

Issue 3

April 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

March was the launch of Homestates' inaugural Choice Partners Awards, inviting a group of esteemed partners and clients from South East Asia on a 3 day tour around Brisbane.

Guests were exposed to the vast expansions the city has undergone, and will undergo in the following years, in addition to experiencing the culture, lifestyle and the culinary delights of modern Australian cuisine.



SUBURB SPOTLIGHT

TENERIFFE

Coveted by those who want a riverside lifestyle, Teneriffe is one of Brisbane's most unique inner-city suburbs for residential living and recreation. Historically erected as an industrial area with supporting farming grounds, Teneriffe has undergone an urban resurgence as a hub for cosmopolitan shopping, boutiques and eateries.

The suburban gentrification of Newstead, contrasting between industry and residency makes for a unique blend of architectural design and lifestyle.

Transportation to and from Teneriffe is made simple with its own bus line and ferry services, in addition to a train station that's conveniently situated within walkable distance.

From riverside apartments to stylish shopping opportunities and an equally burgeoning population and economy, Teneriffe is one of Brisbane's gems for work and play.



Statistics about Teneriffe.

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





PROPERTY SPOTLIGHT

BRISBANE

One of the world's largest entertainment venue operators, AEG, is planning a new \$400 million entertainment venue in the heart of Brisbane.

The plan, currently investigated by the State Government, is being proposed by Brisbane-based AEG Ogden, part of the international giant Anschutz Entertainment Group, set to launch the T-Mobile Arena in Las Vegas. The entertainment mogul has a litany of successful launches under its belt, including London's O2 and the Staples LA Live, in addition to local venues such as the Perth Arena and Suncorp Stadium.

The major indoor entertainment arena will stimulate Brisbane's economic growth, providing construction and operational jobs, including new opportunities for the tourism industry.

A final site for the project has yet to be decided, although current proposals include the following locations:

1. Parmalat Factory (South Brisbane)
2. Roma Street Station (Roma Street)
3. Former GoPrint Site (Woolloongabba)

Features

The proposed \$400 million development proposes the following features:

State of the art complex

Capacity for 15,000 seats

Central entertainment district for headline events, shows and concerts

Economic stimulation

Central entertainment venue

Lifestyle and leisure opportunity for locals and tourists



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

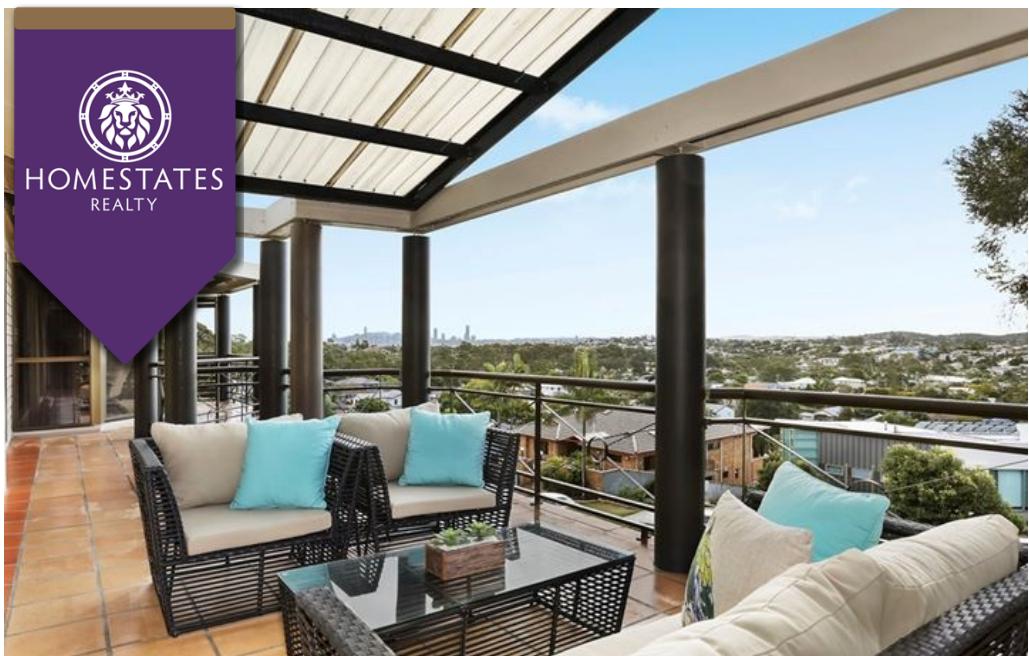
6 Month Rental Guarantee

100% Interest on Cash Deposit

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



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4	
3	
3	
688m ²	

1 Pine Mountain Ct, CARINA HEIGHTS



Located within tightly-held Pine Mountain Court, this architect designed home is positioned to embrace north facing panoramic views over Brisbane to the horizon. It is a prestigious sanctuary in an exclusive enclave near schools, shops and city transport.

- Impressive split level layout with a lounge and sitting room
- Beautifully appointed, enjoys natural light and cross breezes
- Open plan living area spills onto a sunlit entertaining patio
- Overlooks a tranquil swimming pool set in landscaped gardens
- Sleek granite benchtop kitchen boasts European Ash cabinetry
- Upstairs rumpus, airy bedrooms, main bathroom with a spa bath
- Master has a parents' retreat, dressing room, deluxe ensuite
- Entertainment area, office, balcony with Moreton Island vista
- Air conditioned, solar power, triple garage and a workshop
- Near Westfield Carindale and Greenslopes Private Hospital

Cassidy Shorland

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2	
2	
1	
116m ²	

51/32 Agnes St, ALBION



Perfect first investment property for an astute investor looking to secure the Brisbane inner city market. Previously tenanted at \$500 per week this now vacant apartment is ready for the taking.

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.

Outstanding Pricing

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

Premium Features

- 116m² 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

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4	
2	
1	
166m ²	

17/126 Nottingham Rd, PARKINSON



A newly completed Townhouse Estate named "Lakewood Residences" is the perfect place for you to begin your property journey.

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 Inc 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
- One remote access garage with single car port
- Reverse Cycle Air-conditioning in living and Main bedroom
- Modern appliances Inc dishwasher, electric oven and stove, range hood, stone top bench top, tiled splashback and pantry
- Upstairs Main bedroom has its own private balcony
- Undercover Outdoor Entertaining Area

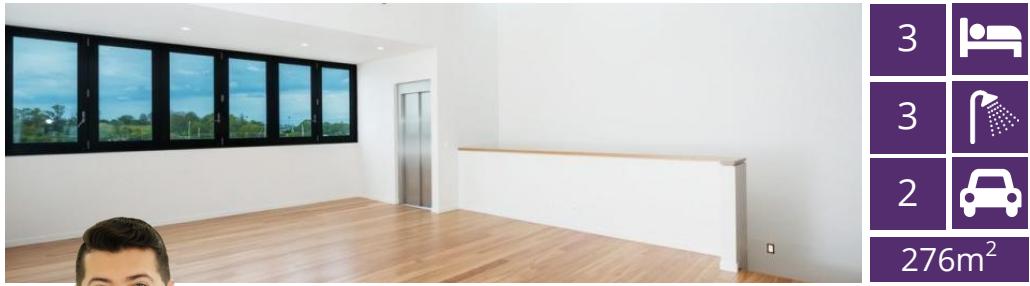
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3	
3	
2	
276m ²	

Villa 10, The Keelson, 102 Parkside Circuit, Hamilton



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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 35m² external space



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2	
2	
2	
179m ²	

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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SOLD



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4	
2	
2	
312m ²	

16 Dunes Crescent, NORTH LAKES



Gabrielle Oltarczy

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A beautiful home built for tranquil lifestyle and set in an ultra-convenient location has just come on the market. This home offers a king master bedroom with en-suite and built-in wardrobes, plus three light filled bedrooms all carpeted with built-in wardrobes included a family bathroom with separate toilet. The kitchen / dining / lounge is the heart of the home, giving you plenty of room to move. The modern kitchen with electric cook top, dishwasher, quality tiles has ample storage. The lounge room opens to the outside under cover private patio, with a low maintenance backyard.

Features

- Modern generous sized, tiled kitchen with ample cupboard space
- Kitchen has dishwasher and electric cook-top (all modern appliances)
- Four carpeted bedrooms
- Built-in wardrobes
- Two modern bathrooms (Master has en-suite)
- Air conditioned dining / living / family area
- Remote controlled double car garage with internal access
- Security screens throughout
- Under cover private patio area
- Separate laundry

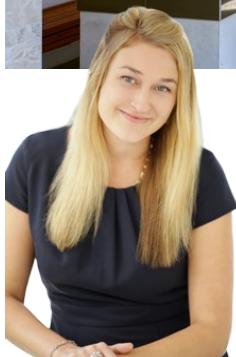


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2	
2	
2	
\$550 P/W	

For Rent—Hamilton



The Northshore Hamilton Urban Development area is already home to the Northshore RiversidePark, Northshore Riverside Cafe, CityCat Terminal and a mix of vibrant residential, retail and entertainment precincts, with even more planned for the future.

The Hamilton Reach master plan incorporates a network of view corridors to the river and parkland that offers beautiful blue and green vistas, an abundance of meandering river and park walkways, as well as natural, open spaces.

Set on 304 hectares of prime riverfront land, and just 6km from Brisbane's CBD, Hamilton Reach is located at the quieter eastern end of Brisbane's largest and most exciting urban renewal precincts – Northshore Hamilton.

- 2 bedrooms / main with a large mirrored BIR inc draws - walk through to ensuite
- Study area with shelving
- Secure parking
- 20m2 balcony with movable shutters, internal area 92m2
- Polished wooden floor boards throughout
- Quality finishing and fixtures inc Bosch appliances, Grohe tapware throughout – gas cooktop, stone benching
- Soft close drawers and doors to cupboards in kitchen and bathrooms
- Ducted zoned air-conditioning
- Double glazed & tinted windows
- Intercom Access
- CityCat & Rail

Renaye Wisse

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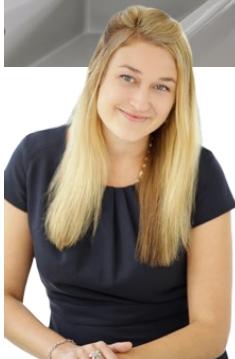
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3	
3	
2	
\$500 P/W	



For Rent—Hope Island

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

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

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

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

The Hope Island Medical Centre and the Hope Island International Tennis 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

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ARTI NIJHAWAN

Property Specialist

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"I handle one of your most important life assets with compassion and care"
– Arti

About Arti

Real estate has always been an intimate aspect of Arti's personal and career life. Passionate about property at a young age, Arti was directly involved in establishing her family brand as one of India's premier agencies for real estate, focusing on quality service and long-term relationships with clients. With a rich decade's worth of history in property, Arti is committed to bringing the same level of excellence to Homestates.

Arti's obsession for finesse is reflected in her expertise in Brisbane's local suburbs and districts, possessing an extensive knowledge of the real estate market to Homestates Realty. With a stellar reputation and dedication to service, Arti is also known for her tenacity, perseverance and honesty, in addition to her extensive portfolio of positive referrals from past and present clients.

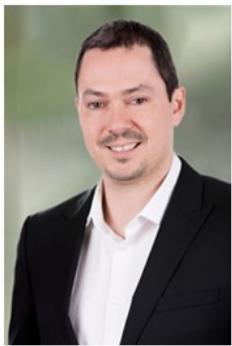
Arti comes from a bilingual background, able to speak fluent Hindi and Punjabi, in addition to English. She has found that her niche ability to connect with Brisbane's local Indian community to be as fulfilling as her full time role as one of Homestates' most dedicated realtors.

Community Involvement

Arti is passionate about the welfare of her fellow extended families and communities, recognising the positive significance of genuine acts to those who are most in need. In addition to her regular charities, Arti is a bi-annual supporter of the Australian Red Cross, in addition to being heavily involved with Nepal's 2015 Disaster Earthquake Relief campaign.



HOMESTATES
REALTY



JOHANNES SCHARR

Property Specialist

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“Your success in property is my privilege and pleasure” –
Johannes

About Johannes

Johannes' passion for real estate stems from his French heritage, born and raised in the architecturally rich city, Paris. Since moving to Australia in 2005, Johannes combines his extensive knowledge of property with over ten years' experience of Brisbane's suburbs for local residents.

Naturally Johannes is fluent in French and English, setting the benchmark for attracting a litany of European families and investors seeking their next home or investment property in Australia. His affinity for real estate fuels his drive to achieve the best results for his clients, often sought for his down-to-earth personality and transparency in his actions.

As a professional who values excellent customer service with a strong focus on achieving client goals and milestones, Johannes shines as one of Homesteads' premier consultants to call for your property dreams.

Community Involvement

To Johannes, contributing to his local community is simply an extension of his passion in supporting his clients and friends to find their perfect homes. Johannes feels a particular connection to services helping the ill and impoverished, serving as a benefactor to The Red Cross and also as a community helper for the St Vincent de Paul Society.

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.

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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



Full cycle property services designed to exceed client expectations
