

# CALIBRE & COMMUNITY

DECEMBER 2021



**calibre** REAL ESTATE

SALES | PROPERTY MANAGEMENT

[CALIBREREALESTATE.COM.AU](http://CALIBREREALESTATE.COM.AU)

# Happy Holidays!

From all the team at Calibre Real Estate,  
we wish you and your family a very joyous  
festive season and a prosperous New Year!







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. This year, we've supported the Mater Dei Primary School, Royal Brisbane and Women's Hospital Foundation, Ashgrove State School, Legacy Brisbane, and Women's Legal Services.

I am proud to say that the Calibre team are known for their honesty, integrity and exceptional results. We continue to expand and improve upon our unique sales marketing strategies to ensure our clients are always receiving the best possible outcome.

ABOUT

# CALIBRE REAL ESTATE

BRISBANE

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## YOUR LOCAL AGENT

### PROPERTY MANAGEMENT

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, ensuring that we remain at the forefront of the profession and always up to date on legislation changes and improvements. 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

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.



JUSTIN HAGEN  
LICENSED REAL ESTATE AGENT  
0439 672 163  
[calibrerealestate.com.au](http://calibrerealestate.com.au)

KNOWLEDGE | COMMUNICATION | RESULTS



SCAN ME

Scan the QR code  
to visit our website





# MEET THE TEAM

Get in touch with professional, knowledgeable real estate agents in Brisbane.

# 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



LORRAE AITKEN  
SENIOR PROPERTY MANAGER



JOSH FREW  
PROPERTY MANAGER



EMILY CLAPTON  
BUSINESS DEVELOPMENT MANAGER



LIANA SIMPSON  
LEASING MANAGER

# OPERATIONS



ALEESHA PANTLIN  
OFFICE MANAGER



RUSTY GIMAEV  
MARKETING MANAGER



JESSICA WEAVING  
PA TO JUSTIN



GORDON ZHANG  
EVERTON PARK MANAGER

# 58 LANSBURY PARADE, ASHGROVE

6 BED | 2.5 BATH | 3 CAR

DAYS ON THE MARKET: 25

REGISTERED BIDDERS: 10

SOLD UNDER THE HAMMER: \$1,860,000

\$160,000 OVER RESERVE



ANDREW KEOGH

LICENSED REAL ESTATE AGENT

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## ARE YOU LOOKING FOR A SIMILAR RESULT?



## 2 LOVEKIN STREET, ASHGROVE

4 BED | 2 BATH | 1 CAR

DAYS ON THE MARKET: 6

SUBURB AVERAGE DAYS ON THE MARKET: 19

GROUPS AT INSPECTIONS: 61

ONLINE ENQUIRIES: 127

SOLD FOR: \$1,060,000



JUSTIN HAGEN

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JOSH PEAKE

PROPERTY CONSULTANT

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[josh@calibrerealestate.com.au](mailto:josh@calibrerealestate.com.au)



ARE YOU LOOKING FOR A SIMILAR RESULT?



# 199 BUNYA ROAD, ARANA HILLS

3 BED | 1 BATH | 2 CAR

DAYS ON THE MARKET: 21

REGISTERED BIDDERS: 6

OPEN HOMES: 7

GROUPS AT INSPECTIONS: 47

SOLD FOR: \$685,000

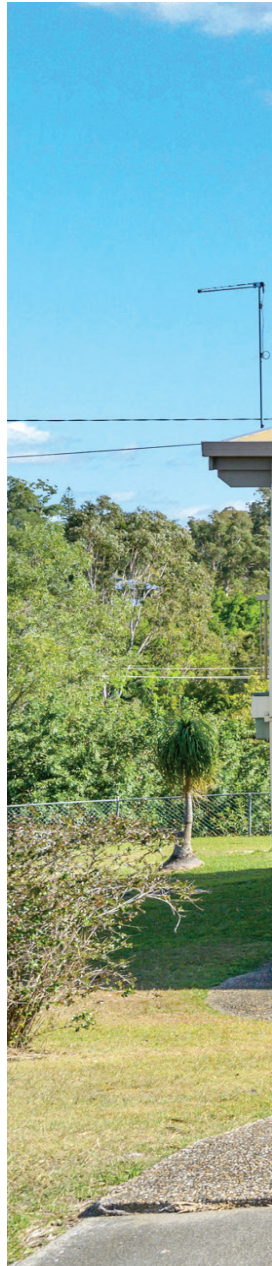


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LICENSED REAL ESTATE AGENT

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ARE YOU LOOKING FOR A SIMILAR RESULT?



## 2/30 GROSVENOR STREET, YEERONGPILLY

2 BED | 1 BATH | 1 CAR

DAYS ON THE MARKET: 7

OPEN HOMES: 2

GROUPS AT INSPECTIONS: 67

SOLD FOR: \$551,000

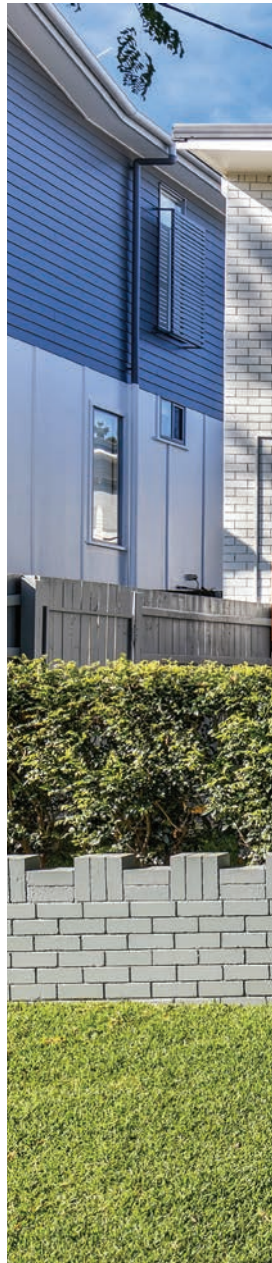


LUCY JONES

PROPERTY CONSULTANT

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ARE YOU LOOKING FOR A SIMILAR RESULT?





# Liana Simpson

Q: What do you like about your job?

A: Meeting new people and finding the perfect property for them.

Q: What's one thing most people don't know about you?

A: Growing up I competed in Highland & Irish dancing competitions.

Q: What is your favourite childhood memory?

A: Not paying bills.

Q: Would you rather win the lottery or work at the perfect job? And why?

A: Win the lottery, so I could enjoy the money I won.

*"If it's not gonna matter in 5 years, don't spend more than 5 minutes being upset about it."*

Q: Where do you see yourself in five years?

A: As a Sales Agent!

Q: What is one thing that can instantly make your day better?

A: Food!

Q: What is your favourite part of your day?

A: Meeting prospective tenants at opens.

Q: Dogs or Cats?

A: I like both, but cats don't like me (unfortunately, I am allergic to them).

Q: Sweet or Savoury?

A: Sweet all the way!  
Doughnuts are my favourite!

## CAN I BUY PROPERTY SUBJECT TO SALE?



One of the most common questions asked by Home Buyers is whether they should sell their property before buying or can they buy subject to sale? Although there are pros and cons to both methods, we are strong believers in selling first and here are our reasons why.

### 1. Better Chances

In a competitive market where properties are getting snapped up quickly with buyers agreeing to contracts without any conditions attached, a contract subject to sale won't be looked upon favourably. There are quite a few low-interest bridging finance options out there at the moment, and exploring these options would be more viable than offering a subject to sale clause. If this is not an option after speaking with your bank/broker, it is advisable to sell first and then rent for 6 months in the area you are looking to buy. You can then look at on market and off market properties easily and monitor the market.

## 2. Better Finances

Secondly, by selling first, you will know exactly how much you can spend on your next home which helps you to plan your finances and minimise the risk of ending up with a larger mortgage than planned.

## 3. Buying Subject to Sale

On the other hand, if you insist on buying subject to sale, be sure to take into account the additional risk and be prepared for disappointment. You could also try to find off-market properties where the seller may be happy to accommodate your condition.

Selling your property first helps to take the financial weight and risk of losing your dream home off your shoulders. If you are looking for more advice on how you should proceed with this decision, we are more than happy to lend you a hand.

At Calibre we work in collaboration with our buyers and sellers to implement the most suitable strategy to achieve their goal.

**Get in touch to find out more.**

**Reach us at 07 3367 3411.**



## HOW TO ACHIEVE THE HAMPTON STYLE IN YOUR HOME

Hamptons-style homes are luxurious and airy – perfect for Australia yet created half a world away on the coastline of Long Island, New York.

Their elegant, timeless embrace of natural timbers, natural light and outdoor living has made this design approach hugely popular and a high-value choice for renovators.

Hamptons homes are immediately recognisable for their gable roof and plantation shutters. These are beautifully complemented by a palette of whites and creams, soft greys and blues that create a luxurious, by-the-sea atmosphere.

Here are some tips to help bring a touch of Hampton's style to your home!



### **Keep it simple and be consistent**

This is the golden rule of creating a Hamptons home. Elegant simplicity underpins the interior design concept with its use of whites and cream colours, natural timber, the embrace of natural light and wicker-style furnishings.

### **It begins with the flooring**

Hamptons homes use rich, natural timber flooring that immediately transport you back to nature. If you wish to be faithful to the design, choose boards of American white oak. In the US right now, it's fashionable to stain them black. Timber flooring throughout gives the home a rich, luxurious appeal.

### **Timber is the trademark**

It really is all about the wood. Timber wall panelling and rails make a foundational contribution, along with the plantation shutters. The walls and rails are painted white and are softened with touches of grey highlight or edging. It's the classic look of America's north-east.



### **A big, bold chair**

Americans love big-statement furnishings! Over-sized sofas, big lamps and coffee tables all combine to offer a plush impression. We particularly love wicker furniture that is painted white to reflect the abundance of light!

### **Windows**

Wide, open glazing treatments are a major contributor to how the Hamptons design concept creates its relaxed atmosphere. If your budget stretches, consider investing in multi-pane windows, French doors and skylights to amplify the light and feeling. Roman blinds or sheer curtains add the finishing touch.

### **Classic Kitchens**

We love, light, bright kitchens! Marble and light-stone benchtops provide the kitchen with a classic, elegant appearance that should never be cluttered with electrical appliances. Country-style cupboards in white with intricate wainscoting complement this approach. For an accent of colour, consider subtle wall tiles as the back-splash and a fruit bowl centrepiece.

### **Focus on Fittings**

Hamptons homes are all about the detail. While they create a wonderfully laid-back atmosphere, it's achieved with uncompromising - of the style. Pendant and lantern-style lights and elegant tapware in the kitchens and bathrooms are hallmarks that cannot be ignored.

### **Soft Furnishings**

Use a mixture of greys, navy and duck-egg blue for your rugs, wall hangings and throw cushions. These will provide an additional accent of coastal life to enhance the overall interior design. Florals, geometric designs are also popular and faithful to the style.

### **Coastal Touch**

True to its heritage of the Long Island coast, Hamptons homes are brought to life with a subtle use of fixtures, fittings and ornaments of seafaring origin. Even presentation jars containing sea shells and pebbles will get the job done.



Happy Holidays!  
Enjoy these Christmas  
Favourites with your family!



# MEAT AT BILLY'S

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## HOW IT ALL BEGAN

MEAT AT BILLY'S first opened its doors in Ashgrove in 2009.

It was a young Billy's first ever store and he wanted to change the way people saw butcher shops.

His strategy was simple. Quality and impressive customer service would be paramount. He knew consistency would be another equally important element. His idea soon grew into a successful and busy butcher shop fast becoming an integral part of the neighbourhood. The rest of Brisbane started taking notice and soon enough he had customers travelling from all over to get their meat fix! We've now also added our Rosalie store and an online orders warehouse in Stafford.

Much has changed since those early days but Meat at Billy's focus remains unchanged. Quality, Customer Service & Consistency with a little fun sprinkled on top.

Contact us now for Christmas orders, home delivery available!

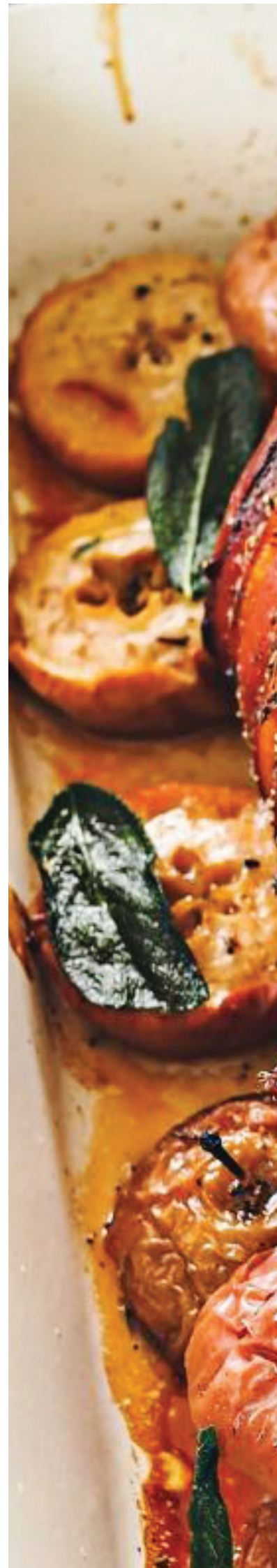
Website: [meatatbillys.com.au](http://meatatbillys.com.au)

Email: [info@meatatbillys.com.au](mailto:info@meatatbillys.com.au)

Phone: 07 3366 2912

Instagram: [@meatatbillys](https://www.instagram.com/meatatbillys)

Facebook: [@MeatAtBillys](https://www.facebook.com/MeatAtBillys)



**MEAT**  
**BILLYS**



# PEACH & MUSTARD GLAZED HAM

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## INGREDIENTS

- Billy's Ham on the Bone
- Meat at Billy's Peach & Mustard Ham Glaze

## INSTRUCTIONS

1. Preheat your oven to 160°C. Prepare the ham for glazing by carefully removing the rind. You do this by gently sliding the tips of your fingers backwards & forwards between the rind & fat, gently pulling the rind away as you go.
2. Carefully score the fat in a decorative pattern being careful not to cut into the ham itself. Our butchers are always happy to do this for you in advance to help save you time & effort.
3. Place your ham in a roasting dish & using a basting brush, apply the glaze mixture liberally all over your ham (at least 3/4 of the jar).
4. Place ham in a roasting dish & add 1 or 2 cups of water to the base of the dish to help the ham retain moisture. Bake for 1-2 hours depending on the size of your ham. A 5kg ham will take about 1-1.5 hours. A 10kg ham about 2 hours.
5. Brush on more glaze every 25 minutes or so, ensuring there's 1 cup of water in the roasting dish at all times. The ham is ready when the glaze has turned a lovely golden brown colour.



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MEAT AT BILLY'S

*christmas 2021*

# CAKES BY JUDYC

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Cakes by JudyC just celebrated its 15th Birthday! We opened in 2006 and have been growing ever since. We provide the community with the highest quality of treats and Celebration Cakes.

From Birthdays to Weddings and everything in between.

Christmas Is Our Favourite Time of Year!

Head Online or in store to get your orders in. We've got the best fruit mince pies in Brisbane, Gingerbread houses, Rum Balls, Christmas Tree Cookies and Sugar Plums (which are our favourite!) In store you can find great coffee, cupcakes, small daily celebration cakes, gluten free, vegan treats and more.

Everything is hand made in store by an all female team!

We've recently introduced lunch specials and savoury items!

Follow Us on Instagram daily for Updates and Specials!

Website: [www.cakesbyjudyc.com.au](http://www.cakesbyjudyc.com.au)

Email: [judyc@cakesbyjudyc.com.au](mailto:judyc@cakesbyjudyc.com.au)

Phone: 07 3366 9111

Instagram: [@cakesbyjudyc](https://www.instagram.com/cakesbyjudyc)

Facebook: [@CakesByJudyC](https://www.facebook.com/CakesByJudyC)



CAKEs by JUDYc 





#### HOURS

Monday - Friday

8am - 4pm

Saturday

8am - 3pm

#### ADDRESS

Shop 1, 227 Waterworks Rd,  
Ashgrove, Brisbane, QLD

# SHORT BREAD

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## INGREDIENTS:

1. 250 grams of butter
2. 2 tablespoons rice flour
3. 1/3 cup of icing sugar
4. 2 cups of plain flour

## INSTRUCTIONS:

1. Rub soft butter into your dry ingredients firmly till all ingredients come together (you can use a food processor if you prefer using cold butter).
2. Rolled out onto a floured surface about 7mm using your desired cookie cutter.
3. Place onto a greased cookie tray and bake in a pre-heated slow oven 120 degree. Baking time will depend on thickness and size of cookie cutter.  
A good rule is to make sure the shortbread is firm to touch leaving no fingerprints.
4. Leave to cool on the tray before moving. While your cookies are cooling you can make some royal icing by using 1 egg white and hand mixing with sifted icing sugar till you reach a medium consistency that is pipeable, like a simple squiggly line and pop on some Christmas sprinkles, they will set in around 20 minutes.

You can purchase disposable piping bags or just use a small glad bag and using scissors snip the tiniest corner off to pipe with.

There is no set measurement here as each egg white is different so therefore so is the amount of icing sugar but have about a cup on hand.

Have Fun :)



# SWEET BAKED SALMON

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## INGREDIENTS

- 1x side fresh Salmon skin off
- 1/4 cup soy sauce
- 1/4 cup cooking sake
- 1/4 cup mirin
- 1/4 cup castor sugar
- 1 tbs crushed ginger

## INSTRUCTIONS

1. Tell your fish monger how many people you're feeding, and they can weigh the Salmon accordingly. 200g per adult is a good guide.
2. Combine all ingredients (except fish) and stir thoroughly.
3. Place Salmon in large oven proof dish (large enough for Salmon to lay flat. Cut off tail piece if necessary).
4. Pour ingredients over Salmon until mostly covered (you may not use all of it, depending on the size of your dish).
5. Marinate in fridge for a few hours (or as long as time permits).
6. Bake in pre-heated 190-degree oven for 20 minutes. Check consistency of flesh, and if it's too undercooked for your liking, cook for a further 5-10 minutes. Flesh should easily flake apart when ready.
7. This marinade can be used for single portions of Salmon, just use a smaller dish and less marinade. Excess marinade can be stored in the fridge for months.
8. Serve with rice and/or fresh greens.





## Christmas Seafood

Any home delivery will be Fri 17th Dec (no home deliveries after this date)  
We have 3 locations to collect from – Straddie, Ashgrove & Cleveland



Order now for pickup on Christmas Eve. Full info please visit our website below.

Website: [www.rufuskingseafoods.com.au](http://www.rufuskingseafoods.com.au) Email: [info@rufusking.com.au](mailto:info@rufusking.com.au)

Phone: 07 3366 2526 Instagram: @rufuskingseafoods Facebook: @rufuskingseafoods

# ASK CALIBRE

Do you have a real estate question that you'd like answered? You can simply scan the QR code at the bottom of the page and submit your questions, we are always happy to help!



Website: [www.calibrerealestate.com.au](http://www.calibrerealestate.com.au)

Phone: (07) 3367 3411

Email: [sales@calibrerealestate.com.au](mailto:sales@calibrerealestate.com.au)

Hours: Monday - Friday 8:30am-5pm Saturday - Sunday Closed

Address: 191 Musgrave Rd, Red Hill QLD 4059

**Q: Can I claim tax deductions on my property?**

A: If you are a property investor, you can claim tax deductions on your property. The top 5 tax deductions for property investors in Australia are:

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

**Q: What research should I do before I decide to buy a home?**

A: Working out what you can afford is the first step. Contact a mortgage advisor to see how much you could borrow and then start to whittle down the types of properties and areas within your budget. Carrying out due diligence in this space will provide you with an important understanding of where and what you can buy as well as how much it will cost.

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

A: The process to switch to a new property manager is quite simple. Once a decision is made, you must notify your current agent and, depending on your agreement, provide written notice. If you choose to switch to Calibre Real Estate, we can arrange all necessary documentation so that the process is hassle-free.

**Q: Should I purchase landlord insurance?**

A: Landlord insurance protects you from damages and many other unforeseeable circumstances. Though it isn't a legal requirement, it may help if unexpected costs arise.

**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, deciding on your budget is a good start. Try to keep it basic and do not go overboard. We have more information on how you can renovate your property and maximise your profit up on our website. Be sure to check them out before starting your renovation.



**SCAN ME**

Submit your questions here

# The Styled House

## TOP TIPS TO STYLE YOUR KITCHEN BENCH

The kitchen is often the centre of attention in most homes and it's important to style your kitchen bench in a way that is inviting and functional. I often get guests visiting my home who just fall in love with my kitchen almost immediately. A friend of mine actually commented on how relaxed and peaceful she felt being in my kitchen space! I told her "the secret is keeping everything clutter free". Here's our top tips to style your kitchen bench!



### Top Tip 1: Placing fresh fruit on the kitchen bench

A simple (and nutritious) way to add colour to your kitchen is by adding nature's candy to your bench-top! Create an inviting space by placing fresh fruit in your favourite bowl! Our go-to fruits are apples, oranges, lemons, avocados and pineapple!

Additionally, it also acts as a reminder to eat your fruit – "an apple a day, keeps the doctor away!"

**Top Tip 2: Styling your bench with cookbooks**

We love to style our kitchen bench with multifunctional objects to avoid cluttering the space.

Styling with a cookbook will help inspire you to use new recipes and expand your cooking skills, which will make your whole family happy. Some of our favourites are the Marie Claire cookbooks and The Kinfolk Table.

**Top Tip 3: Hand Soap and Moisturiser in the kitchen**

There's nothing better than fresh, aesthetically pleasing soap! Stay hygienic and trendy by adding some Alive soap and moisturiser into your kitchen. Not only do they smell amazing, but they will help keep your family happy and healthy. Lastly, we have also been putting hand sanitizer in soap dispensers to keep us extra protected. Don't forget, you can purchase Alive products through us. Message us for more details.

**Top Tip 4: Greenery or flowers on the bench**

Greenery or flowers are the perfect kitchen bench decor! They beautifully improving the overall feeling in your home and by adding a touch of colour, your space instantly feels more wholesome, clean and welcoming.









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\$89pp

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**OPEN ALSO FOR DINNER NEW YEARS EVE**

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Shop 5/1 Enoggera Terrace, Redhill



## JOIN US @ CORN ST. SOCIALS

**Corn St Cafe is now open weekend night's!!**

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Corn St Socials offer a casual & friendly environment to enjoy a drink and a bite with a weekly rotating street food inspired menu and a cocktail.

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**\_CORNSTCAFE**

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