



Hi everyone

Busy weekend for Brisbane with the French Festival on Saturday and Sunday at Southbank, the RACQ Motorfest at Eagle Farm Racecourse on Sunday and a multitude of markets throughout Brisbane. Go to www.visitbrisbane.com.au to find out what's on and where.

If you have any real estate matter we can assist with please just drop us a line - sales@mvrealstate.com.au. If we don't have the answer at our fingertips we will find out and reply as soon as we can.

Connecting you with your New Home or Investment
Mel & Lynda - the MVRE Team

OPEN HOME SAT 1:00pm 1:30pm 287 Wynnum Road, Norman Park

APPROX GROSS AREAS
INT: 256 sqm
EXT: 104 sqm
TOTAL: 360 sqm



287 WYNNUM RD, NORMAN PARK

This plan is not to scale. Areas and dimensions are approximate and therefore plan should not be used for illustrative purposes. Plans are illustrative only.

Develop or Dance!



www.2439-2443lpswichRd.com

Here's a chance to own your own studio or gym! Great opportunity for a home business, live in the house and just a hop, skip and jump to work!

Three bedroom Queenslander with bay windows, large lounge and plenty of room in the kitchen which leads to deck!

The studio area is a separate building with large dance floor, disco station, reception area/bar, spa, kitchen and more!

Large block, so much potential and the possibility of a third block next door!

YIP Online puts the focus on Norman Park

Norman Park, located just 4km from the Brisbane CBD is one of those suburbs currently flying under the radar as the spotlight shines on its more famous neighbours in Hawthorne.

According to *Your Investment Property* the Median 12-month growth was 13.99 %, the Median 3-year growth was 22.07 %, the Median 5-year growth was 17.29 %, the 10-year average annual growth was 6.46 % and the gross rental yield is 3.67 % .

Wikipedia reports that Norman Park began taking in the first settlers in 1853. Initially, development in Norman Park was slow and almost ceased after the 1893 Brisbane floods. Industries in Norman Park at the time included dairying, leather and brooms.

Between 1912 and 1926 a steam tram service to Belmont connected with the Queensland Government Railway at Norman Park. Initially the service was operated by the Belmont Shire Council. The service was suspended in 1924. The service was reinstated by the Brisbane City Council in 1925, but was again suspended in 1926. In 2006 remnants of the tramway's right of way could still be seen close to the railway station.

Norman Park remained a largely rural area until after World War II, when rapid development took place as the result of the construction of public housing. In the 1940s and 1950s, extensive reclaiming of land in the low-lying areas created parks and playing fields.

There is a mixture of styles in Norman Park from riverfront properties, beautiful Queenslanders and modern apartment complexes.

Why an Auction?

Auctions let the home be the focus of buyer's attention rather than the price. Selling using the auction process eliminates a preconceived price point and lets your home encourage a better price in the market than a fixed price. A fixed price tells a buyer you are not expecting more.

Auctions give you options and to set a time frame you wish to sell in.

You are not restricting the ability to sell prior to the auction if the right price is offered and there is still the option of selling after the auction should your price not be reached.

Talk to us now so you get the right advice before listing your home for sale. It costs nothing to talk and could either save or make you more money on your home.

Talk soon to **Mel on 0419 799 345 or Lynda on 0412 125 283.**

Owner wants it gone!

www.6CoronaSt.com at Sunshine Beach

This delightful townhouse is close to bustling Noosa at Sunshine Beach - an ideal holiday hideaway.



- 2 bedrooms, 1.5 bathrooms
- Private courtyard, sparkling pool
- Pets are permitted on approval
- Low Body Corporate fees
- Quiet street & not far from the beach

SERIOUS OFFERS CONSIDERED

Current listings!

BANKSIA BEACH - 4Bed/3Bath/2LUG, Pool, Pontoon. www.26NorthPoint.com

COOLOOLA COVE - 3Bed/1Bath/4LUG, large block. 52 Bayside Road.

EIGHT MILE PLAINS - Historic Hughesville 4Bed/2Bath/2LUG 2497 Logan Road.

OXLEY - 2 homes, dance studio or development block. www.2439-2443lpswichRd.com

NORMAN PARK - www.287WynnumRd.com

NORTH MACLEAN - www.63CliftonDrive.com

SUNSHINE BEACH - www.6CoronaSt.com

LAND FOR DEVELOPMENT:

BURPENGARY - 2354m2 of land zoned for townhouses. www.10-12JoyceStreet.com

Invest in Moreton Bay Region

Prime site, 10-12 Joyce Street, on two titles in the heart of Burpengary has tons of potential with Res B zoning for units/townhouses up to 15 metres in height or up to 4 storeys. Over 2,300 square metres of land with two houses on site currently rented. Premium location. Close to the Bruce Highway for access to Brisbane, the Airport, the Gold Coast and the Sunshine Coast. The area will also benefit from North Lakes infrastructure, including a recently-opened business park tipped to "employ over 13,000 people" once completed.

52 Bayside Road, Cooloola Cove

- 3 bedrooms with ceiling fans
- Open plan kitchen/dining/family area
- Reverse Cycle Air-conditioning
- Landscaped gardens, water tank
- Underhouse for parking or future development

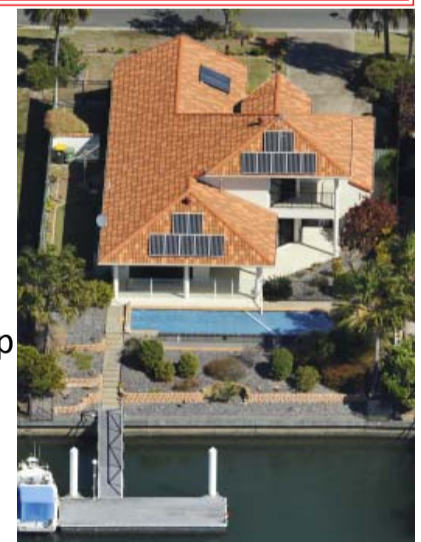
Wonderful place to relax and only 2 hours from Brisbane. Close to Tin Can Bay, Yacht Club & Rainbow Beach



ESCAPE TO BEAUTIFUL BRIBIE ISLAND

- 4 Large bedrooms, built ins & walk-in
- Timber kitchen, quality appliances
- Open plan dining/family area
- Home office or guest room
- Formal lounge, large entry
- Bathroom & ensuite
- Split System air-conditioning
- Double lock up garage with workshop
- Fully fenced, side access
- Large outdoor entertainment area
- Large pool and pontoon

www.26NorthPoint.com



Family Paradise south of Brisbane

The Main Home

- 4 Large bedrooms each with a bathroom!
- Kitchen and Butler's pantry
- Open plan dining/family area
- Large home office, Games Room, Home Theatre, Gym
- Ducted-air conditioning, CCTV Security
- Double lock up garage with workshop

Secondary Home

- Large bedrooms with walk-in and spa!
- Open plan kitchen/dining/lounge area
- Home office or 2nd bedroom
- Ducted-conditioning, CCTV

And there's more ...

- Self contained flat with wheelchair accessible bathroom.
- Large pool, shed, dam, copse on 7acres.

Inspections By Appointment - www.63CliftonDrive.com

