer and continue to consider the property carefully.

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 traditional French restaurants, and is an annual supporter of the Brisbane French Festival.

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.





## EVENTS

Sydney's Homestates team ran multiple workshops throughout the month, highlighting Queensland's property investment opportunities.

Invited guests were given access to Homestates' exclusive property listings and client-only incentives as thanks for their commitment and support.



## SUBURB SPOTLIGHT

## SPRINGFIELD LAKES

Considered part of Australia's largest masterplanned city, Springfield Lakes is an award-winning suburb with a strong focus on its community. With its humble beginnings in 1999, the now bustling satellite city is a picturesque address with a litany of convenient shopping, education and health hubs. Envisioned and developed by Lend Lease Group, the region boasts a mix of one and two storey homes, which range from entry level designs (with the first home buyer in mind), to top, luxurious homes with fittings and fixtures designed to suit professional couples and families.

Springfield Lakes provides a balance of living options, focusing on waterfront living to a city fringe lifestyle. Situated south west of Brisbane, the suburb is perched 28KM away from the CBD, and 17KM away from Ipswich.

With over 120 hectares of open space, 20KM of hike and bike trails, 23 hectares of lakes and 28 parks, Springfield Lakes is South East Queensland's fastest growing region.

True to its premise as a satellite city, patrons can simply walk over to Orion Springfield Town Centre, with over 80 speciality stores and a current extension under construction which will feature Event Cinemas. Amenities abound with over an additional 4 shopping and lifestyle hubs, in addition to the Brookwater Golf Course.

Complete with state-of-the-art education hubs, with options for private (St Peters Lutheran College), public and tertiary (TAFE/University of Southern Queensland) and premium health services (Mater), Springfield Lakes redefines contemporary living by offering families and individuals a community lifestyle in an award-winning suburb.

# Statistics about Springfield Lakes.

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

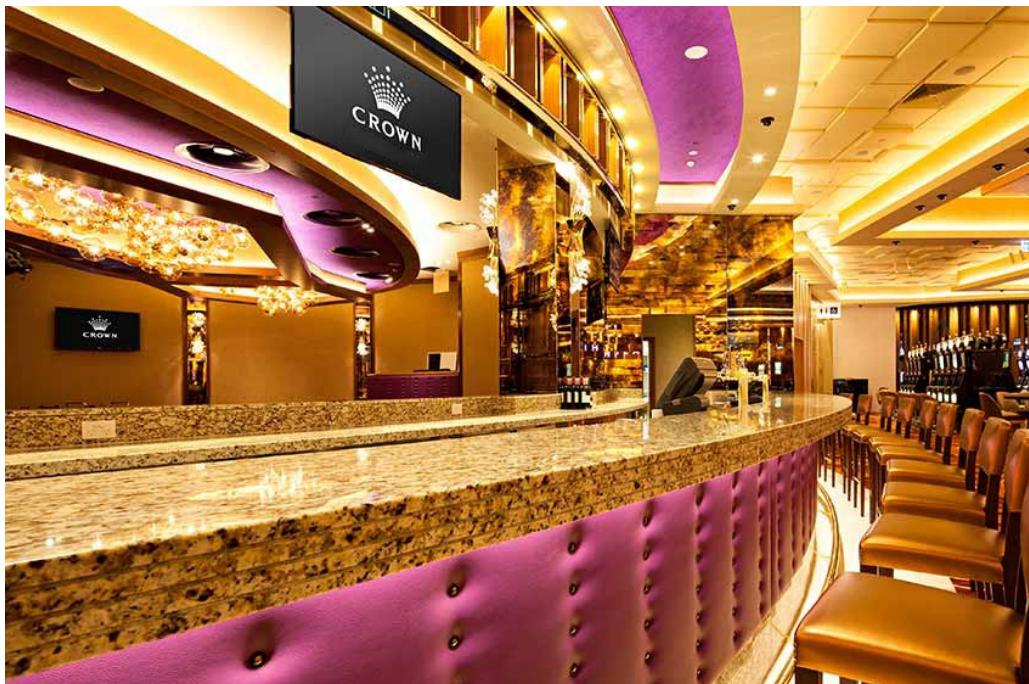
**SOLD PRICES**

THIS MONTH

**123,422**

**69,484**

**4,056**



## INFRASTRUCTURE SPOTLIGHT

## CROWN CASINO

A \$3 billion casino and residential project has been unveiled to be developed on the Gold Coast.

Situated between the current Palazzo Versace and Sea World resort, the new casino centrepiece will include three towers, seven high-end restaurants and operable business offices for commercial use.

The towers, which would be built on the site will be coupled with a purpose-built bridge, linking Southport to the prospective casino's location, on The Spit.

The slated development has been touted to be one of the biggest and most expensive in Queensland history, shadowing Brisbane's very own integrated resort Queen's Wharf.

Spearheaded by ASF Consortium, Director Louis Chien was adamant in stating that the development would raise the already shining profile of the Gold Coast.

"It's been a long journey but it has allowed us to ensure that what we deliver is going to be something truly iconic".

### Features

The proposed development has been reported to contain the following features

Residential and resort towers

Commercial space for business operations  
Sea World to become the biggest theme park in Australia

Largest, and most expensive development in Queensland history

Integrated resort development

Connective bridge linking Southport to The Spit



## INVESTMENT SPOTLIGHT SPRINGFIELD LAKES

The award winning Springfield Lakes masterplanned community represents an outstanding opportunity for first home owners and families alike. Backed by development specialists, Lend Lease Group, this project features a complete suite of world-class amenities, coupled with house and land packages geared for those who are seeking a comprehensive lifestyle.

Springfield Lakes has a strong reputation for delivering convenience to its residents. Doorstep features include hike/bike trails, over 23 hectares of lakes and commercial hubs for retail (Spring Lake Village, Springfield Fair, Spring Lake Metro, Orion Springfield Central) and dining.

With a consistent rental yield floating between 5.0% to 7.7% within the suburb, this location is an investor's delight, given the rollout for upcoming commercial development around the area.

Likewise, residents have enjoyed a strong capital growth, reflected most evidently in the 20% spike in house and land sales during 2014.

An exceptional suburb with burgeoning prospects, houses developed in Springfield Lakes flaunt a balanced mix of block types, from low maintenance living to those more suitable for traditional family sized homes. The only similarities prospective buyers will ever see when considering this desirable suburb is each property's relatively short walking distance from a park, amenity or shopping precinct.

At its core, Springfield Lakes is recognised for its idyllic lakeside setting, with most bodies of water available for a wide range of active sports, including canoeing, kayaking or model boat sailing. Combined with Brookwater Golf Course, which has been nominated as Queensland's number one public access golf course for nine consecutive years, Springfield Lakes represents the best community living experience that Queensland has to offer.



605/8, Kyabra Street—PROPE



## BRILLIANCE

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

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 in the master bedroom.

Strategically designed for both the investor and tenant in mind, this property features low body corporate fees, alongside being located minutes away from fine dining, bistros, gyms and the iconic Gasworks shopping precinct.





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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F. +61 7 3061 2863

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**NEW**



4	
2	
4	
506m <sup>2</sup>	

## 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**

0448 444 888

cassidy.shorland@homestates.com.au



## 60 & 62 Tenby Street, Mount Gravatt East



A rare opportunity for you to purchase 1214m<sup>2</sup> 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**

0448 444 888

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**Arti Nijhawan**

0405 651 157

arti.nijhawan@homestates.com.au

SOLD



4	
3	
2	
254m <sup>2</sup>	

## 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

**Cassidy Shorland**

0448 444 888

cassidy.shorland@homestates.com.au



1	
1	
1	
66m <sup>2</sup>	

## 3408/126 Parkside Circuit, Hamilton



**Cassidy Shorland**

0448 444 888

cassidy.shorland@homestates.com.au

- 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

**NEW**



5	
3	
1	
597m <sup>2</sup>	

## 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.

**Arti Nijhawan**

0405 651 157

[arti.nijhawan@homestates.com.au](mailto:arti.nijhawan@homestates.com.au)



1	
1	
1	
55m <sup>2</sup>	

## 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

**Cassidy Shorland**

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cassidy.shorland@homestates.com.au



4	
2	
2	
269m <sup>2</sup>	

## 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

# 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](http://designinitial.com.au)



design initial



@design\_initial\_brisbane



4	
3	
2	
288m <sup>2</sup>	

## Rochedale address available upon request



**Matt Baessato**

0405 403 894

matteo.baessato@homestates.com.au

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 Rochdale 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	
266m <sup>2</sup>	

## 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.

**Cassidy Shorland**

0448 444 888

cassidy.shorland@homestates.com.au



5	
2.5	
2	
316m <sup>2</sup>	

## 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.

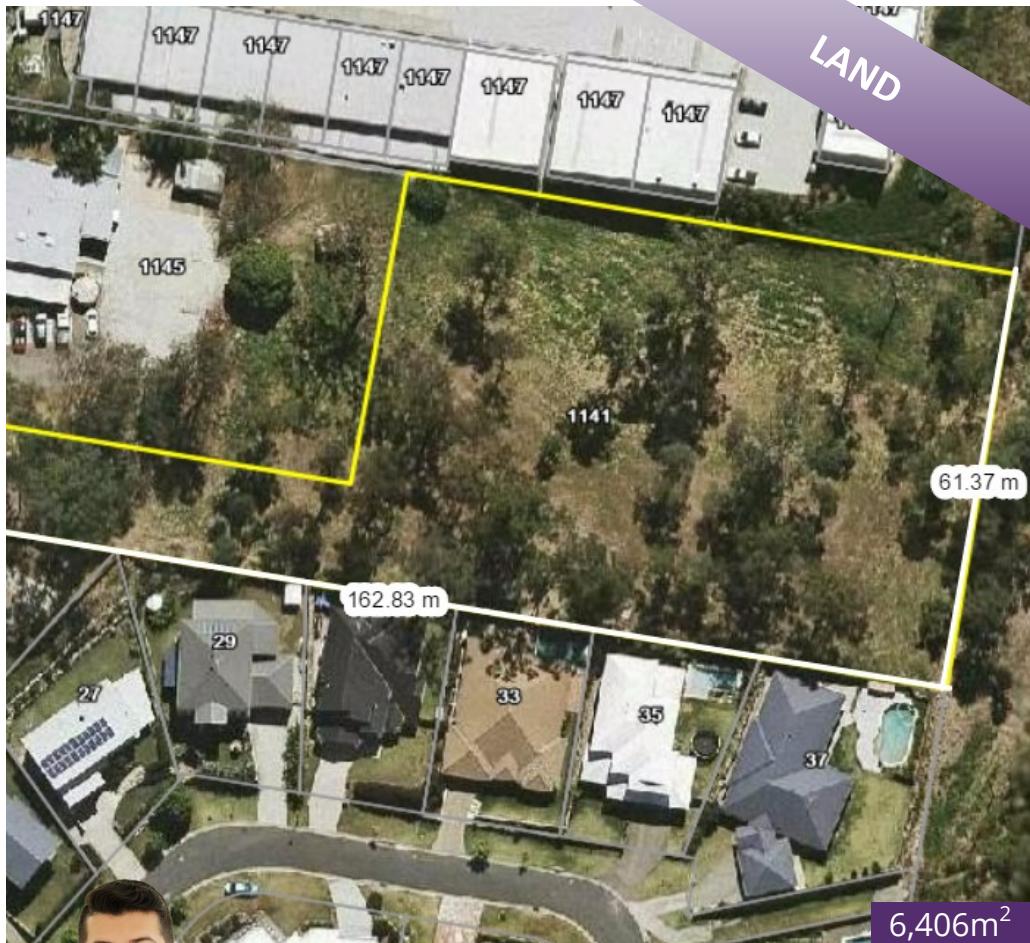
- Dual living areas on both levels
- Salt water in-ground swimming pool
- Stunning rear deck overlooking the pool and backyard
- Low maintenance rear yard—ready for you to plant a veggie garden
- Automatic gate for security and privacy

**Cassidy Shorland**

0448 444 888

cassidy.shorland@homestates.com.au

LAND



## 1141 South Pine Road, Arana Hills



In high demand and rarely available, this block of land on a massive 6,406m<sup>2</sup> 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**

0448 444 888

cassidy.shorland@homestates.com.au



2	
2	
1	
\$630 P/W	



## For Rent—Hamilton

This gorgeous 2 bedroom apartment is nearly brand new and right in front of the River! Its a gorgeous apartment.

2 Bedrooms, 2 Bathrooms, Walk through robe to main bedroom, ducted air con, secure car space, storage cage

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

**Renaye Wisse**

0422 363 708

[renaye.wisse@homestates.com.au](mailto:renaye.wisse@homestates.com.au)

TENANTED



3



1



10



\$400 P/W

## For Rent—Everton Park



Spacious property surrounded by a lot of greenery and nature gives you and your family a lot of elbow room to move about. The downstairs area of the house is large and separated into 2x areas — perfect as a teenagers rump room or an area for elderly parents.

Looking for short term options? You can rent this property on a 12 month lease.

- 3 Bedrooms
- 2 Toilets with 1 upstairs bathroom
- 4 Carport spaces with extra 6 open car spaces
- Outdoor Entertaining Area

**Renaye Wisse**

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[renaye.wisse@homestates.com.au](mailto:renaye.wisse@homestates.com.au)



2	
1	
3	
\$380 P/W	



## For Rent—Upper Mount Gravatt

Conveniently located 2 Bedroom home suitable for couples or small family.

Sunnydale Street is in a fabulous position surrounded by Westfield Garden City Shopping Centre, Mount Gravatt Bus Station, Restaurants, Cafes, Doctors, Dentists, Childcare facilities plus all the other amenities you would ever require.

### Features include:

- 2 bedrooms with build-in-wardrobes
- Timber Floors throughout
- 655sqm block
- Dual street access
- Two frontages measuring 25m and 18m
- Large lounge / dining room area
- Gas cook top
- Separate laundry
- Bus 184, N184, 171 and 174 a short 2-minute walk
- 5 minutes' drive to Westfield Garden City Shopping Centre

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TENANTED



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**

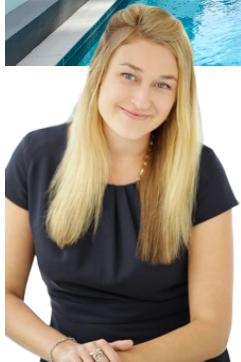
0422 363 708

[renaye.wisse@homestates.com.au](mailto:renaye.wisse@homestates.com.au)



1	
1	
1	
\$400 P/W	

## For Rent—Albion



\$200 Woolworths Voucher for successful applicant - Perfect 1 Bedroom Floor Plan – Complete with Study Nook!

Just a short skip over to the Brisbane River, between Newstead and Hamilton, this apartment in a secure complex offers a wonderful lifestyle! The famed Breakfast Creek Hotel is also close at hand!!

- The contemporary kitchen comes with stone bench tops, stainless appliances, gas cooktop and lots of storage.
- Flowing from this is the large, open-plan living and dining area, which opens onto a huge covered balcony.
- This offers a great extension of the internal living space and is perfect for year round entertaining.
- The Master bedroom also opens onto the balcony and comes with a walk-through wardrobe.

Immaculately presented, the property has high ceilings, plush carpet and fully ducted reverse-cycle air conditioning.

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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.

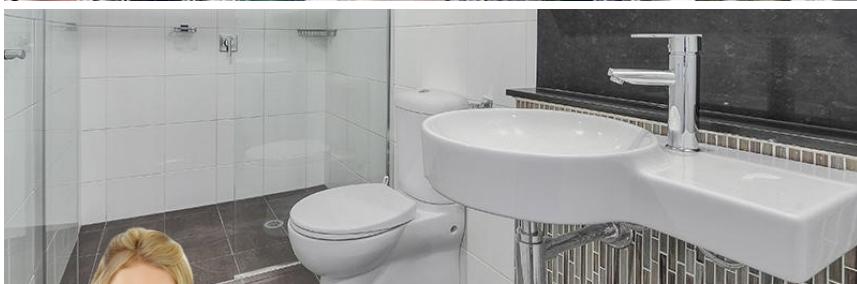
Other features include:-

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

**Renaye Wisse**

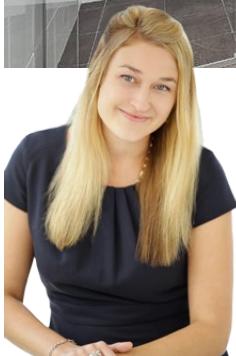
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1	
1	
0	
\$450 P/W	

## For Rent—Adelaide Street



FULLY FURNISHED - LARGE ALLOWANCE OF SERVICES PROVIDED

CITY LIVING MADE EASY!!

With close proximity to the city's best attractions and corporate precinct both the business and leisure traveller will find this location ideal. Public transport is moments away and will have you travelling around the city with ease.

If keeping up your fitness whilst away is a must enjoy the state of the art gym with 24-hour access and heated lap pool, then relax and unwind in the spa and sauna. Take a stroll and enjoy some retail therapy at Queen Street Mall home to leading fashion stores. Discover delicious dining at the ever popular Southbank and perhaps catch a live show at QPAC (Queensland Performing Arts Centre).

**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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HOMESTATES  
REALTY



We continue to experience an impressive amount of buyers and are currently encountering a shortage of quality homes available for sale. This level of resilient buyer activity is resulting in a high demand for property and outstanding sales prices.

Contact Homestates today for a free appraisal to find out what your home may be worth on today's market

**1300 88 66 08**

**265 Moray Street, New Farm—Sold beyond owner's expectations, and in 3 days**

**FRENCH CUISINE**



**THE**

# **FRENCH FOOD SHOP**

Authentic French Bistro

**Lunch • Dinner • Wine • Dessert • Coffee**

#Simple yet Succulent

Come and experience simple yet succulent  
French cuisine in the only authentic and  
affordable French Bistro in Brisbane.

A bientôt!

French lesson n°9  
**La Crème Brûlée**

356 Brunswick St - Fortitude Valley  
Ph: (07) 3252 7535  
[www.thefrenchfoodshop.com.au](http://www.thefrenchfoodshop.com.au)  
Visit us on Facebook





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 her local division.



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## 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 Homestates’ 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 Temples.

# 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.



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# HELP REDEFINE REAL ESTATE

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