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Connecting you with your
New Home or Investment

Property News
#308

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

Hello again!

What wonderful weather we have been experiencing - a bit chilly in the morning but warming up considerably during the day. Queensland is definitely a great place to live.

Body Corporate fees and levies are part of the ongoing cost of buying a unit or townhouse. They vary between complexes and depend on whether there is a pool, a gym, on-site management, a lift or other extras. They are made up of an Administrative Fund and a Sinking Fund with the latter being there for ongoing or reparative maintenance. Many BC's allow a discount for payment on time which can be quite a substantial saving throughout the year. As an agent we require a Body Corporate Statement to confirm with potential buyers what they can expect the costs to be. This information is also written into a contract.

Kind regards

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
- Looking for \$400,000 plus**

OPEN HOME Sat 12-12:30pm **9/104 Zillman Rd, Hendra** **Bargain at under \$350,000!**

Basic 2 bedroom, 1 bathroom top floor unit in Hendra. Open plan lounge dining, good size kitchen and balcony with room for entertaining and great views. Has a lockup garage, extra car space and laundry. Needs some TLC so a chance to upgrade. Currently tenanted and in a great location.

Curiosity killed the cat!

And the next line is ... satisfaction brought him back ... well 8 times at least if the old saying a cat has nine lives is true!

What has that got to do with real estate you may ask.

Real estate prices invoke curiosity in most of us, whether as home owners, investors or buyers and with changes in the market place a constant topic of conversation by the media and the many industry experts, it is a topic we return to on a regular basis.

We've recently been informed that generally those looking for an agent to sell their home want a local expert they can trust so our curiosity got us to thinking ... what is a local expert and how do you know who to trust?

Today's market place is changeable and there is so much information available, whether it be real estate or even groceries, that anyone with the internet can research

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. Great location - close to schools, shops, transport. Not much in 4152 postcode at this price.

Looking in the \$500,000s.

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.

prices, and they do!

In real estate, looking at who sold what and where can give an indication of activity but not necessarily give a clear indication of knowledge. An agent may have lots of sales in an area but are they at the right price? How do you know when there is no price indication on the For Sales or Sold advertisements?

Many have "patches" and prefer to just service those areas but if there are "out of area" clients who trust an agent then it is important to look after them too. As professionals, real estate agents have access to a variety of informative sources, both online and on the ground, and any good one can research any area or locality to ensure they are up-to-date with current trends. Of course there are geographical limits which make some listings impractical but that is where agents can refer to other trusted agents to ensure clients are well looked after.

Trust is the important element when choosing an agent

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