

Issue 4

May 2016

# HOMESTATES

PROPERTY MAGAZINE



# HOMESTATES REALTY



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

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

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

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## THIS MONTH

Homestates Realty visited multiple states across Australia to celebrate a series of culturally significant festivals to both the Chinese and Thai community.

With festivities spanning over the entirety of April, Homestates wishes to extend our sincerest thanks for those who visited our stalls and made our attendance across Sydney, Darwin and Brisbane a successful and memorable month.



## SUBURB SPOTLIGHT

## NEW FARM

Affectionately revered by locals as one of

Brisbane's most cosmopolitan suburbs, New Farm is home to a large portion of the city's trendiest bars and restaurants. The area's affluent reputation is supported by high-end boutique stores, ranging from luxury goods to fashion and entertainment hubs, all nestled on James St.

Similar to Teneriffe, the historic suburb New Farm has been revitalised, its gentrification seen clearest in the halls of the Brisbane Powerhouse: A patron of the art's go-to for an immersive and cultured experience.

A weekender's delight, New Farm is affectionately attended for its expansive open parklands, picnic areas and gas barbeques, surrounded by enclaves of jacaranda trees, rose gardens and complementary wi-fi—and that's just for the adults. Children can indulge in the ample playground amenities, jungle platforms and shake paws at pet-friendly park grounds.

Thriving and constantly bubbling with shopping, retail and lifestyle opportunities, the electric suburb of New Farm never fails to captivate its patrons with its reputation for cosmopolitan living.



# Statistics about New Farm.

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

**74,752**

**100,444**

**5,999**



## INFRASTRUCTURE SPOTLIGHT

## CROSS RIVER RAIL

The Queensland Government has recently announced its priority infrastructure development project to be a connective railway network throughout the state.

The proposal, titled Cross River Rail, has been identified as a critical infrastructure project on both State and Federal levels to address the capacity restraints currently faced on Queensland's rail network. Completion of the project has been identified to offset the increase of congestion and fuel productivity in the South East Queensland Economy.

According to the Queensland Government, the rail will connect stations at Boggo Road, Woolloongabba, Albert Street, Roma Street and the RNA Showgrounds. From a future perspective, the completion of this rail will increase the accessibility to central entertainment hubs such as the proposed Queen's Wharf, and the upcoming \$400 million entertainment venue.

"The Queensland Government has fast-tracked the business case for our number one priority infrastructure project", Transport Minister Stirling Hinchcliffe announced.

Visit the website [www.crossrivrail.qld.gov.au](http://www.crossrivrail.qld.gov.au) to find out more about this project

### Features

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

10.2KM railway links

5.9KM of underground tunnel

Stations at 5 key locations around Queensland

Economic stimulation

8,000 new jobs in over 5 years

Immediate connective access to the future Queen's Wharf



## INVESTMENT SPOTLIGHT

## NEWSTEAD

The iconic heritage-listed landmark Gasometer is the focal piece for the final property development in Gasworks, Newstead. Situated in the heart of Newstead's vibrant precinct for upmarket commercial dining and retail experience, the prospective residences are suitably headlined by a developer whose reputation is sterling amongst astute investors and home owners.

The strategically located site is close to the Brisbane River, and just a short walk from cosmopolitan James Street, with its many boutiques and eateries, Emporium, Homemaker City and Fortitude Valley. On the project's doorstep includes the offices of Bank of Queensland, Energex and Tatts.

Completed, the project will boast generously large entertainer balconies and take advantage of the exclusive rooftop recreation area, pool and gym.

As always with early releases, this project's name is undisclosed due to embargo—contact your personal Homestates consultant to arrange a private viewing.

### Highlights

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

Complementary Designer Blinds

6 Month Rental Guarantee

100% Interest on Cash Deposit

Find out more about this listing by calling Homestates direct on 1300 88 66 08



HOMESTATES  
REALTY



1



1



1



55.3m<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



HOMESTATES  
REALTY



2	
2	
1	
116m <sup>2</sup>	

## 51/32 Agnes St, Albion



North Easterly aspect, the interior has an abundance of natural light with open plan living and unusually large under covered balcony. Contemporary kitchen with stainless appliances including gas cook top, and master bedroom with sliding door access to balcony. Rive Apartment Complex also includes, communal BBQ area, pool and gym. Local coffee shop located downstairs, as well the landmark Breakfast Creek Hotel, just across the road.

### Cassidy Shorland

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### Outstanding Pricing

- Administration fund: \$604.06
- Sinking Fund: \$326.94
- Insurance: \$79.76
- Council Rates: \$317.45

### Premium Features

- 116m<sup>2</sup> of internal living on level 5
- 2 Bedroom with master featuring ensuite and walk-in wardrobe
- Residents swimming pool, gym and BBQ area
- Study nook with extra storage



HOMESTATES  
REALTY



4	
2	
1	
166m <sup>2</sup>	

## 17/126 Nottingham Rd, Parkinson



**Arti Nijhawan**

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

On Nottingham Road Parkinson, this stunning Townhouse is offering four bedrooms, two bathrooms including en-suite and powder room downstairs, two car parks (single lock up garage and one carport).

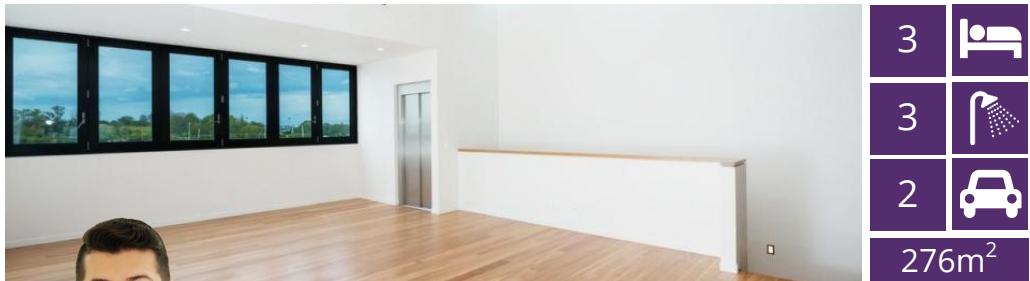
This property has so many features you can live the lifestyle with comfort and affordability.

The property is a short two-minute walk to the bus route that leads to Brisbane City, Garden City or to Griffith University. A short two-minute walking distance to Medical Centre, Doctors, Dentist, Chemist, Physiotherapist, Pathologist, Day-Care Centre, IGA, Hair Salon, Gym, Bottle Shop, Cafe, Restaurants and more are at close proximity.

- Four large bedrooms
- Two bathrooms including en-suite and powder room downstairs
- Main Bedroom with air-conditioner, en-suite and walk through Robe
- Second, Third and Fourth bedrooms all with built-in-wardrobes and ceiling fans
- Reverse Cycle Air-conditioning in living and Main bedroom
- Modern appliances including dishwasher, electric oven and stove, range hood, stone top bench top, tiled splashback and pantry
- Undercover Outdoor Entertaining Area



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3	
3	
2	
276m <sup>2</sup>	

## Villa 10, The Keelson, 102 Parkside Circuit, Hamilton



**Cassidy Shorland**

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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 35m<sup>2</sup> external space



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3	
2	
2	
890m <sup>2</sup>	

## 11 Somerset Place, Parkinson



**Arti Nijhawan**  
0405 651 157

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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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LAND



## 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 770m<sup>2</sup> 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.

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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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3	
2.5	
1	
152.1m <sup>2</sup>	

## 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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AUCTION



5	
2.5	
2	
761m <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 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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**Auction on the 28th of May 2016**



HOMESTATES  
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2	
2	
2	
179m <sup>2</sup>	

## 56/251 Varsity Parade, Varsity Lakes



Absolutely delightful spacious ground floor two bedroom and ensuite unit close to Bond University and Varsity town center. The complex boasts beach pool, gymnasium, theatre, several BBQ's and library. A private enclosed front balcony leads into a tiled entry foyer thence to separate living and dining. The gourmet kitchen boasts granite benchtops and stainless steel appliances. The bathrooms are massive and finished to the light quality. A huge covered outdoor entertaining area and tandem security parking.

- Great rental yield / low vacancy rate (rented \$590/week)
- Numerous amenities (Pool, Gym, Billiard room, Library, Theater, SPA, Plunge pool, Sauna, etc)
- Body corporate rate approximatively \$100/week.

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HOMESTATES  
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LAND UNDER CONTRACT



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## 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.

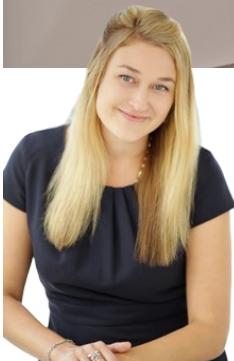


HOMESTATES  
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2	
2	
1	

\$500 P/W



## For Rent—Albion

Your private apartment offers couples, young families and executives the lifestyle ease of work/life balance with every convenience at your door. Here you can live with the space so rarely offered in the inner city. Offering an abundance of entertaining spaces, this residence is superbly designed with open plan living all leading on to your wrap around veranda and balcony - perfect for those who like to entertain in style and comfort.

North Easterly aspect, the interior has an abundance of natural light with open plan living and unusually large under covered balcony. Contemporary kitchen with stainless appliances including gas cook top, and master bedroom with sliding door access to balcony. Rive Apartment Complex also includes, communal BBQ area, pool and gym. Local coffee shop located downstairs, as well the landmark Breakfast Creek Hotel, just across the road.

- 116m<sup>2</sup> of internal living on level 5
- 2 Bedroom with master featuring en-suite and walk-in wardrobe
- Residents swimming pool, gym and BBQ area
- Study nook with extra storage

**Renaye Wisse**

0422 363 708

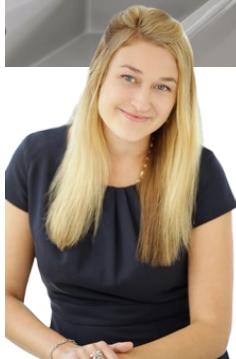
[renaye.wisse@homesteads.com.au](mailto:renaye.wisse@homesteads.com.au)



HOMESTATES  
REALTY



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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HOMESTATES  
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## RI MAKDIRAKUL

Property Specialist

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📞 1300 88 66 08

“Property extends beyond the transaction: Property considers community, compassion and commitment” – Ri

### About Ri

Specialising in over 10 years of client-centric services, Ri's addition to Homesteads has led her to establish a reputation for premium service and dedication to results before, during and after the property purchasing process.

Specialising in Brisbane, Sydney and Darwin's property markets, Ri acknowledges the value of her commitment to understanding each individual client's requirements for wealth creation. She credits her successful stories with clients that often result in repeat business and referrals to this aspect of her personality: Interpersonal skills borne from her service-industry background.

Compassion, enthusiasm and a frank approach is what makes Ri a successful property specialist at Homesteads. Her clients know her best for her friendly nature and genuine desire to see positive growth brought on from her extensive and exclusive access to pre-release off-the-plan property investments.

Ri supplements her fluency in English and Thai with a Masters degree in International Business, ensuring that her approach towards property considers the economic developments on a global scale.

### Community Involvement

As a successful property specialist, Ri takes pride in sharing her philanthropy across the local and national Thai communities. She relishes her prominent position as a benefactor to various Thai societies, including Wat Buddharangsee (NSW), Wat Thai Buddharam (QLD), and Darwin's annual Songkran Festival (NT).



## 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 Realty is a real estate company with its head office based in Brisbane, Australia. We help tens of thousands of Australians and international property investors find their dream homes or investment properties in Australia. We are committed and will continue to acquire and develop quality properties based on realistic values for our clients.

As we are dedicated to the development of long term relationship with our clients, the best interests of our clients are very important to us and we will place the clients' concerns ahead of our own in each and every transaction ensuring that clients realise the highest profit performance.

Homestates Realty 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.



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](mailto:career@homestates.com.au)



*Full cycle property services designed to exceed client expectations*

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