



Hi everyone

The tenants have vacated the Wynnum West home so we will have the first Open Home to be held on 27 September from 10-10:30am. Outside being painted and looking good. Photos were done today and also the floorplans so will all be online soon!

Riverfire is on this weekend - it's fantastic. The RAAF do an amazing display. There is so much to do in South East Queensland with markets and festivals in the city and suburbs. We have some beautiful gardens, the planetarium, whale watching trips, GOMA, the museum ... so many things.

To find out what's happening this weekend in Brisbane go to [www.visitbrisbane.com.au](http://www.visitbrisbane.com.au).

If you have any real estate matter we can assist with please just drop us a line - [sales@mvrealstate.com.au](mailto: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

**Saturday 26/9/2015 10-10:30am**

**LIVE IN OR INVEST IN WYNNUM WEST**

**18 Bonniebrae Street**



- 3 bedroom highset home close to transport, schools, shops and more.
- Modern kitchen/dining area with plenty of cupboard space.
- Polished timber floors with an entrance area that could be opened to extend.
- The bathroom needs a little TLC but is functional and has a bath, shower, vanity and large linen press.
- Upstairs laundry leads to the back steps.
- Lots of room underneath for 2 cars, trailer on the side & workshop.
- Level 589m2 block, easily maintained.

**Priced to sell in the Mid to High \$400,000**

### Recent Sales

**BANKSIA BEACH, 26 North Point** - SOLD for \$890,000.

**CAMP HILL, 21 Brinawa Street** - SOLD awaiting settlement.

**NORMAN PARK, 287 Wynnum Road** - SOLD awaiting settlement.

**CONJUNCTIONS:** Interstate buyers came to us and we conjuncted with other agencies.

**ROTHWELL, 22 & 28 Dobell Street.**

**BANKSIA BEACH, 20 Raptor Parade.**

## Huge Potential - 3 blocks

[www.2439-2443IpswichRd.com](http://www.2439-2443IpswichRd.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!

3 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!

Next door is another 3 bedroom home and on the other side there is a third block available with a huge shed!

Approximately 4500m2 in all!

## Historic Hughesville Circa 1892 An Iconic Grand White Lady

*Step into the elegance of a past era while enjoying the modern amenities of today's Life Style in a fast growing community.*

4 Bedrooms - 2 with fireplaces,

2 Bathrooms - claw bath in one and modern spa in the other!  
 Modern kitchen/dining. Land Size - 3366 m<sup>2</sup> (approx).

Polished floors, high ceilings, air-con. A true touch of class!

This is a home with a history - add yours to it!

Price on Application



### Current listings!

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

**OXLEY** - 2 homes, dance studio or development block. Plus extra block with huge shed.

[www.2439-2443IpswichRd.com](http://www.2439-2443IpswichRd.com)

**NORTH MACLEAN** - [www.63CliftonDrive.com](http://www.63CliftonDrive.com)

**SUNSHINE BEACH** - [www.6CoronaSt.com](http://www.6CoronaSt.com)

**WYNNUM WEST** - 3 bedroom highset. 18 Bonniebrae Street.

**LAND FOR DEVELOPMENT:**

**BURPENGARY** - 2354m2 of land zoned for townhouses. Currently has two rental properties providing income while you wait to develop. [www.10-12JoyceStreet.com](http://www.10-12JoyceStreet.com)

**The Great Start Grant may help you buy your new home.**  
<http://www.osr.qld.gov.au/great-start-grant/index.shtml>

## Add Sunshine to your portfolio!!

**Price to be drastically reduced to clear this great bolt hole on the Noosa Coast**

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 and local shops.

Great home or investment.

[www.6CoronaSt.com](http://www.6CoronaSt.com) at Sunshine Beach

### Is Your Investment Property Too Old To Claim Depreciation?

The short answer is no, you can claim depreciation on all investment properties. It's amazing how many people we speak to who have bought even 10 or 15 year old investment properties and they think the properties are too old to make depreciation claims.

Investment property depreciation is divided into two portions, Building Allowance which is generally deemed to be the structure of the building eg (walls, slab and roof etc.) and Plant and Equipment which is deemed to be items attached to the structure eg (appliances, carpets, blinds etc.) (Ref: Your Investment Property)

### Family Paradise Brisbane South

#### The Main Home

- 4 Large bedrooms each with a bathroom!
- Kitchen and Butler's pantry
- Open plan dining/family area
- 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.

[www.63CliftonDrive.com](http://www.63CliftonDrive.com) North Maclean



## 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.

### Spelling out your choices in REAL ESTATE

Ready to SELL NOW?

Eager to receive an appraisal of your home?

Are you receiving the best possible information?

Looking for a different & innovative approach?

Ever been let down by your Real Estate Agent?

**SURPRISE! SURPRISE!** You aren't alone!

Tired of the same old, same old - take a minute

And CALL US to discuss your requirements!

There is an alternative!

Every day & every dollar makes a difference.

**If you want to sell, call Lynda or Mel !!!**

**For a FREE RPData Report**

**Lynda on 0412 125 283 or**

**Mel on 0419 799 345**

[www.mvrealstate.com.au](http://www.mvrealstate.com.au)

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