

Issue 14

March 2017

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

Our investment manager, David Lee held a seminar for our clients who are on the hunt for their first home. Covering topics including the buying process, how to conduct research, and misconceptions, David went through all the perils which can be easily avoided when it comes to purchasing their first property.

We would like to express a huge thank you for those who came and participated in the event. We look forward to continuing to assist you in your quest in the search for your perfect property.



356 BRUNSWICK STREET - FORTITUDE VALLEY | CONTACT@THEFRENCHFOODSHOP.COM | 07 3252 7535



Camembert Farci



Tartare Traditionnel



Crème Brûlée

#SIMPLYETSUCCULENT

Enjoy a little bit^(e) of France...
in Brisbane!



LUNCH « À LA FRANÇAISE »

Tuesday to Saturday
11:30am - 2:30pm

FRENCH WINE BAR

Tuesday to Saturday
5:30pm - Late

REFINED BISTRO DINNER

Thursday to Saturday
5:30pm - Late

WWW.THEFRENCHFOODSHOP.COM.AU

The French Food Shop: Be Careful! Highly addictive Authentic French Cuisine!

In France, "Le Bistro du coin", "Le Café de la place" or "Le Petit Resto d'à côté" all refer to an intimate place, with a warm and friendly atmosphere, where some people simply come to sip a glass of wine, others share plates and bottles and others come to enjoy a tasty Journey made of simple yet succulent dishes, in purest French tradition.

The French Food Shop - the new trendy French restaurant in Brisbane - takes you in that kind of atmosphere, this universe so specific to those small institutions of the French culture.

The French Food Shop is a French owned and managed restaurant which brings to Brisbane a new way of enjoying French gastronomy.

The French Food Shop isn't that kind of expensive and upper class restaurant. It's a casual dining place where you can enjoy a fresh and affordable lunch as well as cheese, charcuterie or nibbles platters with a glass of French wine.

Thursdays, Fridays and Saturdays evenings, the French Chef offers a refined dining experience with homemade dishes inspired from the traditional French cuisine. Pricing is also lovely. For example, the Three-Courses Menu, within a choice of entrées, mains and desserts, costs less than \$50.

Simple Yet Succulent!



356 Brunswick St. - Fortitude Valley



contact@thefrenchfoodshop.com.au



www.thefrenchfoodshop.com.au



@thefrenchfoodshop



/thefrenchfoodshop



07 3252 7535

Thursday to Saturday evening,
the French Chef presents:

La Bistronomie

« An affordable menu made of simple
homemade recipes, with a maximum
of tastes and flavours! »

Recipe

Nougat Parfait

Ingredients

3 Eggs
120g Sugar
100g Liquid Honey
40cl Cream Thickened
50g Pistachio Kernels



NB: For this recipe
you will ideally need
a Kenwood mixer or
equivalent.

Method

1. Separate the white and the yolks
2. Add to a bowl sugar and yolks, then attached to your mixer machine and combine on low speed till the mixture turns white. Keep this mixture in the fridge.
3. In a small saucepan, heat the honey over low heat to make it liquid (be careful not to boil the honey).
4. Meanwhile, in a new mixing bowl, beat the egg whites with your mixer. Once the whites are firm, add the warm honey in a drisles while mixing. Store in the fridge.
5. Finally, beat the cream in a new mixing bowl with the mixer until you get a firm whipped cream.
6. In a large bowl, with a spatula, gently mix the 3 prepared mixtures. Add in pistachios and spread in a large cake dish or in small individual ramekins.
7. Place in the freezer for at least 6 hours.
8. Serve on a plate with a sprig of mint and red fruits coulis.

Bon Appétit!



We are in the Business
of Keeping YOU in Business



BUSINESS INSURANCE



MOTOR INSURANCE



PROPERTY INSURANCE



PUBLIC LIABILITY



PROFESSIONAL INDEMNITY



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HOMESTATES
REALTY

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.

House affordability is driving Sydney buyers to Brisbane



Sydney is like a New York City in Australia, where everyone yearns to live their dream in The City of Opportunity. But with the house prices continuing to climb in recent years and soon no longer affordable, Queensland's rising star Brisbane has charmed its way and slowly attracted more attention, whether it be families, professionals, students or investors.

The property market for both Sydney and Brisbane are still incredibly hot at the moment, both cities recorded a continuous rise in house prices. However, when we compare the median house prices between both of the cities, the recorded median price of Sydney is at 1.1 million, while Brisbane is now nudging at \$550,000. No doubt the Brisbane market is certainly more appealing now.

Quarterly stratified median prices - Houses

Cities	Dec 2016	Sep 2016	Dec 2015	Quarterly change	Annual change
Sydney	\$1,123,991	\$1,073,681	\$1,015,459	4.70%	10.70%
Melbourne	\$795,447	\$767,696	\$721,329	3.60%	10.30%
Brisbane	\$540,758	\$528,851	\$517,229	2.30%	4.50%
Adelaide	\$501,166	\$496,355	\$489,003	1.00%	2.50%
Perth	\$573,766	\$576,619	\$587,328	-0.50%	-2.30%
Canberra	\$684,395	\$647,935	\$651,609	5.60%	5.00%
Hobart	\$382,888	\$360,532	\$347,287	6.20%	10.30%
Darwin	\$591,167	\$594,144	\$660,612	-0.50%	-10.50%
National	\$780,877	\$755,513	\$724,844	3.40%	7.70%

Propertyology buyer's agent and market researcher, Simon Pressley, also noticed an increase of enquiries from Sydney investors.

"About 60 percent of our inquiries over the past 18 months have been Sydney-based investors", he said.

People move for career, education and lifestyle, and we know Sydney has plenty of that to offer. With the increase of median house prices in Sydney, for the same quality of the house, you only need to pay half of the money in Brisbane. Pressley expects that with the increase in house prices, buyers will be attracted to migrate to the alternative city, Brisbane, for a more affordable living.

Simon Pressley

Market Researcher, Propertyology



"The main reason they'd be leaving NSW is housing affordability. Clearly there are plenty of jobs in Sydney... but housing affordability is turning some people away", he said.

"People can save so much money by making that move, and that's going to start to become very attractive for those who either already own a home in Sydney or who are weighing up the option of buying in Sydney".

With a lot of developments happening in Brisbane, the city will soon catch up to Sydney's pace. With Brisbane's projected expansion creating more job opportunities, the city is geared towards in enhancing the quality of living with its new infrastructures, offering more reasons for people to migrate up north. Pressley trusts that the Brisbane property market is set to benefit from the above factors and is poised for another boom.

"With a confident economy, we've got the foundation[s] for a boom ", he said.

According the analysis conducted by Propertyology, Queensland's latest quarterly interstate migration has recorded an increase of 3,328 which is the highest since December 2008. If you are looking into buying in Brisbane, start your hunt now before all the good stocks are gone.



SUBURB SPOTLIGHT

HENDRA

Hendra is a quaint suburb located just 9 km north-

east of the Brisbane CBD and 5km from the Brisbane airport. Surrounded by equally majestic suburbs such as Ascot, Nundah and Clayfield, the suburb is well known for its Doomben Racecourse, whereby horses can be heard strolling up and down the streets.

Hendra is predominately a family oriented community, the suburb is saturated with old Victorian style homes and architectures, submerged with a harmonious local spirit. The suburb has its own local school, Hendra Secondary College, which is conveniently also complemented by various state and private schools in the enclosing suburbs. Green parks, bikeways and walkways are right at your doorstep, providing the local families with a litany of quality bonding activities on the weekends. The suburb is cultivated by a collection of family friendly facilities and amenities.

Hendra offers a profusion of restaurants, vintage boutiques, cafes and local shops; each has its character and uniqueness. The local shopping centre, Toombul Shopping Centre also provides more than 60 retail and supermarket outlets for locals. However, with just a quick 10 mins drive you will reach Shopper's Haven, the 5th largest shopping centre in Australia, Westfield Cherrmside.

In recent years, the development of Hendra has rapidly caught up with its surrounding neighbourhood suburbs. The suburb has since established a well organised public transport network. Serviced by train, bus and ferry, Hendra provides its local with the ultimate travel convenience. With lots of renovation happening inside and around the suburb, such as the Doomben Racecourse development, Hendra continues to add value to the suburb, attracting more local families and young professionals moving closer to its lush racecourses. According to Hotspotting analyst Terry Ryder, Hendra is also one of the suburbs in Brisbane to show a steady growth and rise in house prices in 2017.

Statistics about Hendra.

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



Number of Searches (To Buy)

21,342



Number of Searches (To Rent)

9,974



Median House Price

\$927,500



INFRASTRUCTURE SPOTLIGHT

TOOMBUL SHOPPING CENTRE

Situated between the Brisbane CBD and Brisbane Airport, Toombul Shopping Centre was established in 1967, recently acquired by leading real estate investment group – Mirvac.

The centre, occupying a total of 98,850 square metres of land, is anchored by domestic and retail giants such as Coles, Kmart, Target and Aldi, possessing an annual turnover of \$234.1 million. According to Key Research, the shopping centre is positioned inside a fast growing metropolitan area, and is expected to see a steady population and spending growth in the upcoming years.

Household hardware monolith Bunnings will soon join the shopping avenue and is expected to draw a new range of shoppers to visit the centre. Expansion of the new car park will offer convenience and easy access to accommodate the future increase of traffic.

With their recent successful expansion at both Kawana and Orion Springfield Shopping Centre, and the \$1.6 billion racecourse development project, Mirvac now plans to turn the centre into a new dining and entertainment precinct to meet the current changing of demographic around the area.

Features

The proposed development has been reported to contain the following features

- Car park expansion
- Introduce dining and entertainment outlets
- Diverse retail development
- Hardware stores, including Bunnings



INVESTMENT SPOTLIGHT

HENDRA

Launched in mid 2016, designed by prestigious real estate development and investment company Azure comes an eclectic series of townhouses.

A beguiled and stunning collection of 36 luxury terraced homes, this project provides a fusion between an inner city and resort-style living in one of Brisbane's most culturally enriching suburb Hendra. Conveniently situated besides the \$1.5 billion Eagle Farm and Doomben racecourse development, future residents are set to experience its investment boon.

Showcasing 3 or 4 bedroom terraces, these luxury townhouses boast oak timber flooring throughout the kitchen and living area, fully equipped with Miele kitchen appliances, with bedroom floors covered in premium grade carpet. The project is all about delivering a large spacious living environment with investors and families in mind to call this house a home.

Features

The proposed development has been reported to have the following convenience features:

15 minutes from the Brisbane CBD

5 minutes from local school

5 minutes from Racecourse Road and Portside Wharf

100m from the closest bus stop

Situated right beside the \$1.5 billion Eagle Farm and Doomben racecourse development





The Keelson

Developed by award winning developer Australand, the Keelson is a collection of 12 River Villas, that harmoniously fuse luxury and resort style living to its finest. Charmingly situated on the banks of Brisbane River, surrounded by parklands with easy access to the river boardwalk, the complex offer its residents an ultimate peaceful and balance living environment.



Strolling down the Hamilton Reach walkway, you will reach foodie's paradise- Eat Street Markets , entertainment and shopping precinct Portside Wharf, recreational facilities such as Royal Queensland Golf Club, bike trails and Kayaking and paddle boarding are conveniently right at your door steps.

Less than 8 km and a quick 10 minutes drive will get you right into the heart of Brisbane CBD. With City Cat ferry terminal right outside your door, you can enjoy the spectacular Brisbane river view while cruising in style into the inner city.



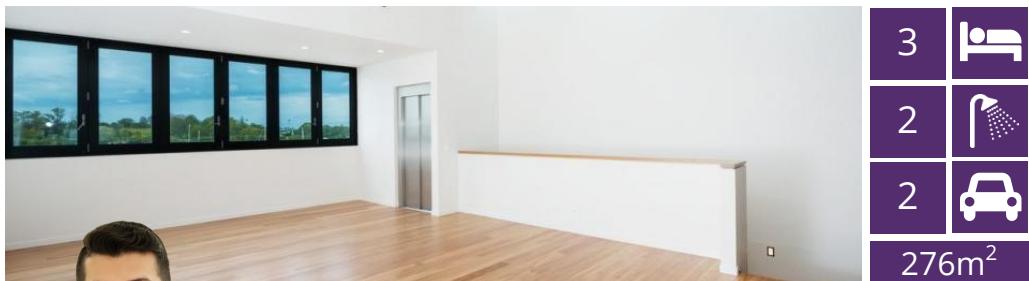
expert, genuine support

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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3	
2	
2	
276m ²	

10/ 102 Parkside Circuit, Hamilton



Three bedrooms over four levels, finished using high-end materials and designed with space and privacy in mind.

Riverside living at its finest, top floor opens to spectacular views out to the Brisbane River, living and dining areas flow from a spacious and well equipped kitchen that has beautiful stone bench tops and Miele appliances including coffee machine, microwave, dishwasher, two ovens, five burner gas cooktop and built in double door fridge and freezer. A butler's pantry provides an additional preparation area and contains sink, dishwasher and storage cupboards. This kitchen is a chef's paradise!

On the ground level, you will find two more bedrooms all with built-in wardrobes and a full equipped laundry. All levels have stunning wooden floor boards, with all bedroom carpets. As an extra bonus, internal lift services all levels.

All floors are linked by your own personal lift, so you can impress your guests by bringing them straight to the entertainment floor or bring the groceries without struggle from your car in the basement to the kitchen and butlers pantry on the top floor.

Cassidy Shorland

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63 Ludwick Street, Cannon Hill



The Cannon- Boutique Apartments

Coming 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

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2	
2	
1	
80m 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 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

Arti Nijhawan

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SOLD



2	
1	
1	
655m ²	

71 Sunnydale Street, Upper Mount Gravatt



The home perfectly represents the many potential buyer categories we find in today's market. Ideal for first home owner, buyer looking to downsize or investors looking for a low maintenance property in a sought after suburb.

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

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SOLD



5	
3	
2	
402m ²	

57 Highland Crescent, Belmont



Built by Australand this house has been well designed and positioned to embrace open living with emphasis on indoor and outdoor entertaining at the end of a quiet street.

Located at minutes to Westfield Carindale, public transport, major motorways and arterial, Moreton Bay College and Tingalpa State School.

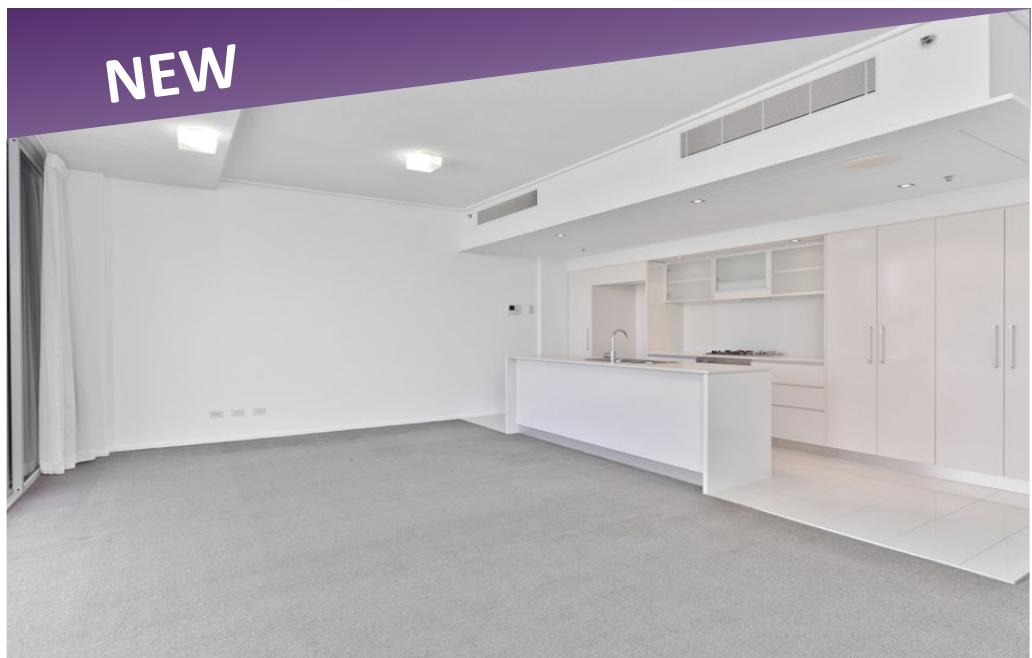
- Five bedrooms, Fifth bedroom downstairs for either guest or second office
- Main bedroom with walk in wardrobe and en-suite with his and hers basins
- Split system air-conditioning throughout the home
- Double lock up garage with remote and internal access

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NEW



3	
2	
1	
134 m ²	

271/30 Macrossan Street, Brisbane CBD



With views down the river from your balcony to your left and city view from your balcony to your right, this apartment will make the perfect spot to view Riverfire in September plus enjoy Brisbane's superb weather all year around.

Boasting three bedrooms, two bathrooms and effortless combine living, dining and lounge area that opens to your designer kitchen and entertainer's balcony. Master bedroom incorporates light and low maintenance living with en-suite and walk-through wardrobe.

- Sleek master bedroom with, ensuite and walk through wardrobe
- Separate laundry
- Ducted air-conditioning throughout
- Incredible chef's kitchen

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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
- Caeserstone 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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2	
2	
1	
100m ²	

605/8 Kyabra 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"

Matt Baessato

0405 403 894

matteo.baessato@homestates.com.au

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

SOLD



5	
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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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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NEW



4	
2	
2	
173m ²	

25 Hanover Drive, Pimpama



Situated in the Waverley Views Estate Pimpama, it is a property you don't want to miss out on. This open plan four bedroom home is perfect as a family home or investment property.

This spacious air conditioned living room opens effortlessly on to outdoor entertaining area, which flows through to the 600m² fully fenced yard.

- Four bedrooms all with built-in-wardrobes and ceiling fans
- Two bathrooms, en-suite off main bedroom
- Large tiled kitchen, family and living area
- Stainless steel appliances in the kitchen including dishwasher, over and stove
- Security screen on all windows and doors
- Undercover outdoor entertaining area

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2	
2	
1	
101m ²	

512/113 Commercial Road, Teneriffe



Sleek and well-designed this apartment is in the heart of Teneriffe in prime position.

Locate at walking distance to everything you need Restaurants, Lifestyle, Shops, Grocery's and Entertainment, your every want is right here.

Fusing stylish and contemporary appointments, this apartment's layout is enhanced by sleek white tones, high ceiling, and large windows. Light soaked alfresco balcony which complements living in Queensland and enjoying the lifestyle.

This exclusive boutique complex features an impressive rooftop garden space which overlooks the surrounding district providing a vibrant backdrop when entertaining friends and family around the BBQ facilities.

- Two bedrooms, both with carpet and built-in-wardrobes
- En-suite with his and hers vanities
- Main bathroom with full size bath tube
- Large outdoor balcony
- Sleek and practical kitchen with glass splashback and electric appliance
- Open plan living, dining and kitchen with glass sliding doors to balcony

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.

Cassidy Shorland

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NEW



2	
2	
1	
\$600 P/W	



For Rent— Hamilton

STUNNING RIVER AND CITY VIEWS! - Partly Furnished

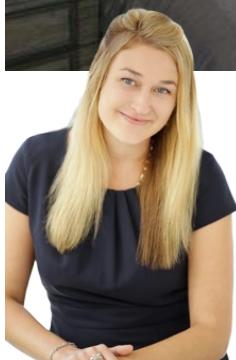
This GORGEOUS 2 bedroom apartment is nearly brand new and right in front of the River!

- 2 Bedrooms and 2 Bathrooms
- Walk through robe to main bedroom
- Ducted air con
- Secure car space and storage cage

Over 35 restaurants, cafes, supermarket, cinema and more 200m to bus, 300m to CityCat; 6km from CBD, 7km from Airport. Popular East Street Markets next door.

Renaye Wisse
0422 363 708

renaye.wisse@homestates.com.au



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

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1	
1	
\$450 P/W	

For Rent— Brisbane CBD

Everything Lifestyle can offer AT YOUR FEET!

The apartment features:

- Main Bedroom with built-ins
- Large study room
- Large bathroom with laundry
- Modern kitchen with stone benches and gas cooktop
- Fully furnished
- Ducted air conditioning
- inclusion of utilities to be negotiated

Mantra On Mary boasts the following facilities:

- 25m lap pool
- Sauna
- Gymnasium
- Outdoor entertaining terrace with BBQs

Renaye Wisse

0422 363 708

renaye.wisse@homesteads.com.au



3	
3	
2	
\$500 P/W	

For Rent— Hope Island



'COVA RESIDENCES' - 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.

Located in the northern Gold Coast suburb of Hope Island, 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.

-14 km to Hope Island Medical Centre , Hope Island Mater Health Centre and Gold Coast Hospital at Southport

- 16km to Surfers Paradise

Renaye Wisse

0422 363 708

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1	
1	
1	
\$420 P/W	

For Rent— Hamilton

GORGEOUS 1 bedroom apartment available NOW!!

Plenty of storage in the apartment with quality finishing's, a well thought out floor plan and some river and City views from your bedroom and your 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 really appreciate living here!!

Renaye Wisse

0422 363 708

renaye.wisse@homestates.com.au

START THE CONVERSATION ABOUT YOUR PROPERTY WITH HOMESTATES

Talk with one of our specialists regarding your **rental property** or **selling your home** before the end of the year to receive a reduced fee on your services.

1300 88 66 08
QUOTE "EXPO"



Cassidy Shorland
Property Sales Manager



Renaye Wisse
Senior Property Manager





HOMESTATES
REALTY



DAVID LEE

Investment Manager

📞 0422 352 832

📞 1300 88 66 08

“A deep comprehension of client requirements combined with our consolidated knowledge of the market yields the best results” – David

About David

A trusted name in the industry, David holds two years’ managerial expertise in property investments, with over ten years’ experience in the sales industry. Considered and analytical by nature, David’s repeat purchasers often return to him for his strong comprehension of each client’s requirements for wealth creation, growth and investments.

Specialising in off-the-plan projects, David maintains his reputation for market analysis and profitability through his exclusive relationships with premier developers, taking on board projects with definitive assurance which meet each individual client’s needs.

The resulting meticulous practice of selective projects has garnered David with a strong network of local buyers across Sydney and Brisbane, with a budding influence in Melbourne and abroad in South East Asia.

David, who is fluent in Mandarin and English, is directly involved in vetting his staff with current market trends and his infectious drive for portfolio creation, ensuring that each client has their needs addressed with succinct, professional and outstanding performance.

Community Involvement

David advocates the reciprocation of goodwill and service, believing that his role rests upon the support of his local community. As part of his community service, David regularly donates to the Salvation Army, is a local supporter of community sporting events, and is part of his home suburb’s, Hillcrest Neighbourhood Community Watch program.



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MATT BAESSATO

Property Specialist

📞 0405 403 894

📞 1300 88 66 08

“Going beyond client expectations is just the beginning” – Matt

About Matt

Regarded by his peers and clients for his perseverance and commitment to achieving results, Matt Baessato is an experienced property specialist with over ten years' expertise in the sales industry.

Coupled with his decidedly refined approach to clients, Matt provides achievable sales in an expedited period of time, often at an above-market premium. An often common praise heard by Matt's previous clients is his tenacity and drive for connecting the right person, to the right product, at the right time.

Matt is an emphatic and natural-born negotiator: As a progressive thinker dedicated to continuous development, Matt's ability to negotiate, identify key market trends and personable demeanour enables him to deliver the top price for his clients.

Fluent in Italian and English, Matt holds a strong rapport and affinity with the local European demographic in Brisbane, taking pride in supporting others to realise their property ambitions and goals.

Community Involvement

Matt believes in the preservation and longevity of global environments for his two daughters. He is an active supporter of action-based NGOs, particularly Greenpeace. Being family orientated, Matt often involves himself in the Ascot State School Community, local festivals, in addition to his home suburb of Clayfield.



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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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