

CALIBRE & COMMUNITY

AUGUST 2021



calibre REAL ESTATE

SALES | PROPERTY MANAGEMENT

CALIBREREALESTATE.COM.AU







At Calibre Real Estate we don't just focus on property – we focus on people. After all, it's the people who make a house a home. I believe that real estate is about more than simply buying and selling properties. Alice and I see our role as vital contributors to the building of neighbourhoods and suburbs, and bringing people and communities together.

We nurture community growth and development by 'giving back' to the communities in which we do business.

Justin Hagen is known for his honesty and integrity. Ask anyone who has bought or sold property with Justin and they will tell you that he's a straight talker. He is someone who doesn't build false expectations and is always true to his word.

Justin and his team have seen exceptional results over the last 6 months, with the market continuing to grow. Calibre continues to expand its unique sales marketing strategies to ensure our clients receive the best possible outcome.



JUSTIN HAGEN
LICENSED REAL ESTATE AGENT
0439 672 163
calibrerealestate.com.au

KNOWLEDGE | COMMUNICATION | RESULTS



Your Local Agents

PROPERTY MANAGEMENT BRISBANE

At Calibre Real Estate, we are confident in assuring our clients that we provide the highest level of service for property management in Brisbane. Our Calibre Real Estate Red Hill office is a REIQ Accredited Agency and also Platinum Members of Real Estate Excellence, keeping us always on top of legislative updates and changes. Along with our modern and innovative concepts, we keep our property owners' best interests in mind. We are confident that we will exceed your expectations of service to you as the property owner.

SELLING WITH CALIBRE REAL ESTATE BRISBANE

At Calibre Real Estate we don't just focus on property – we focus on people. After all, it's the people who make a house a home. The decision to sell your home can be challenging. Our aim is to minimise the stress involved in selling your home by delivering a level of service unmatched in the industry. First, you talk; we listen. How else will we understand your wants and needs? We then customise our selling style to match your personal requirements, at Calibre there is no 'one size fits all' approach.



Scan the QR code to visit our website





CALIBRE REAL ESTATE
MEET THE TEAM

Sales



JUSTIN HAGEN
LICENSED REAL ESTATE AGENT



ALICE HAGEN
PRINCIPAL



ADRIAN THOMPSON
LICENSED REAL ESTATE AGENT



ANDREW KEOGH
LICENSED REAL ESTATE AGENT



MARLENE BAKER
LICENSED REAL ESTATE AGENT



PETER ELLISON
LICENSED REAL ESTATE AGENT



JOSH PEAKE
PROPERTY CONSULTANT



KELLY HARDIE
PROPERTY CONSULTANT



GARUN SNOW
PROPERTY CONSULTANT



LUCY JONES
PROPERTY CONSULTANT



SIMON HUGHES
PROPERTY CONSULTANT



KEATON LUCK
SALES ASSOCIATE

Property Management



ALEX ADAM
SENIOR PROPERTY MANAGER



JOSH FREW
PROPERTY MANAGER



LORRAE AITKEN
SENIOR PROPERTY MANAGER



EMILY CLAPTON
BUSINESS DEVELOPMENT MANAGER



DIANA LIN
LEASING MANAGER

ADMINISTRATION



ALEESHA PANTLIN
OFFICE MANAGER



JESSICA WEAVING
PA TO JUSTIN



GORDON ZHANG
EVERTON PARK MANAGER



69 CARMEL STREET, BARDON

3 BED | 2 BATH | 1 CAR

NUMBER OF ENQUIRIES: 162

SOLD UNDER THE HAMMER: \$1,150,000

NUMBER OF ATTENDEES: 136

21 DAY AUCTION MARKETING CAMPAIGN

AGENT: JUSTIN HAGEN



35 VISTA STREET, BARDON

4 BED | 3 BATH | 2 CAR

SOLD FOR: \$1,900,000

BRAND-NEW DESIGNER HOME

AGENT: ANDREW KEOGH



5 GEORGIA PLACE, THE GAP

4 BED | 2 BATH | 2 CAR

STREET RECORD PRICE: \$1,400,000

SOLD IN 24HRS

AGENT: ADRIAN THOMPSON



6 TARNEE STREET, FERNY HILLS

4 BED | 2 BATH | 2 CAR

STREET RECORD PRICE: \$675,000

NUMBER OF INSPECTIONS: 33

AGENT: ADRIAN THOMPSON



28-36 ALFRED ROAD, STOCKLEIGH

4 BED | 2 BATH | 3 CAR

ONLINE ENQUIRIES: 160

OFFERS: 11

SOLD FOR: \$120,000 ABOVE ASKING PRICE

AGENT: KEATON LUCK



40 PULLEN ROAD, EVERTON PARK

3 BED | 1 BATH | 2 CAR

DAYS ON MARKET: 05

SUBURB AVERAGE DAYS ON MARKET: 39

SOLD FOR: \$630,000

AGENT: KELLY HARDIE

Investors - It's Tax Time!

Tax time...June 30 has already been and gone and while a lot of us get excited about our tax returns and EOFY sales, it can also be a reminder that we haven't been as organised with our finances as we should have been.

Organisation is key for any property investor. This ensures that when the time comes, you have everything you need to benefit from the tax advantages the government offers you as a landlord.

Whether you prefer to keep your records in a digital format, or in a filing cabinet, be sure to have these documents prepped and ready for tax time.

Documents to Prepare

- Mortgage papers
- A copy of insurance premiums paid
- The contract of sale and written confirmation of settlement date
- Receipts for the purchase of depreciable assets
- Relevant statements and credit card records
- A copy of any tenant leases for the financial year
- Any land tax assessments for the financial year
- A list of all relevant costs related to any significant improvements. You may want to consult an accountant to see what costs may be capitalised over a set period





Other Important TAX Tips

- It is advised that records are kept for a minimum of five years
- Records should be in English or easily translatable
- The cost of repairs and improvements must be separate from depreciation costs. That will enable you to work out deductions and capital gains or losses more efficiently
- If you have expenses that need to be claimed as deductions, you should include; the item, the cost, the suppliers name, and the date of purchase
- When selling, you can claim the costs of the marketing campaign, agent commission, legal fees and more! This will be set against your property gain or loss

Some easy ways to keep up to date with all your property documents is to keep a folder in your email mailbox with any correspondence that you've had with your property manager, sales agent etc. Alternatively, you could create a separate property email account that you can use for all your property related communication.

Keeping documents in a Dropbox or similar program will also allow you to easily access your documents from any device if need be!

Finally, as experienced local agents, we also always recommend investors work with a property manager and a financial adviser to ensure all their tax bases are covered. Also, check out the ATO website for more information about investment income from the Australian Government.

13 Flooring Choices that are all the Rage

Few improvements to a home make a bigger impact than brand new flooring! It offers a wonderful sense of renewal in an existing home and can be a high-value purchase to help sell a property. Flooring trends come and go slowly, so your investment will not look dated when it's time to sell and move up the property ladder.

While wooden boards can last for decades, it's recommended considering replacing carpet every 10 years to keep the home feeling fresh. Nothing looks worse than worn and stained carpet, especially at an open inspection! Here are some of our top flooring picks!



Carpet Flooring

- Patterns of contrasting darker and lighter neutral colours are now popular. The mixed variation of neutrals, which have been popular for several years now, continues to be a winner.
- A contemporary look can be achieved by using over-sized felt loops. Interior designers are ordering this style of carpet in both regular patterns and grid lines.
- Shagpile is back. It complements other interior design trends, such as artisanal wall hangings, furnishings of natural fibre and a general back-to-nature ambience.
- Plush and pile carpets remain on trend, however, be aware these can stain and are especially prone to watermarks.
- Twist and loop is another classic. It's as hard-wearing as it is popular. Darker colours last better with this style of carpet. The lighter colours tend to give away the carpet's age.

Timber Flooring

- Australian timbers such as oak, spotted gum and blackbutt are hard-wearing and popular for those renovating a property in preparation for sale. There are many variations from which to choose. For example, oak can be limed, aged, wire-brushed for a reclaimed look, or natural.
- The back-to-nature theme of interior design is also encouraging a darker brown palette, which embraces walnut and chocolate tones.
- Wide planks are here and they make a big statement. They are especially effective in larger rooms and dramatically present the unique knots and flaws of the timber.
- Wire-brushed timber gives the impression the flooring has been reclaimed. This look has become especially popular in America and is beginning to emerge in Australia.
- Apartment refurbishments are featuring blonde timbers to provide a greater sense of light and space than can't be achieved with carpet.



Tile and Laminate Flooring

- There's a European-led trend for large tile formats for both floors and walls, especially in bathrooms. It has become so popular that the choice of colours and patterns is far larger than a few years ago.
- Luxury vinyl tiles remain popular, especially with budget-conscious renovators and investors who want quality but not the expense of ceramic alternatives. LVTs, as they're known, don't require grouting and, therefore, avoid grout marks from mould and water damage. It's a great choice if you're looking to flip an investment property, or renovating before sale.
- The wood-look will continue to be popular for those who are in the market for laminate floor coverings. It comes in many styles and tones. While not the original article, this choice is amazingly realistic and, again, a popular choice with those renovating on a budget.



Keaton Luck

Q: Where did you grow up?

A: Brisbane Southside.

Q: Favourite book and movie?

A: My favourite movie is Schindler's list. It's quite graphic but gives a real sense of the scale of the atrocities that were committed during World War II. The ending never fails to make me tear up.

Book wise – probably barefoot investor. The book has very useful and simple concepts that are helpful for the financially savvy and not so. Both are worth a watch and read.

Q: If you could do any career without fail, what would you do?

A: I love the fast-paced nature of the Real Estate Industry. I am very happy where I am in my career, but in the future, I could see myself sharing my passion for real estate through public speaking! It's an all time dream of mine to deliver a TED Talk.

Q: Favourite restaurant and item on the menu?

A: Thai Antique in Carina. I love the Cashew Nut. I go there so often the owners know my order from memory.

*"Crave the
result so
intensely that
the work is
irrelevant"*

Q: What's something that most people don't know about you?

A: I am a clean freak. You couldn't tell from looking at my desk at work (an organised mess), but my house stays immaculate, and I like it that way.

Q: What subject were you best at, at school?

A: Accounting. I think very logically and analytically; for me, accounting just made sense. (It was also the home of my all-time favourite teacher – you know who you are!).

Q: Who inspires you and why?

A: Risk takers. I am inspired by those who venture outside of their comfort zone to better themselves or for the benefit of those around them. I attempt to push myself as best I can to experience the brilliant world around me. Sometimes this involves taking risks, and I always find myself better off for trying something new, regardless of the outcome.

Q: Dogs or Cats?

A: Dogs. That's an easy one.

Q: Sweet or Savoury?

A: Savoury!



COMUNA CANTINA

From growing up experiencing the classic Australian version of 'Mexican' as almost a weekly ritual, to then experiencing the true 'Mexican' on a trip to Mexico in 2012, Tim Johnson knew there was an opportunity for a different approach to the Latin food in Australia. While working in some of Melbourne's most well-known Mexican-inspired venues, the CEO of the Corbett Collective venues, not only wanted to bring a fresher approach to Mexican food, but more awareness and appreciation for the entire Latin and South American culture.

According to Tim, the mission started in 2014, when the TEX-MEX cuisines craze was great for the exposure of the category, however, was 'very one-dimensional'. The opportunity was to bring the incredible layers beyond just 'Mexican-inspired' food, which goes beyond the culinary. It also involves the music, the people, the dancing, the landscape, the flora and fauna, the architecture and the festivals. "The continent has such a broad range of countries and cultures to be inspired by that are never-ending and are always evolving", mentioned Johnson.

COMUNA

CANTINA



ABOUT COMUNA CANTINA

Latin culture is vibrant, energetic and there is always a cause for celebration. Inspired by multiple cultures across South America, Comuna Cantina isn't just a dining experience - grazing over good food and sipping delicious drinks is a way of life.

We offer a range of tacos, burritos, quesadillas with a full cocktail and bar menu. Comunas' point of difference is the extensive creative cocktail menu and the vibe.



It's all about Latin America street food and a viva la vida attitude. The high-energy buzz in the atmosphere is like no other Latin-inspired venue.

The bright and lively interior is paired with music so catchy you'll be shimmying at the table. In fact, at Comuna Cantina, the staff say, "BUT FIRST, WE DANCE!" - and there's no need to save it for the weekend. At any time during the week, the place is pumping with good vibes!



Instagram: [@comunacantina](#)

Facebook: [@comunacantina](#)

Website: [comunacantina.com.au](#)

Email: info@comunacantina.com.au

Address: Everton Park Plaza, 1/791 Stafford Rd Everton Park, QLD 4053





Le Coin Bistro

Le Coin Bistro brings a taste of Europe to Red Hill and charms locals with a relaxed French atmosphere. Boasting traditional French dishes such as croque monsieur, escargot, poisson en papillotes and canard roti.

An impressive French inspired wine list is on offer and is accompanied by a large cocktail and gin and tonic selection.

Le Coin Bistro proudly serves Julius Meinl coffee – the perfect start to your day.

Led by Executive Chef Yann Bouton and Head Chef Peter Wrench, the Le Coin kitchen is in great hands. Serving classic French dishes with a modern twist, you can expect consistent, fresh and delicious food – whatever your taste.

In the mornings, fresh coffee and pastries are served in relaxed surroundings. If savoury is more your taste, classic French omelettes and croque monsieur plus much more is on offer!

Le Coin Bistro have a great space for your functions and private parties, think of their home as your home. Come and sample all that Le Coin Bistro has to offer. Bon appétit!

Instagram: @le_coin_bistro_

Facebook: Le COIN Bistro

Website: www.lecoinbistro.com.au

Email: hello@lecoinbistro.com.au

Address: 5/1 Enoggera Terrace, Red Hill QLD 4059

Meet Monica Caligiuri

Monica is a Clinical Nutritionist (Adv. Dip. Nutritional Medicine) and Food Coach (Dip. Food Coaching) with a special interest in Nutritional Psychiatry, the link between mood, food and mental health. She is passionate in supporting women reduce stress, anxiety and depression in their life by using the latest evidence-based nutritional medicine research, therapeutic components of food along with the highest quality supplements and nutraceuticals to increase feelings of wellbeing.

Monica has the how-to guide to making healthy diet and lifestyle tweaks, which ultimately create an awesome sense of wellbeing and health.

This issue, we have included some of Monica's favourite lunch box ideas. Check out the next page for some lunch-time inspiration!

Find more healthy hacks, recipes and nutrition tips here:

Instagram: [@nutritionist_monica](#)

Facebook: [@nutritionist_monica](#)

Website: www.monicacaligiuri.com.au

Email: hello@monicacaligiuri.com.au

*School Lunchbox produce sourced locally from Ashgrove Fresh Fruit Market (@ashgrovefresh) and Market Organics Newmarket (@marketorganics.com.au)



Healthy School Lunch Box Ideas

My favourite type of school lunch is one that is both nourishing for the kids and quick and easy to make! I created a simple formula for school lunch prep that includes four components:

1. Main – this could be sushi, rice cakes with hummus and tuna, veggie soup, salad wraps, sandwiches, spelt pasta or a veggie quiche slice
2. Veggies – various combinations of fresh veggies like carrot rounds and capsicum sticks, cherry tomatoes and cucumbers or, celery sticks and snow peas
3. Fruit – fruit trio of rockmelon, pineapple and pear, fruit duo of mandarins and kiwi or, strawberries and blueberries
4. Healthy sweet treats – choc protein brownies, muesli slice, coconut yoghurt, popcorn, sultanas, oat bikkies or bliss balls

A bento box has the perfect configuration to accommodate this lunch box formula. Here are three of my favourites:

One

- Buckwheat cakes, beetroot hummus dip and sliced cucumber
- Carrot and capsicum sticks with cream cheese
- Fresh strawberries and grapes
- Coconut wafer rolls (Ceres Organics) and nut butter balls (Nutty Bruce)

Two

- Zucchini quiche cupcakes
- Tommy T's and sliced cucumber
- Blueberries, grapes, rockmelon and kiwi
- Popcorn and sultanas

Three

- Spelt pasta, 4 bean mix and parmesan
- Sliced apple, grapes and kiwi
- Pretzels
- Coconut yoghurt

A clear plastic lunchbox filled with a variety of healthy snacks. The top left section contains fresh strawberries and red grapes. The top right section has sliced red and orange bell peppers. The bottom left section features four sandwiches made with whole-grain bread, spinach, cucumber, and a thick spread of pink hummus. The bottom right section includes a small bowl of white hummus, several rolled-up tortilla chips, and two chocolate-covered coconut balls.





Q: Can I claim tax on my property?

A: If you are a property investor, it is advisable that you speak to your accountant about maximising your tax deductions for your property. The top five tax deductions for property investors in Australia are:

- Interest Repayments
- Property Depreciation
- Body Corporate Fees
- Land Tax
- Property Management Fees

Q: What research should I do before buying a home?

A: Working out your affordability is the first step. Contact a mortgage advisor to see how much you can borrow and then start to research the types of properties and suburbs within your budget. Carrying out due diligence on the property market will provide you with an important understanding of where and what you can buy and how much it will cost.

Q: How do I switch from my current Property Manager?

A: The process to change Property Managers is quite simple. Speak to a number of agents to compare service offerings and discuss with them specifically areas of your current agents service that is lacking. Once a decision is made, you must notify your current agent and depending on your agreement with them, you may need to put the notice in writing. If you switch to Calibre Real Estate, we will arrange all necessary documentation so that the process is hassle free for you.

Q: Do I need to get a Landlord Insurance?

A: Landlord insurance can cover you against unforeseen repair bills, possible loss of rent and even the cost of rebuilding the property if it's damaged in a natural disaster. Although Landlord Insurance isn't a legal requirement, it can provide coverage for theft by tenants, accidental glass breakage, water damage, fire or explosion and damage from a power surge. Like all important decisions, make sure you research the options and speak to a professional for further advice.

Q: I am looking to renovate my property prior to placing it on the market but I'm not sure where to begin.

A: Firstly, decide on what your budget will allow. Try to keep it simple and do not go overboard. Seek advice from property professionals who know what the market looks for in a property. We have more information on how you can renovate your property and maximise your profit on our website. Be sure to check it out before starting your renovation.

Submit your questions here



The Styled House

STYLING WITH BOOKS AND MAGAZINES

We love styling with books and magazines and we love having them in our own homes! Changing up the books and magazines in your home regularly can inspire conversation and easily freshen up your space. Need some inspiration for which books to buy (or borrow) for your humble abode? See some of our favourite picks below!

Tom Ford

Its simple yet striking cover instantly brings class to any coffee table. This piece includes all of Tom Fords work from 1994 to 2004. Above all, this book displays work from both Gucci and Yves Saint Laurent, whilst masterfully combining his vision for the brand through architecture, store design, and advertising.

Prada

This is a complete overview of Prada's womens wear collections. Featuring images from 1988 to today, this book showcases Prada's masterful catwalk photography.



The Kinfolk Table

We love using books and magazine in our kitchens! Styling with a cookbook on your bench will help inspire you to use new recipes and expand your cooking!

One cookbook we use regularly is The Kinfolk Table which is one-third cookbook, one-third narrative tale and one-third international adventure. It features a collection of 85 recipes from countries all around the world.



Donna Hay Cookbooks

Also, we love using Donna Hay cookbooks, which are known for their simple recipes and beautiful photography.

Finally, don't forget you can also use the beautiful catalogues that you get from your favourite stores, or borrow them from friends and family! One of my friends has a hard cover Tag Heuer catalogue book which they were going to throw out! I quickly jumped in and said I would have it! It now sits perfectly in my lounge room.

No matter the size and style of your space, you can always spruce up your home with books or magazines!





