



Mel Vaisey
0419 799 345

Lynda Roberts
0412 125 283

Licensed Agents

sales@mvrealestate.com.au

www.mvrealestate.com.au

**Connecting you with your
New Home or Investment**

**Property News
#305**

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**Not just Mel Vaisey, but
More Value & you get
Lynda too!**

Hello again!

As promised the unit at Nundah is now online - <http://www.mvrealestate.com.au/3759235/> - the views are amazing! It will be Open For Inspection this Saturday from 11:15am to 11:45am. Sending this out early this week as don't want to miss the State of Origin! By the time most of you open it the results will be out!

Constantly asked whether it is a good time sell - our response - if you are ready to move on to the next chapter of your life then it is the right time. It is always about the market it's about where you are in your life.

Mel & Lynda - Your Real Estate Team

3/15 Donkin St, Nundah Open Home Sat 11:15am- 11:45am



Central, Convenience and CITY VIEWS

- Open plan air-con living, kitchen, dining
- Spacious undercover balcony, views to CBD
- Compact internal laundry, plus utility room
- Security at front door, carpark with lift direct to your door

Want to Invest?

There's one left in "The Crest"

Owner wants to move so slashed by \$20k

3 bedroom, 2.5 bathroom townhouse in North Lakes. Resort style living within a gated community. Pet friendly, with a sparkling pool and BBQ. Walk to shops, public & private schools, doctors, dentists, restaurants. Bus at the door and train station a short drive or bus ride. A few minutes to Westfield, IKEA, Costco, Bunnings. Currently tenanted. Priced at \$330,000 negotiable.

Thought we'd give you a chuckle this week.

This one is from an agent in the USA -Valorie L Easter, Keller Williams

"A small real estate broker was dismayed when a brand new real estate franchise much like his own opened up next door and erected a huge sign which read BEST AGENTS.

He was horrified when another competitor opened up on his right, and announced its arrival with an even larger sign, reading LOWEST COMMISSIONS.

The small real estate broker panicked, until he got an idea.

He put the biggest sign of all over his own agency - it read...MAIN ENTRANCE."

39 Gray St, Carina



This highset 3 bedroom home needs a little TLC. Lots to offer, with room for improvement so just move on in and make a start. Low \$500,000s.

Winter Listings should be warm and cosy!

People traditionally sell their homes in spring when the flowers and trees are in bloom, the days are brighter and everything looks fresh. But it isn't necessarily the best time.

The right season depends on the property itself, especially its location. You may be in a busy tourist area, be by the beach or in a place where there are functions that close of the road at certain times of the year.

There can also be a huge advantage in marketing your home during traditionally quiet periods – winter, for example, or around Christmas. With fewer properties to choose from, more of the buyers will get to see your place.

If you do sell in the winter months, make sure your home is cosy and light. Draw back the curtains and blinds, turn on the lights and add warm colours such as reds and oranges to your soft furnishings.

**If you want to Sell
Call Lynda & Mel
0412 125 283
0419 799 345**

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