



Hi everyone

We're getting into the swing of things and enjoying being independent. Maintaining our new website is falling into place and we are booking in appraisals and viewings.

The QR Code below will link you directly to the www.mvrealstate.com.au website so you can have it on your phone! Technology is really good, but can't replace the personal touch! We still prefer to speak to clients in person but on occasion this can't be done. Everyone is so busy these days and time is precious, but in saying that, buying or selling your new home is a Life Style decision and one that shouldn't be taken lightly.

Highgate Views is now open for viewing and has an Open Home on Saturday. The phone has been ringing hot for this one. It's within the Brisbane State High School catchment area, has transport at the door and Brisbane CBD just minutes away. They say the three words relating to real estate are Location, Location, Location and the unit definitely has that!

The townhouse in Kingston is also on the net and attracting attention with the snappy heading and low price!

In the next few weeks we are looking to add quite a few properties to our website so please keep checking!

It's all go, go, go! Just as well there are two licensed agents at MV Real Estate!

We love what we do and putting in that little bit extra is more fun than work.

Lynda spent time helping a couple declutter recently, a job which is much easier when it isn't your own home! And Mel applied a dab of paint to help out another owner. Much prefer to get in a tradie but sometimes they are hard to find at the last minute.

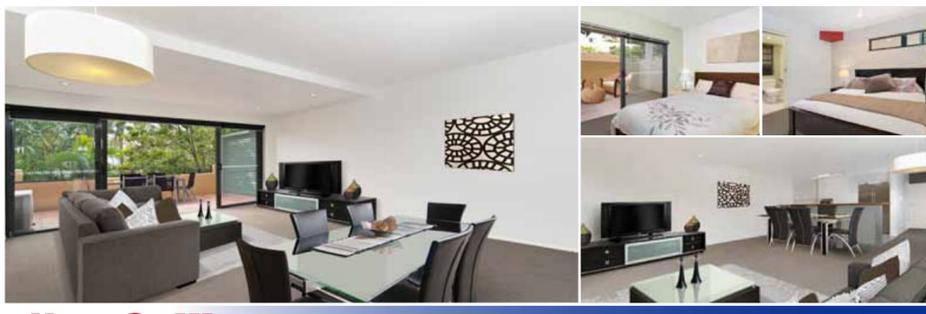
If you would like to know what your property is worth in today's market, please call either of us and we will arrange for a convenient time to give you an appraisal and of course there is no charge and no obligation linked to an appraisal. If you or your neighbours are looking at selling, referrals are appreciated and rewarded.

Don't hesitate to call after all ...

It's all about your Life Style ... your new Life! Mel & Lynda



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Now Selling Open Home: Saturday 9:30 - 10am 2 2 1

3/83 Gladstone Road, Highgate Hill Q 4101

Highgate Views

- 2 bedrooms with built-ins, 2 bathrooms
- Private courtyard at entry
- Open plan kitchen, living and dining
- Balcony overlooks tropical gardens and pool
- Internal laundry, garage, plenty of storage


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Prices and rents expected to rise
Be careful ... it's all in the qualifying interpretation

With 80 per cent of property buyers believing now is a good time to be purchasing, values are also likely to see an increase in areas where confidence is strong - the key words "where confidence is strong".

RP Data's survey of housing market sentiment, May 2013, noted this upwards shift in consumer expectations for housing market conditions and also pointed to the majority of respondents (55 per cent) also expecting rental rates to rise over the next half year. Consumer sentiment and increasing rents should widely attract investors, however the growth is expected to vary.

Jamacian Me Crazy, well the price will!

No, not Kingston Jamaica, but this gem has to go & QUICKLY!

- ◆ 2-storey townhouse, 3 good sized bedrooms with built-ins
- ◆ 2 bathrooms, extra WC downstairs, modern kitchen with dishwasher
- ◆ Laundry & lock-up garage, Entertainment courtyard
- ◆ Double garage with workshop area, Pool & BBQ area in the complex
- ◆ Close to rail, bus, shops, schools, parks, dining & more
- ◆ Easy access to Gateway yet quiet location & nice surrounds

Priced at mid to high \$200,000 this is a good investment or first home. Call Mel for an appointment at this one!



These Kiwis are wanting to fly so their Aussie home at 46 Kirra Place, Carindale must be sold!

- 2 spacious living areas, lots of cupboard space
- 4 bedrooms, master with spa & large walk-in robe
- Ducted A/C, double glazed windows, Solar HWS
- Large laundry, storage room and attic space
- Double garage with workshop area
- 3-phase power, external powerpoints
- Security system & lighting, Termi-mesh barrier
- Landscaped gardens on 800m2 block

OPEN HOME Saturday 10:45-11:15am

Glorious by name, Glorious by nature
- Renzo Lane, Mt Glorious

This block of land, set in idyllic rain forest, is just Glorious, nature at its absolute best.

This amazing 2 acre block boasts :

- concrete driveway • water tank
- tiered building pad

Only 20 minutes to Samford or The Gap, and only minutes to convenience shops, post office, cafes and dining.

Priced to sell at just \$269,000



Value of a Coach (submitted by Debbie Spence)

According to recent research by CoreData, Australia is entering a market cycle in which financial planners are positioned to demonstrate their advice value to clients.

Managing Director Andrew Inwood said that "investors without professional advice are likely to start falling behind".

"Over the past decade CoreData has conducted mystery shopper exercises, placing more than 100 people in professional financial planning. In the past year those that stayed with their financial planner (*during the GFC*) have started to accelerate away from those investors without advice, and that is because the planner has kept them disciplined and focused on long term investing".

I recently learnt the value of a coach first hand.

As a very disciplined person, I have for most of my adult life exercised daily, for health reasons. I purchased my gym equipment and have a home gym set up.

I have managed to keep my weight well under control and have experienced great health as a result. However, due to a recent injury I needed to engage the services of a personal trainer.

He is very supportive and encouraging and more importantly he pushes me much harder than I push myself. He often tells me I am capable of so much more when I think that I simply cannot complete one more rep!! I think 10 is enough and I simply can't push one more - he tells me I can do more. And before I know it I have pumped out 30!

I see my role as a Financial Planner in the same light. Sure, we can all organise our own super, insurance and investments. But are we maximising our income and earning potential to ensure we are achieving all that we are capable of achieving? Wouldn't you like to know how much more you are capable of achieving financially?

For further information contact Debbie Spence on 3852-1966 or debbie.spence@fmd.com.au.

Debbie is a licensed Certified Financial Planner (CFP) with over ten years experience in property and direct equity investment, and is a qualified SMSF specialist. Debbie is an authorised representative of Paragem Pty Ltd, and is employed by FMD Financial (Qld) Pty Ltd. ASIC rep no 276299.

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**Right now we need more properties to sell,
so for a FREE home appraisal call Lynda or Mel!**

Lynda 0412 125 283 - Mel 0419 799 345

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