

# realestate

October 17, 2020

## GUIDE



**NEWLY LISTED METRICON HOME IN NORTH LAKES**

**Harcourts**  
North Lakes/Mango Hill



*For Sale*



North Lakes 15 Hansford Street

4 2 2 2

### Family Home + Pool + Walk to School

- Master with walk in robe, fan, air conditioning and ensuite
- 3 additional bedrooms with fans and mirrored built in robes
- Kitchen finished with stone tops, gas cooktop & dishwasher
- Open plan lounge & dining with a/c, fans & access to alfresco
- Separate lounge room / media room with a/c and fan
- Undercover, stencil Crete alfresco + in-ground, fibreglass pool
- Side access to the 525m2 yard, 3 x 3 shed, Colour bond fencing
- Potential rental return of \$575 pw

For Sale  
Presenting All Offers

**Open Saturday 9:30 - 10:00am**

Michelle Wheeler  
0438 197 812



*For Sale*



North Lakes 36 Ballesteros Street

4 2 2 2

### Metricon Homes Have Done It Again

- 4 bedrooms with ceiling fans, Main bedroom with WIR & Ens
- Spacious open plan kitchen, dining and family room
- Kitchen with stone benches, dishwasher and electric cooktop
- Separate lounge room + Study with storage
- Double remote garage with drive through access
- 450m2 allotment, large covered alfresco
- Ducted air-con, ceiling fans, Security camera system
- 9ft ceilings, Crim-safe screens, 3kw solar system

For Sale  
Presenting All Offers

**Please call for your inspection**

Paula Lienert  
0428 086 320





**For Sale**



North Lakes 8 Wilga Street

3 2 1

## Low Maintenance Lifestyle in Quiet Street

- Three bedrooms with ceiling fans, Main with WIR & Ensuite
- Large open plan kitchen, dining and family room
- Main bathroom with bath and separate toilet + Internal laundry
- Single garage with internal access & built-in storage cupboard
- Large covered alfresco
- 320m2 allotment & Garden shed
- 9ft ceilings, Ducted Air-conditioning, Ceiling fans
- Security screens throughout

**For Sale**

**Presenting All Offers**

*Please call for your inspection*

Paula Lienert  
0428 086 320



**For Sale**



Murrumba Downs 20/23 Barwon Street

3 2.5 1

## Low Maintenance Living

- Three generous bedrooms, Main with Ens, WIR, fan & air-con
- Main bathroom with bath & shower + 3<sup>rd</sup> toilet downstairs
- Open plan kitchen, dining and family room
- Kitchen with stainless steel appliances and gas cooktop
- Separate laundry
- Community pool
- Security screens, Air con, fans, gas cooking & hot water
- Outdoor entertaining area with a large timber deck

**For Sale**

**Presenting All Offers**

*Please call for your inspection*

Paula Lienert  
0428 086 320





*For Sale*



Kallangur 54/120 Duffield Road

3 2.5 1

**Investors Dream! \$340 pw Rental Return**

- Air conditioned living and dining areas downstairs
- Open plan kitchen with breakfast bar, ceramic cooktop, pantry, and stainless steel appliances including dishwasher
- Sliding doors to the covered patio with side gate for bins
- Main bedroom has fan, mirror robes, sliding door to private deck, and a spacious ensuite
- Two other bedrooms also have fans and mirror robes
- Main bathroom upstairs, laundry and toilet downstairs

**For Sale**  
**\$259,000**

*Please call for your inspection*

Judi Brown  
0413 285 390



*For Sale*



Dakabin 13 Tahr Place

4 2 2

**Great Property in a Great Location**

- Carpeted formal lounge at the front of the home with Fan
- Spacious family dining and kitchen to the rear of the home
- Air conditioning and fans, Security screens
- White 2 Pak kitchen has Caesar stone benches
- Main bedroom with Ens (Caesar Stone & Rain water shower head) and air conditioning
- Under roof patio area with Concrete extended down the side of the house for the clothes line

**For Sale**  
**Presenting All Offers**

*Please call for your inspection*

Judi Brown  
0413 285 390





For Sale



Griffin Brays Village

3 2.5 1

## Boutique Terrace Home Development

- 3 Bedrooms, walk-in robes in 2 bedrooms
- Study nook
- Gas cooking
- Outdoor breakfast bar
- Stone bench-tops in kitchen and bathrooms
- Timber laminate flooring, Fans, Security Screens
- Air Conditioning in living and master bedroom
- Government grants available up to \$40,000

For Sale  
From \$369,000

*Plans available for inspection*

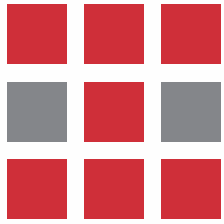
Amanda Pearce  
0405 331 350



We *urgently* need more listings  
We have Buyers *waiting!*



If you are thinking of selling, you need to call us now!  
**3491 7180**



**ZANDE**  
L A W



## CONVEYANCING



**FAMILY LAW | INJURY LAW | WILLS & ESTATES | CONVEYANCING**

Norwinn Centre  
15 Discovery Drive  
**North Lakes**

**3385 0999**  
[www.zandelaw.com.au](http://www.zandelaw.com.au)



**SOLD!**



**"If anyone can do it THEY CAN!"**

I could not be happier with the commitment and dedication of both Tony and Nadine. If anyone is unsure who to get to sell their house, please do yourself a favour and look no further. You will not get anyone more honest than these two, they will help do what is needed to achieve your goals, as nothing is too big or small. Thank you Tony and Nadine, we are truly grateful for your kindness!"  
Sellers of 9 Freshwater Creek Road, Mango Hill

Looking to **sell**? Need a no obligation appraisal?

Call **Team Wilkie** at Raine & Horne North Lakes today!



List. Sell. Rent

**Raine&Horne**.North Lakes

**0406 861 210 07 3491 9990**

Shop 1A 27 Discovery Drive, North Lakes  
rh.com.au/northlakes



LOOK B4 U LEAP  
BUILDING & PEST INSPECTIONS

- Building & Pest Inspections
- Handover Inspections
- Building Only Inspections
- Pest Only Inspections
- Dilapidation Reports

**The peace of mind you deserve with a Building & Pest Inspection you can trust!**



- ✓ Expert knowledge
- ✓ Highly experienced & qualified
- ✓ Latest technology & equipment
- ✓ Thorough with high attention to detail
- ✓ Professional & informative reports in 24 hours

**0419 667 054 | www.lookb4uleap.com.au | lb4uleap@gmail.com**



# HOW WILL COVID-19 IMPACT HOUSING PRICES IN THE NEXT 3, 6 AND 12 MONTHS?

Whether you're a first home buyer, an investor or homeowner planning to upsize or downsize the current situation is creating uncertainty. So, what should you do?

In comparison to other outbreaks, for example SARS in 2003, I believe that, based on the swiftness of government + RBA + Bank's responses, that we are in a better place to ride out COVID-19.

Our property prices did not suffer major setbacks in the midst of Swine Flu in 2009/2010. It stabilised and there was a little positive growth, however the swine flu happened in between the GFC 2008/2009 and the mining downturn 2011/2012, so there were other economic downturns that impacted unemployment and housing activity.

Australia is not 'one' housing market and Brisbane is set for strong growth in the coming years even with the current softening. From a property market perspective, for those ready to buy, more than ever now is the best time – especially with record low cash rate, lenient lending, and many banks offering deals. What we are seeing in Moreton Bay is shorter time on market and good sale prices. The reduction in stock has seen those that go to market sell quickly and for close to the asking price. There has always been some vendor discounting, so we are still seeing that, but overall sellers are getting good offers.

So, if you are thinking of selling now is a good time. If you are looking to buy, you will have to make offers quickly as house are getting snapped up.

The RBA has announced its belief in price reductions for the market, and we are seeing that in Sydney and Melbourne. According to Corelogic data for the June quarter, the Brisbane dwelling market declined just -0.2%. Interestingly, this fall was driven by the Brisbane –Inner City region, where values fell -2.4%. No other SA4 market recorded a value fall in the quarter. The Sunshine Coast and Gold Coast dwelling markets still saw dwelling price increases in the June quarter, of 1.0% and 0.7% respectively. As borders are likely to stay closed until 2021, these markets may see mild price falls before next year.

With expats returning home and international travel restricted Queensland is poised for increased domestic migration. In 2019 Queensland recorded the highest volume of net interstate migration since September 2017. If you are thinking of selling, you should probably look at doing it sooner rather than later.

Cash in now, rent for 6-12 months and look to buy when we will see increase in distressed properties on the market next year. If you or a loved one is in a distressed situation already, look to sell now. You can always buy again if you sell and you get back on your feet. It may be harder if the bank forecloses and you lose any equity you may have had in the house.

These are uncertain times and everyone's situation is different. Be smart and look at the long term. Protect your cash and assets, if you need to sell to survive now and thrive later then make that decision. If you can invest, I think you will see many opportunities to do so over the coming 12 months. As the mortgage holiday ends and pressure is put on families, we will see distressed properties. But remember there are always options.

*If you need advice please don't hesitate to reach out. I'm happy to answer any questions you may have.*

Index results as at August 31, 2020					
	Change in dwelling values				Median value
	Month	Quarter	Annual	Total return	
Sydney	-0.5%	-2.1%	9.8%	12.9%	\$860,182
Melbourne	-1.2%	-3.5%	5.9%	9.5%	\$667,520
Brisbane	-0.1%	-0.9%	3.5%	7.3%	\$503,128
Adelaide	0.0%	-0.1%	2.7%	6.9%	\$444,021
Perth	0.0%	-1.6%	-2.0%	2.1%	\$443,777
Hobart	0.1%	0.3%	5.5%	11.0%	\$490,743
Darwin	1.0%	1.0%	0.0%	6.7%	\$393,386
Canberra	0.5%	1.3%	6.9%	12.0%	\$636,324
Combined capitals	-0.5%	-2.1%	6.3%	9.8%	\$633,745
Combined regional	0.0%	-0.2%	4.0%	8.8%	\$395,761
National	-0.4%	-1.7%	5.8%	9.6%	\$552,689

Thinking of  
MOVING?  
But...Not sure if you  
should sell or rent  
your property?

Call NOW to discuss ALL your options





## 21 TIPS FOR CREATING THE PERFECT HOME OFFICE (Part 1)

As more and more teams shift to remote or flexible work from home (WFH) to combat the spread of COVID-19, a recent study from 'FlexJobs' reports that 65% of respondents surveyed said they were actually more productive working remotely than in a traditional office space. Here are a few life hacks for choosing home office equipment and decor.

### 1. Invest in a comfortable chair

A comfortable chair is the heart of a productive home office. You will spend nearly half your day on it. Investing in a good one will make a notable difference to your work life.

### 2. Use a second monitor

A second monitor is the closest you can get to a productivity superpower. An additional screen makes so many tasks easier — coding, designing, writing, and researching. It also makes multi-tasking more approachable.

### 3. Do not forget mice and keyboards

For keyboards, try using mechanical keyboards. These have mechanical, clicky keys that give a lot of feedback. While they might be noisy, they offer unparalleled typing comfort. For mice, choose something larger that fits your hand comfortably. Avoid small travel mice — they are uncomfortable for extended use.

### 4. Consider buying a standing desk

There is a growing body of research that shows that sitting for extended periods of time is bad for your health (sitting is the new smoking!). This explains why the new generation of workers are embracing standing desks. A standing desk will not magically transform your health, but it will improve productivity, focus and heart health.



### 5. Follow ergonomic rules

Minimize the damage sitting for long hours causes to your body by following ergonomic rules. Set up your home workspace in such a way that your back and neck are straight, and your arms are parallel to the floor. Avoid slouching or keeping your arms at odd angles. Check out the interactive "Ergonomic Desk Height Calculator" <https://www.ergotron.com/tools/workspace-planner>

### 6. Add some green plants

A few green plants will not only add a dash of colour

to your office space but also increase happiness and reduce stress. In fact, even a few plants can increase productivity by as much as 15%, according to a study conducted by Exeter University.



### 7. Manage your cables

Basic wire management can go a long way towards improving your office aesthetic. It's also fairly cost efficient as well — you'll just need a few clamps and zip ties to manage messy wires.

### 8. Make sure you have high-speed internet

Working from home; conducting zoom meetings and running an online store makes it imperative you have a solid home internet connection. It's easy to get distracted when slow internet connection

disrupts your workflow all the time. For better WiFi signal strength, place your router high off the ground and in the center of your house. Make sure there is no clutter around it, as well as any devices or appliances that can cause signal disruption. For example, microwaves or home phone sets. Check your internet speed with specialized services like Speedtest, Fast.com, or SpeedOf.Me.

### 9. Choose workspace according to your needs

When choosing a place for your home office, think about how you are going to use it. Will you make conference calls? Will clients come over to your place? Do you need to keep kids or pets away from your workspace? Do you need a place for storage?

### 10. Manage the temperature

Appropriate temperature control and fresh air are also important to consider when you set up home office. It's impossible to concentrate when working in a stuffy room, so make sure your working space is well-ventilated.

### 11. Get natural light

The first rule of building a comfortable office is to get plenty of natural light. Why natural light? A recent study found that adults who get natural light sleep better (46 minutes more according to Maria Paul from North-Western University) than those who don't get natural light. Another study found that 40% of workplaces with natural light experience 3%-40% improvements in productivity.

### 12. Install ambient lights

Natural light is good, but what if you like working after dark or live in an area with limited natural light? Here is where ambient lighting comes in. Try placing a few cheap rope LED lights around your workspace. Affix them such that they follow the edges of your desk, bathing it in soft light.

...Continued next week



**Michelle has successfully worked as a buyers agent, project manager of several developments as well as commercial and residential sales and leasing director.**

**As the principle of Coinda Properties she shares her knowledge and experience with her clients ensuring a win/win for all. She is highly regarded in the industry and an asset to have on your side. If you have any property questions please send them into the messenger and Michelle will answer them.**







## 39 Pademelon Circuit, North Lakes

6 2.5 3.5

Primly positioned on a majestic 991m2 lot boasting water and bushland views on two fronts, this unique architecturally designed residence merits immediate inspection. Set to sell on or before auction day on the 31st of October, this is a rare opportunity not to be missed. With the high chance this home will disappear prior to the auction, do not delay.

### AUCTION

Onsite Auction Saturday 31st of October at 9am



Ryan Suhle  
0427 706 699

ryan.suhle@raywhite.com





**RayWhite**

# Selling? Think Ryan Suhle

Ryan Suhle  
0427 706 699  
ryan.suhle@raywhite.com



Auction



**RayWhite**

17 Staghorn Street, North Lakes

5 3 2

This meticulously crafted property is a timeless showpiece of luxurious liveability, offering elegance and appointed with every conceivable luxury - certainly a home that must be viewed to be fully appreciated. Selling at auction on the 24th of October if an offer is not accepted prior, the time to act is now.

[raywhitenorthlakesqld.com](http://raywhitenorthlakesqld.com)

**AUCTION**

Onsite 24th October at 9am



Ryan Suhle  
0427 706 699  
ryan.suhle@raywhite.com



# NEED A REASON TO REFINANCE? HERE'S 2,500.

**Get \$2,500 cashback  
when you refinance your  
home loan to BOQ**

Cashback available for loans of at least \$250,000  
with a maximum LVR of 80%#.

**Make the switch today.**

## **BOQ North Lakes**

**Jeff Walls, Owner-Manager**

**0419 642 906** [jeff.walls@boq.com.au](mailto:jeff.walls@boq.com.au)

**3498 2300** [facebook.com/boqnorthlakes](https://facebook.com/boqnorthlakes)



Credit provided by Bank of Queensland Limited ABN 32 009 656 740 (BOQ) Australian Credit Licence Number 244616. Fees and charges payable. BOQ's standard credit assessment criteria apply. Full terms and conditions at any BOQ branch. Interest rates quoted are indicative only, and are subject to change without notice. # Special limited time \$2,500 cashback offer only available for new refinance applications received between 10 August 2020 and 26 September 2020 (inclusive) and that settle by 12 December 2020. This offer is open to Australian residents aged 18 and over who are personal customers taking out a new home loan with BOQ, refinanced from another financial institution. Offer available on BOQ's Clear Path, Economy, Intro Rate, or Fixed Rate home loan products only. Minimum total new lending of at least \$250,000. Maximum loan-to-value ratio (LVR) of 80%. Not available for the refinancing, restructure or switches of home loans within BOQ Group, which includes BOQ, Virgin Money (Australia) and BOQ Specialist. An applicant will be eligible for a maximum of one cashback payment during the offer period, regardless of the number of loan applications they are party to, provided the total amount drawn at settlement across all loans is at least \$250,000. The cashback will be paid to the applicant's BOQ transaction account within 30 days of the settlement date. For multiple home loan applicants the BOQ account needs to be in the name of at least one of the home loan applicants and the cashback will be paid only once to the applicants jointly. If you do not have an existing BOQ transaction account, one must be opened. Offer current as at 10 August 2020. This offer can be amended and/or withdrawn by BOQ at any time without notice. Applicants should seek their own tax advice in relation to the receipt of a cashback on settlement. Fees and charges payable. BOQ's standard credit assessment criteria apply. Full home loan terms and conditions are available at any BOQ branch.