

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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Homesteads Realty



THIS MONTH

ARAM I
OLLARS
0 5 1 8

The Thai Festival is Brisbane's most significant Thai cultural event held annually in the Roma Street Parklands, showcasing the rich, colourful culture and tasty cuisine of Thailand.

Homesteads is proud and honoured to be part of this festive and joyful event. We thank everyone who came to support our stand and are thrilled to have raised \$500 to go towards Wat Sangharatanaram Inc on the day.



6 Tips To A Christmas

1. What Kind of Christmas Tree ?

The very first thing you need to ask yourself before decorating your Christmas tree is: Which team are you on? Is it fresh pine, coloured plastic, or even something homemade.

2. A Christmas Tree For your Lifestyle ?

Like all good design projects you need a plan. Create a mood board to help you recognise your decorative destination, and more importantly, help you get there. Then, do a stocktake of your existing decorations so you know what you've got to work with and what you'll need to update.

3. Pick your Colour Theme !

Classic colour chord, with a complementary scheme of red and green, red and white, or metallic? There are just so many combinations!

Decorate your Christmas Tree in Style

4. Stick to your Theme !

It requires commitment, dedication and willpower to stay on just one theme. Keep any ideas you may have that are outside your current theme for next year's Christmas. It's all about doing one thing well.

5. Lights, Camera, Action!

Lights, garlands, ornaments! Just about anything can be used to decorate a Christmas tree. In fact, you can decorate your tree with just lights, but only if you do it in absolute abundance.

6. Finish Touches !

It's all about spacing and layers. Keep the hero ornaments for feature positions, usually front and centre at eye level, but don't forget to keep them evenly spaced, too. Layer decorations deep on branches as well as at the front to create depth and richness to the overall look of the tree. For the crowning glory, an angel or a star sits atop – Beautiful, elegant and classic.





Authentic French Bistro

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

SPECIAL OFFER | 50% DISCOUNT ON FOOD

Offer valid by presentation of the magazine, on food only, for any dinner at The French Food Shop, between Tuesday the 10th of January 2017 and Saturday the 25th of February 2017. Not cumulative with any other offer.

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.



\$27.5B Was Made in Real Estate Sales between These Two Council Areas

The two council areas Brisbane and Gold Coast have made us Queenslanders proud, beating major cities such as Sydney and Melbourne, generating a grand total of \$27.5B in real estate sales in 2016.

The newest council region property sales data released by CoreLogic showed that Brisbane had the highest value of sales at \$16.8B over the year, whilst Gold Coast held \$10.7B.

Brisbane had achieved over 26,428 sales in 2016, which was lower in comparison to the 31,443 sales it made in 2015. Gold Coast has also fallen short from 20,616 to 19,224 over the same period.

Despite the sales values receding by -11.2% compared to the 2015 results, and Gold Coast narrowly contained its fall to just -2.2%, Brisbane and Gold Coast have performed marvellously well, topping the nation with a strong performance of \$27.5B in sales, said researcher Cameron Kusher from CoreLogic.

Top 6 Sales Result Council across Nation 2016

Rank	Council	State	Sales
1	Brisbane	QLD	\$16.8B
2	Gold Coast	QLD	\$10.7B
3	Boroondara	VIC	\$4.98B
4	Sydney	NSW	\$4.93B
5	Sunshine Coast	QLD	\$4.39B
6	Moreton Bay	QLD	\$4.36B

"This suggests that the increase in value has been more driven by an increase in values of properties rather than an increase in turnover", said Mr. Kusher.

Although some may worry the decrease in sales from the 2016 data may affect the coming year of 2017, expert Paul Glossop from Pure Property Investment believes that Brisbane will continue to show a nice period of continual growth into 2020.



Paul Glossop

Director of Pure Property Investment

"Its limiting factor in the past has been state government commitment to large-scale infrastructure projects, however, we are starting to see some stronger and more stable jobs figures and in the pockets of Ipswich, Lower Logan/Beenleigh and Moreton Bay." said Glossop.

Moreton Bay has made a total of \$4.36B in 2016, making it the top 6 council area in sales result across the nation. The area offers an extremely affordable price point, with outstanding yields and a building supply of jobs vacancy. Glossop said Moreton Bay shows a great potential for capital growth under \$450,000.

"We see some excellent opportunities to pick up properties around the \$300,000 mark in areas which are seeing large scale gentrification and great yields", he said.

It will be intriguing to see how Brisbane will perform in the new chapter of 2017.



SUBURB SPOTLIGHT

ASCOT

Ascot, one of Brisbane's most beloved and charming suburbs to live in. The suburb is padded with assorted heritage buildings and historic sites. The architectures strongly represent and tell the rich and colourful history of the suburb.

Historically, the land was home to the Aboriginal Turrbal clan. The name 'Ascot' was given in 1863 as a reference to one of the famous English racecourse. The Eagle Farm Racecourse was also established in the same year. This heritage-listed horse racing venue, is also now a premier racecourse in Brisbane.

A unique feature Ascot offers that no other suburbs can beat is the combination of horse racing with the newest destination in Brisbane for food, retail and lush parklands. Ascot's latest entertainment

destination, the Eagle Farm Residential Precinct Project, is expected to cover over 54,000 square metres alongside of the Eagle Farm Racecourse.

A quick 4 mins drive will take you right into the heart of Brisbane. The suburb's unique location places it just 7km away from Brisbane CBD. With two train stations and multiple bus routes running through the suburb, public transportation is an easy alternative for conveniently getting around Brisbane.

Decades ago, Ascot was mostly private homes. Now it is an architectural amalgamation of beautiful Queenslanders, historical buildings and modern development. It is a suburb submerged with a diverse neighbourhood, showing a continued increase in population growth each year.

Statistics about Ascot.

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

58,125



Searches In Suburb



Median House Price

\$1,257,500

Visits per
property



771



Average Days On Market



INFRASTRUCTURE SPOTLIGHT

Eagle Farm Racecourse

A \$37M infield plan that will transform the Eagle Farm Racecourse into a world class facility.

This state of the art plan, funded by the Queensland Government and Brisbane Racing Club (BRC), is set to turn Eagle Farm into a world class racing and training centre, positioning itself to become the leader of training hub sporting grounds.

According to Mr. Kahler, General Manager from BRC, the new development will include a construction of 400 world class stables, rooftop viewing platforms, BBQ hospitality areas, 24 hour CCTV security, ultra-modern waste collection, individual private offices with full services and other amenities.

The \$37M infield plan is produced in partnership with Mirvac, one of Australia's leading property groups, an exclusive opportunity for BRC and Mirvac to deliver the world first residential project cross over a racing centre. No doubt this will create a demand for upmarket apartments set in such a unique environment.

Features

The proposed development has been reported to contain the following features

\$37M redevelopment plan of the Eagle Farm Racecourse

Additional 1,000 members and public carparks

Construction of 400 stables, world first stable complex constructed on the infield

Dynamic partnership with Mirvac, resulting in an \$850M Eagle Farm Residential Precinct



INVESTMENT SPOTLIGHT

ASCOT

A \$950M development plan is set to become Brisbane's next iconic attraction.

Leading property group Mirvac has been selected as Brisbane Racing Club's newest partner, becoming part of this \$1.2 Billion crown jewel masterplan. An authority in the property industry, Mirvac has a strong track record of delivering major residential and mixed-use developments, possessing a proud history of long-term joint ventures on significant projects. This exciting development is expected to attract attention from local, interstate and offshore buyers.

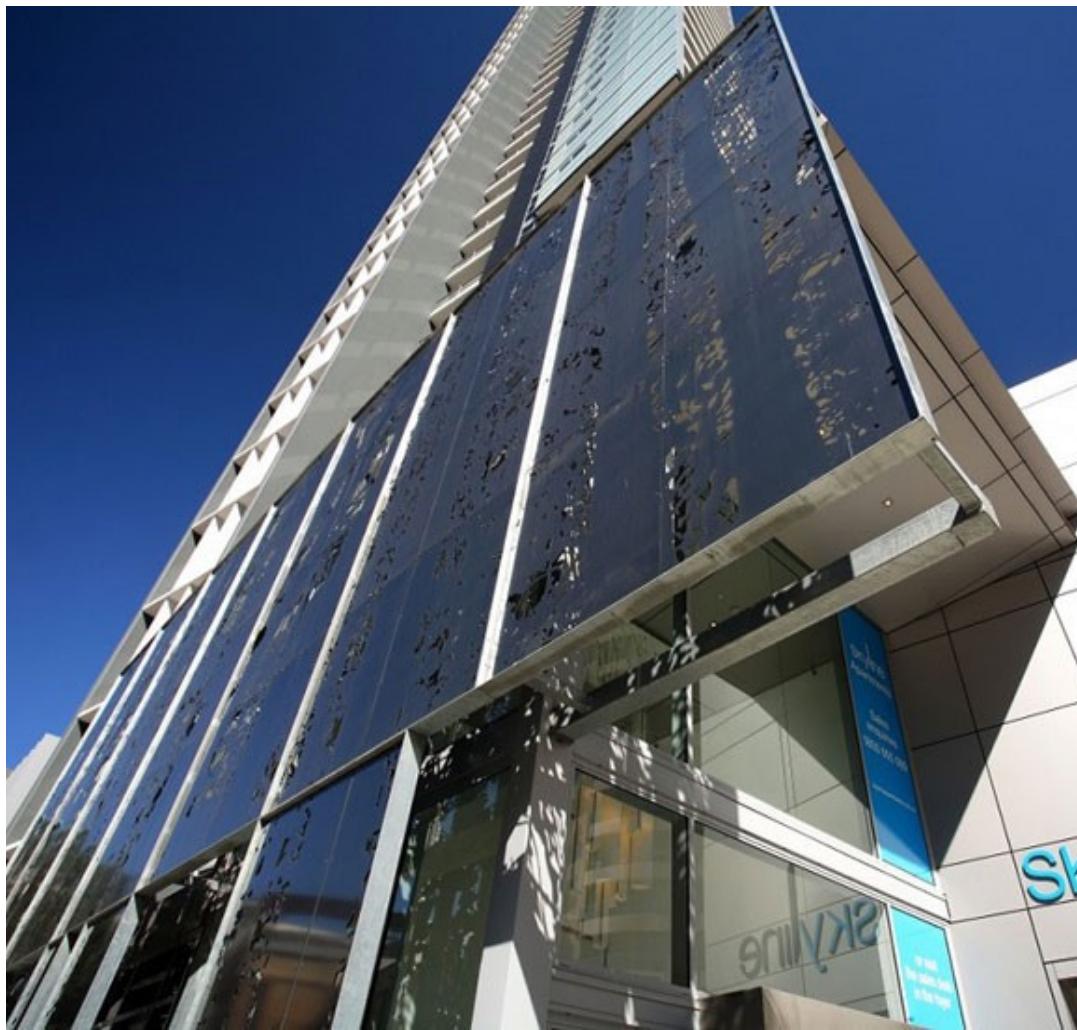
Located in the luxurious suburb of Ascot, the residential precinct will be built adjacent to the Brisbane Racecourse, covering over 54,000 square meters of space. This 10 year project will form part of the Brisbane Racing Club's newly proposed Eagle Farm masterplan, combining a high end living style that ties in with Ascot's one-of-a-kind heritage buildings seen throughout the racecourse. It is estimated the multi-stage development will include more than 1,000 trackside apartments, retail, entertainment and commercial buildings.

The first stage of the residential project will establish a 9 and 12 storey building, offering one, two, three bedrooms and exclusory pavilion apartments.

The site is equipped with impressive amenities, such as a 25 meter lap pool, gym and an expansive rooftop that offers residents a breathtaking view of the racecourse. The complex also has the advantage of easy access to the nearby entertainment, cafés, shops and restaurants, particularly the adventurous food hunt at the weekly Eagle Farm Market.

Both internal and external design of the building are incredibly grand and stunning. The astounding external design of the development's "ribbon of colour" around the racecourse blend in neatly with the existing heritage buildings on-site. Internally, the apartments focus on providing ultimate privacy for the residents.

This residential project will offer a premium luxury living style, while balancing harmoniously with the rich racing heritage. This world class residential precinct will become the shining gemstone in the most exclusive suburb in Brisbane - Ascot.





Skyline Apartment

Located on the edge of Brisbane River, Skyline Apartments are conveniently situated right at the busy heart of the CBD.

Offering a relaxing and healthy lifestyle, you can enjoy a short walk along the river, or admire the chillingly beautiful river and city view from your spacious balcony. The complex also provides a full sized tennis court, BBQ area, pool, sauna and fully equipped gym.

With fine dining precinct at Eagle Street Pier, shopping heaven at the Brisbane CBD, exciting night life entertainment at the Fortitude Valley, Skyline Apartments has it all at your doorstep. Skyline Apartments embodies Brisbane's best when it comes to showcasing the city's idyllic location for waterfront living.





expert, genuine support

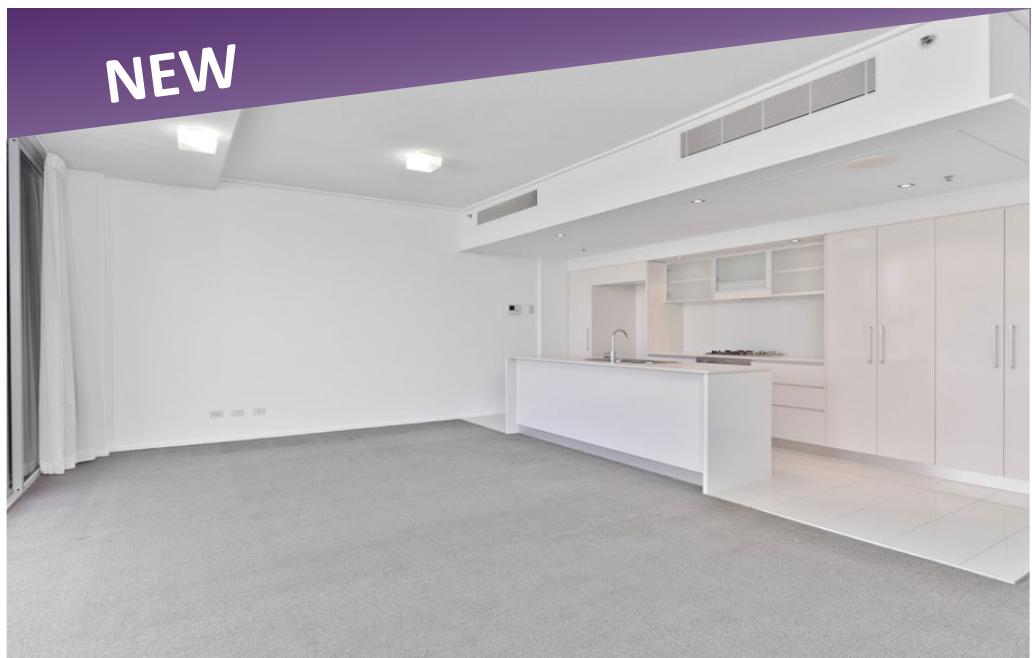
Growing quickly from a niche tax dispute law firm in 2014 operating out of the heart of trendy Teneriffe, Bourke Legal has quickly evolved into a boutique firm catering for the multifaceted perspectives of business.

The synergies between commerce, property and tax are all catered for within the talent that Damien Bourke has gathered to organically grow his practice. Damien has sourced people to support his vision – genuinely caring about the firm's clients through quality service delivery.

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Level 9, 167 Eagle St. Brisbane Qld 4001
PO Box 15 New Farm 4005
P. +61 7 3254 3111
F. +61 7 3061 2863

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NEW



3	
2	
1	
134 m ²	

271/30 Macrosson 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 combined 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

Cassidy Shorland

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cassidy.shorland@homestates.com.au

NEW



2	
2	
1	
79 m ²	

212/18 Thorn Street, Kangaroo Point



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

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

Near new two bedrooms, two bathroom, one car park apartments 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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NEW



2	
2	
1	
79 m ²	

63 Ludwick Street, Cannon Hill



The Cannon – Boutique Apartments

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

Come home to your own brand new stylish apartment, with contemporary open plan living and quality fixtures and fittings. High ceiling and air-conditioning, these apartments are ideal for entertainers and those who appreciate a relaxing 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 secured car space, life and entry intercom
- Each unit includes dishwasher, dryer and LED lighting
- Rooftop communal BBQ area

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60 & 62 Tenby Street, Mount Gravatt East

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

An astute investor's purchase, this block of land is situated perfectly to various on-demand amenities, including Griffith University Mount Gravatt Campus, Mount Gravatt Plaza and the Sunnybank region.

Both 60 and 62 Tenby Street Mount Gravatt East will inspire and provide a perfect investment / development opportunity for one savvy buyer.

Arti Nijhawan
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NEW



1	
1	
1	
57m ²	

2404/118 Parkside Cct, Hamilton



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

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

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

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

Renaye Wisse

0422 363 708

Renaye.wisse@homestates.com.au

NEW



4	
3	
2	
402m ²	



18 Rise Pl, Heathwood

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

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

- Main Bedroom has en-suite with double vanity and walk in robe
- Ducted Reverse Cycle Air Conditioning throughout the house
- Caeserstone bench top

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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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4	
3	
4	
357m ²	

3408/126 Parkside Circuit, Hamilton



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Located in the prestigious Hamilton Reach precinct, this immaculately presented apartment offers an abundance of sophistication and style in a highly sought after location. Hamilton Reach is one of Australia's largest and most exciting urban renewal projects that is perfectly positioned for a savvy investor who is seeking a solid record of continued growth and high rental demand.

- King Size Bedroom with a large built in wardrobe
- Contemporary Fully Tiled Bathroom
- Gourmet Kitchen with Stone Bench Tops, Glass Splash Backs and SMEG appliances
- Spacious Balcony with River and Gateway Views, accessed from both living and bedroom
- Currently tenanted at \$430.00 per week



5	
3	
1	
597m ²	

37 Cremin Street, Upper Mount Gravatt



Set on a level 597 square meter block with 17 meter frontage in the Medium Density Zoning for Upper Mount Gravatt this property would suit all buyers including astute investors looking to begin or extend their portfolio. Situated close to a commercial precinct, Garden City Upper Mount Gravatt, schools and all the other amenities.

This spacious two storey living, five bedroom home is in great condition, well-loved and well maintained, ready for a new owner to reap the rewards of high rental income and future development potential.

This is a great opportunity to invest in Upper Mount Gravatt, or live close to all transport, amenities, schools and shops, and is currently renting for \$900 per week.

Appealing to the student accommodation market and representing an excellent return on investment, or a fantastic home to raise a family, with the added security that your investment will never lose value with the development potential you are living on.

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3	
2	
2	
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"

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

Matt Baessato

0405 403 894

matteo.baessato@homestates.com.au

SOLD



3	
2	
2	
225m ²	

17 Ascot Street, Ascot



Ascot is a fantastic location and Ascot Street is the street to live in!

With only one owner, this family home has just become available in prestigious Ascot Street. Set on a generous 405 square metre block just 4km from the city. This home offers a peaceful location close to Racecourse Road, Portside Wharf, Eat Street Markets, Eagle Farm and Doomben Racecourses, and many other amenities and transport service.

- Open plan with a practical large kitchen
- Large walk in pantry
- Study, media or family room
- 3 bedrooms, master bedroom with walk-in wardrobe
- Lovely lush street

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NEW



4	
3	
4	
357m ²	

1 Ross Street, Rochedale



BRAND NEW DUPLEX WITH TWO LEVELS OF HIGH FINISHES & SPACIOUS ROOMS!

A rare opportunity presents itself to secure a brand new, beautifully designed and built home that offers a low-maintenance lifestyle without compromise.

With striking street presence and located within immediate proximity to an abundance of local schools, shops and transport options, large four bedrooms, three bathrooms & two car offers a high quality finish, ample living space over two levels and enormous bedrooms that are perfect for a range of buyer demographics.

Matt Baessato

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matteo.baessato@homestates.com.au

- 4 generous bedroom with walk-in-wardrobes
- Double remote lock up garage-with internal access
- Freehold title with no Body Corp Fees
- Home security system



1	
1	
0	
55 m ²	

2082/16 Hamilton Place, Bowen Hills



Cassidy Shorland

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Inner city apartment, perfectly located all amenities at your fingertips. "The Chelsea Residences" offer apartment living at its best. 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 with the hassle of weather watching

- Sleek European appliances, stone bench tops.
- Carpet in the bedroom with build in wardrobe
- Ducted heating and cooling.
- Complex offers swimming pool, gym, meeting room, barbecue area and ground floor retail
- Secured undercover motorbike space

SOLD IN 3 DAYS!



2	
1	
2	
526m ²	

265 Moray Street, New Farm



For the first time on the market a home of style and heritage located in the prestige location New Farm. Built on a sizable block of 526smq this home has been exquisitely renovated, with details taken to restore the period features of a Queensland home.

This elegantly presented Queensland classic oozes character and charm from the high ceilings, boasting polished timber floor boards, VJ lined walls, decorative breezeways, to the expansive quintessential outdoor entertaining area this home radiates a warm and inviting ambience from the moment you entre its door.

A unique property in all respects, this home represents a rare chance to capitalise on a beautiful parcel of land. So when it comes to potential and possibility, it is hard to look past this one. A home of this calibre with so many points of difference is a sure winner and places this property in a league of its own.

This historic home offers a warm and vibrant family environment in a location that is steps to Teneriffe and moments to Merthyr Village Shopping Centre. Just a short stroll from the front door is James Street and Brunswick street buzz. The perfect playground. The most exclusive shops, best restaurants, popular cafes, movie theatres and the iconic powerhouse are all just an extension of your backyard. Additionally, at home, you can simply enjoy the quiet in your private retreat, just 2kms from the city.

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Under Contract



4	
2	
2	
532m ²	

33 Lewis Place, Calamvale



If you are looking for space, this is it!

This lovely 4 - 5-bedroom home sits on flat 532m² is waiting for a new owner. Spacious and newly painted, this home is ideally located close to local transport, shops, Calamvale College, child care, local parks and playgrounds, grocery stores and restaurants.

- 4 bedrooms all with built-in-wardrobes and ceiling fans
- 2 bathrooms with en-suite and separate toilet
- Open plan living and dining area
- Universal room that you can use as a 5th bedroom, office or rumpus room
- At the end of a cul-de-sac
- Quiet neighbourhood

Arti Nijhawan

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SOLD



4	
2	
3	
890m ²	

11 Somerset Place, Parkinson



This perfect family home is located within a highly sought family-friendly neighbourhood of Lakewood Estate in Parkinson, on a manicured and landscaped 890sqm block. This property is perfect for families seeking a balance between luxury, entertainment and comfort.

This retreat-style home is close to all important amenities but secluded enough to get some well-deserved privacy and quiet. There are lots of luscious parks around the area, not to mention its 400m walk to Calamvale Marketplace, 200m walk to Lakewood Estate, few minutes' drive to childcare, schools, cafes and public transport.

- Ducted vacuum throughout
- 230sqm internal, not including covered rear and side patio
- Large front driveway – room for up to 5 additional cars
- Fully fenced rear yard with pet-proof lawn, impossible for pets to dig.

Arti Nijhawan

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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

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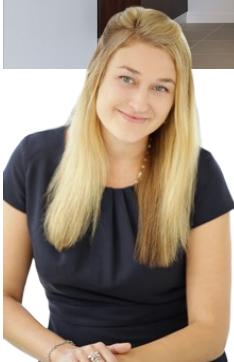
NEW



2	
1	
1	
\$500 P/W	

For Rent— Hamilton

PET FRIENDLY!! SIMPLY STUNNING!



Ground Floor apartment becoming available soon!

HUGE outdoor terrace area, direct park access, gorgeous apartment complex to live in!

Quality finishing, well thought out floor plans, some river and City views.

Gas cooking, Ducted air, Built in robes with shelving and draws, tile and carpet through out.

Renaye Wisse

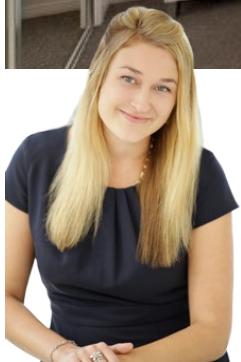
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1	
1	
0	
\$480 P/W	

For Rent— Brisbane City



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

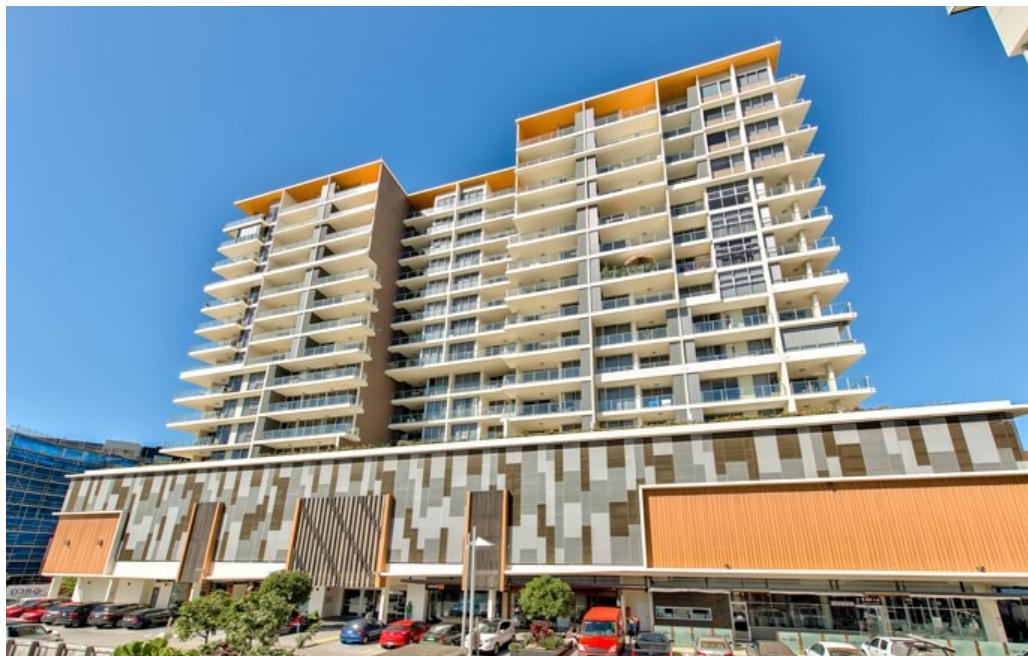
If you are seeking an apartment and a lifestyle that puts you above the rest, Solei is the perfect choice.

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

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\$480 P/W

For Rent— Hamilton



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

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

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

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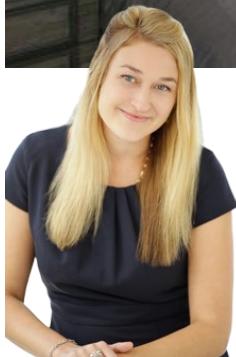
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2	
2	
1	
\$520 P/W	

For Rent— Hamilton



Located in one of Brisbane's most stylish waterfront residential and retail precinct.

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

- Stylish and quality finishes and fittings throughout
- Modern kitchen with SMEG appliances including built in fridge, dishwasher and gas cooktop
- Spacious, open plan living area with plush carpet and ducted air-conditioning
- Modern design bathroom and laundry cupboard with dryer included

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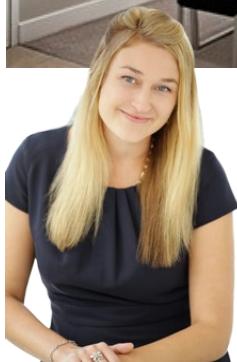
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TENANTED



2	
1	
1	
\$485 P/W	



For Rent— Hamilton

Fully furnished 2 bedroom apartment now available in Portside!

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

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

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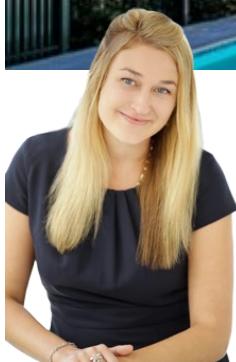
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1	
1	
1	
\$400 P/W	

For Rent— Hamilton

Gorgeous 1 bedroom apartment available soon!



Features plenty of storage with quality finishings, a well thought out floor plan and some river and City views from your bedroom and balcony.

There is gas cooking, ducted air, Built-in robes with shelving and drawers, tile and carpet throughout.

Large common pool, BBQ and Gym facilities. You will appreciate living here.

- 1 Bedroom with build in wardrobe
- Bathroom complete with a bath
- Ducted Heating and Cooling
- Inground swimming pool

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RENTED WITHIN 2 DAYS



2	
2	
1	
\$550 P/W	

For Rent— Kelvin Grove

Beautiful 2 bedroom apartment NOW AVAILABLE!



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

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

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2	
1	
1	
\$500 P/W	

For Rent— South Bank



Brand New 2 Bedroom apartment facing the Brisbane River!

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

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

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3	
3	
2	
\$500 P/W	

For Rent— Hope Island

“Cova North Residences” 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.

- 3 bedrooms 3 bathrooms
- Split- System Heating and Air Conditioning
- Double Garage Space
- Outdoor entertaining area

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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.



HOMESTATES
REALTY



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.

About Homestates.

Homestates is a leading Australian intermediary consultancy providing integrated services including property investments, property sales, property management, and immigration and education services. The Group was founded upon the fundamental belief that property, and its extension as a home, is a long term process. Meticulously pairing each individual client's needs to their real estate requirements, Homestates successfully continues to provide client-centric services with a full cycle property outlook.

With offices based in Brisbane and Sydney, the Group operates domestically with extensive partnerships throughout Southeast Asia, ensuring that our approach to property, immigration and education considers economic developments on a global scale.

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



Noel Kong

Solicitor

LLB, Grad Dip. Legal Practice

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Gingerbread Men Recipe

Ingredients

- | | | |
|---|----------------------------------|--|
| - 125g butter, at room temperature | - 375g (2 1/2 cups) plain flour | - 150g (1 cup) pure icing sugar, sifted |
| - 100g (1/2 cup, firmly packed) brown sugar | - 1 tablespoon ground ginger | - 8-10 drops red liquid food colouring |
| - 125ml (1/2 cup) golden syrup | - 1 teaspoon mixed spice | - 8-10 drops green liquid food colouring |
| - 1 egg, separated | - 1 teaspoon bicarbonate of soda | |
| | - Plain flour, to dust | |



Preheat oven to 180°C. Lightly grease 2 baking trays with melted butter.



Beat the butter and sugar in a bowl until pale and creamy. Add the golden syrup and egg yolk and beat until combined. Stir in the flour, ginger, mixed spice and bicarbonate of soda. Turn onto a lightly floured surface and knead until smooth. Press dough into a disc. Cover with plastic wrap and place in the fridge for 30 minutes to rest.



Meanwhile, place egg white in a clean, dry bowl. Use an electric beater to beat until soft peaks form. Gradually add icing sugar and beat until stiff peaks form. Divide icing among 3 bowls. Cover 1 bowl with plastic wrap and place in the fridge. Add red colouring to 1 bowl and stir until combined. Add green colouring to remaining bowl and stir until combined. Cover with plastic wrap and place in the fridge.



Place the dough between 2 sheets of baking paper and roll out until about 4mm thick. Use a 9cm gingerbread man cutter to cut out shapes. Place on trays about 3cm apart. Repeat with any excess dough.



Bake in oven for 10 minutes or until brown. Remove from oven. Transfer to a rack to cool.



Place prepared icings in small plastic bags. Cut a small hole in a corner of each bag. Pipe icing over gingerbread men to decorate. Finish with Smarties.



Hey Teeny Tiny Bikini Try ME on for Size!

Summer is all about showing off your rockin' body—looking hot and staying cool while enjoying the sun. But most women would rather have a root canal than try on swimwear under the glare of fluorescent lights in a dressing room—spotlighting all the dimples and lumpy, bumpy areas on their body.

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