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*Providing quality
Life Style choices*

**Property News
#310**

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

Hello again!

EKKA Show Day!!! Always very confusing in South East Queensland at this time of year with different council areas closing on different days to celebrate the EKKA. Very difficult for those living in one area and working in another when they have children at school or daycare. In real estate we tend not to close as it is often when the family are together that they have chance to look at a new home.

We have a two bedroom townhouse due to go on the market in Albany Creek. Nice complex, pet friendly, close to transport, schools and shops. Will be around the \$300,000 mark so keep your eye on our website to get in early!

Kind regards

Mel & Lynda - Your Real Estate Team

3/15 Donkin St, Nundah Inspections By Appointment



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 in the \$300,000s!**

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.

A Real Estate Myth!!! - A quick offer means the property is priced too low!

“Getting an offer this soon only tells me that we priced our property too low! Does this agent think we’re going to give our home away?!”

While at first, one can see why this home seller would be upset, it quickly becomes obvious that there’s a very good reason as to why offers came in that quickly!

‘Hot buyers’ (and their buyer agent representatives) would have been scanning the available properties on the market non-stop for the past weeks/months until something comes along that suits their needs best.

They’ve pretty much seen everything that’s for sale in that particular area already, so when something new comes along, they’ll be the first to enquire and request a viewing!

Isn’t that what you as a home buyer did when you were looking for your current property?

With an effective marketing plan in place by your real estate agent, a correctly-priced home will immediately draw the attention of potential home buyers and depending on the market inventory available, offers can potentially be forthcoming within hours!

Ref: Xavier de Buck

39 Gray St, Carina Inspection by Appointment



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.

Unique complex at North Lakes There’s one left in “The Crest”

Owner wants to move on 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.

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