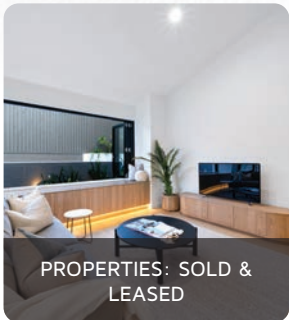


CALIBRE & COMMUNITY

SPRING 2022



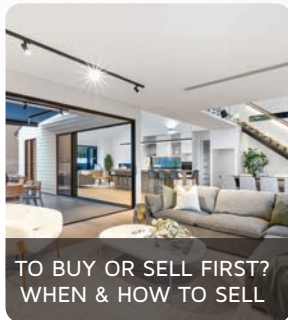
What's Inside?



PROPERTIES: SOLD & LEASED



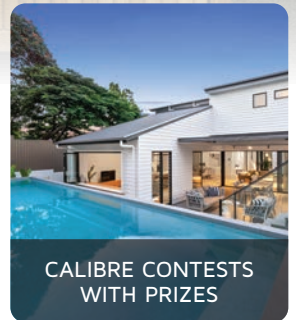
MARKET INSIGHTS:
ASHGROVE



TO BUY OR SELL FIRST?
WHEN & HOW TO SELL



COOK WITH US:
HEALTHY RECIPES



CALIBRE CONTESTS
WITH PRIZES

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With the weather warming and the days getting longer, I think this is Brisbane's best season! In this edition we reveal Ashgrove's most recent insights, whether you should consider buying or selling first, some nurturing spring recipes shared by our guest Nutritionist and much more! Enjoy!

Alice Hagen
Founder and Principal of
Calibre Real Estate

About Calibre Real Estate

Calibre is an award-winning boutique real estate agency serving the Brisbane area with full cycle real estate services. We are a local team of fully qualified and dedicated real estate agents who specialise in supporting our clients throughout their property journey. We are known for our outstanding customer service, transparent communication, and exceptional outcomes.



Our History

Established more than a decade ago, Calibre is a family business with family values and these principles of integrity and trust continue to provide the foundation for our personal customer service. We work in partnership with our customers and develop lasting relationships. We were born and raised in Brisbane, and we love to serve our local community with quality real estate services.

Our Team

Our agents are the best of the best. We live locally, and we know the Brisbane property market like no other. Our dream team is built around a shared commitment to excellence and a personal dedication to our loyal customers. We are all fully licensed and experienced agents, and we love what we do.

Our Values

The values that shape and define Calibre are trust, integrity and quality. We are known for our open, honest and transparent communication and our unrivalled customer service.

Why Choose Calibre

We are here to support you in your real estate journey, from beginning to end, giving you the benefit of our experience and proven strategies. Our team is local to the Brisbane area, so we have an intimate and invaluable understanding of the local property market and current trends, which equips us to get the best outcomes for you. We have a solid track record and our achievements have been recognised with multiple industry awards. When you choose Calibre, you choose a real estate partner you can depend on.

Supporting Our Community

At Calibre, we understand that real estate is about more than property transactions. We believe that we have a vital role to play in building neighbourhoods and bringing communities together, and we take this responsibility seriously. We have led the way in investing in community growth and development, and giving back to the communities we serve, through initiatives such as Cancer Council, The Legacy Organisation, and Brain Child.



Experience the Calibre Difference

As a boutique agency, with a local team, we are able to provide a dedicated and personal level of service that you wouldn't get with many larger agencies. We put our customers first and show exceptional attention to detail. When you partner with a Calibre real estate agent you get an experienced and knowledgeable advisor, and a trusted advocate.



Meet the Team

Sales



Justin Hagen
0439 672 163

Director/Licensed Real Estate Agent



Alice Hagen
0410 430 537

Principal



Andrew Keogh
0427 110 671

Licensed Real Estate Agent



Christy Lockhart
0405 608 599

Property Consultant



Garun Snow
0423 635 069

Property Consultant



Josh Peake
0415 200 190

Property Consultant



Kate Howarth
0405 498 333

Property Consultant



Keaton Luck
0426 966 124

Sales Associate



Lucy Jones
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Property Consultant



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0423 799 727

Licensed Real Estate Agent



Peter Ellison
0414 680 744

Licensed Real Estate Agent



Simon Hughes
0402 038 082

Property Consultant

Property Management



Emily Williams
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Alex Adam
0411 384 379

Senior Property Manager



Lorrae Aitken
0427 841 628

Senior Property Manager



Patrick Cornish
0451 731 800

Senior Property Manager



Jason Stimpson
0416 771 500

Leasing Manager

Operations



Alice Luo

Marketing Coordinator



Almira Oppus

Sales Administrator



Gordon Zhang

Everton Park Manager



Jasmine Winter

Office Manager



Nesnie Nicdao

Property Management Administrator



Rusty Gimae

Marketing Manager

Market Insights

What’s happening in Ashgrove?

Property prices in Ashgrove have performed strongly over the past 12 months. The median sale price for Ashgrove for houses is currently \$1,420,000, having risen 18.3% over the past 12 months from \$1,200,000.

Ashgrove

There have been 182 properties listed for sale in Ashgrove over the past 12 months. This is lower than the previous year and shows that we have less sellers coming into the market than for the same time last year. On the sales side, last year, 217 properties were sold in total, however comparing to this year only 73 properties have been sold so far.

The current time on market for a house in Ashgrove is 16 days, which is still quite low.

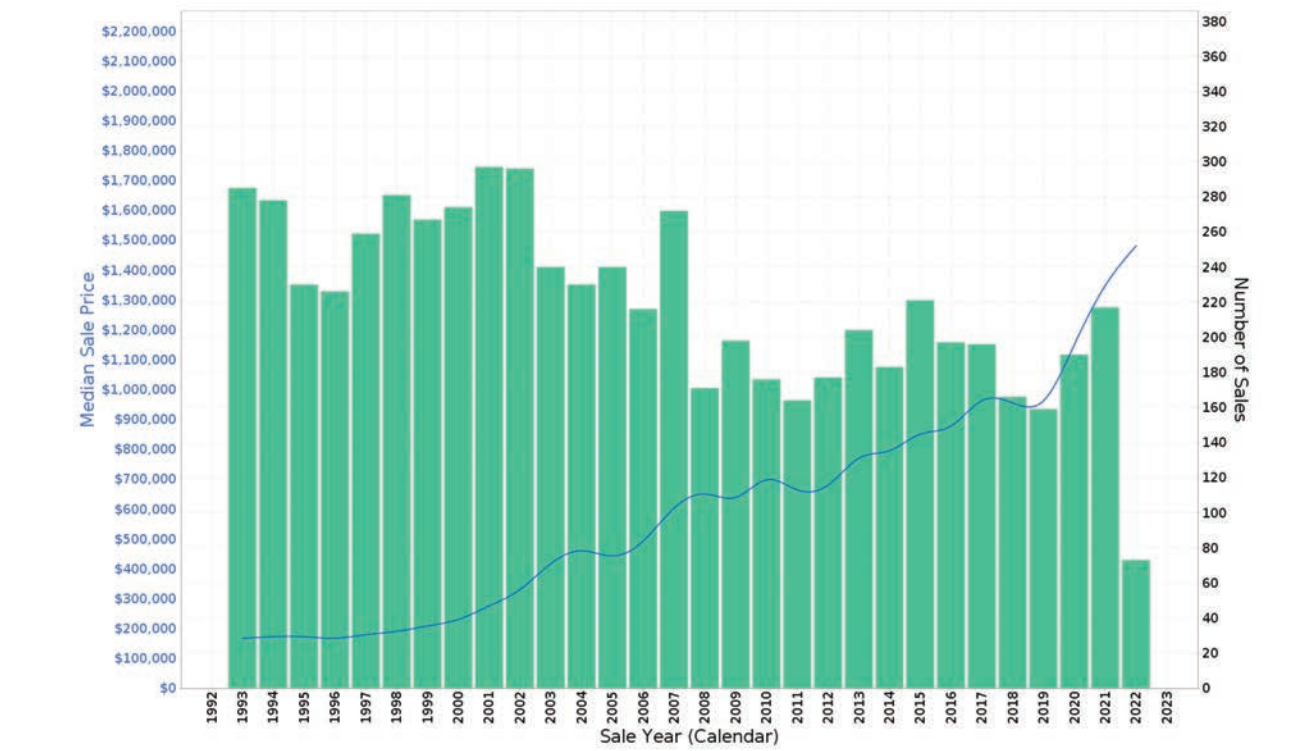
For units, the median sales price is \$557,000. Apartments have performed strongly by 16.7% over this year. Units in Ashgrove typically sit on the market for 16 days, this is significantly lower than the last quarter which averaged 36 days.

Property market data can sometimes seem overwhelming. If you need help understanding what these numbers mean for you and how to interpret them for your own property goals, please don’t hesitate to

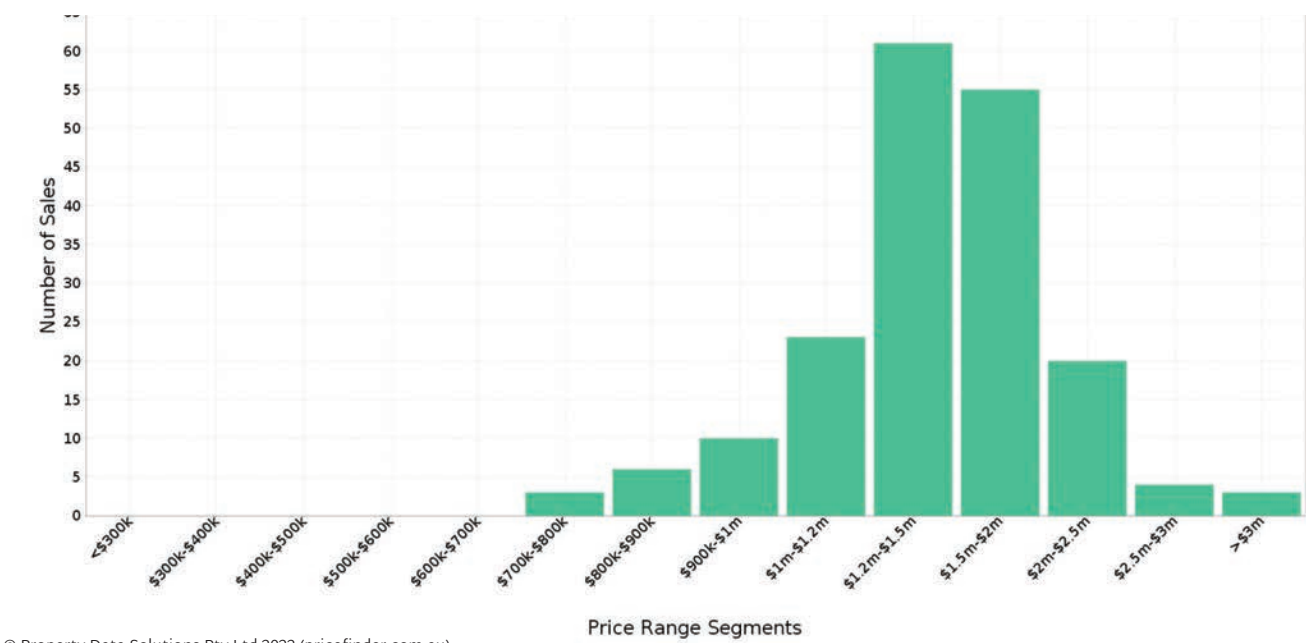


Source: Marist College Ashgrove, Google Maps, 2022, <https://goo.gl/maps/t7yoX1B1CVSW8YsRA>

Median Sales Price (Houses)



Price Range Segments (12 months)



© Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

If you would like the full latest market report, just contact me and I would be happy to supply you a copy for free.

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Just Sold

Elegance and Elevation

This home positions lifestyle living front and centre, with it's fantastic location and stunning city and suburb views. It is excellently equipped, with hardwood floors, a modern kitchen, 4 bedrooms, the two upstairs both with ensuites and an outdoor pool/entertaining area that accentuates privacy.



Paddington

48 Bernhard Street

4 3
2 405

Sold For
\$2,550,000

Days on Market

26

Online Enquires

72

Groups at Inspections

76



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Keaton Luck | Sales Associate
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Prestige at it's Finest

Truly a sight to behold, with 2 indoor living areas, an outdoor living area, a pool and an open plan kitchen and dining space. You can't help but be drawn to the centre of the property where you are graced with 360 degrees of luxury fixtures and fittings, including hard wood floors, stone benchtops and premium lighting and door fixtures akin to none; not to mention the fully secluded grass space which levels the palette with some welcomed contrast.



Coorparoo

39 Walker Street

5 3 2

450 607

Sold For

\$2,980,000

Days on Market

34

Online Enquires

222

Groups at Inspections

133



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Modern living in a prime location

Situated on the northeast corner on the fourth floor of the White Dawn building at 50 Sylvan Road, unit 404 is a centrally located, modern apartment brimming with style. The leafy views across Toowong Memorial Park from the large north facing balcony makes for seamless indoor/outdoor living.



Toowong

404/50 Sylvan Road

2  2 

1  95 

Sold For

\$620,000

Days on Market

6

Online Enquires

48

Groups at Inspections

115



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Christy Lockhart | Property Consultant
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christy.lockhart@calibrerealestate.com.au



Top Floor Home with Large Study

At 17 View St sits ‘The Summit on View’, a boutique complex, with leafy views overlooking Mount Gravatt. This stylish and elevated apartment offers a spacious floor plan and is in an absolute prime location that has everything at your fingertips.

Showcasing high quality finishes and an extra wide balcony, the apartment is ideal for entertaining family and friends. Summit on View boasts the best of the Brisbane lifestyle.



Mount Gravatt East

402/17 View Street

2

2

1

128

Sold For

\$570,000

Days on Market

4

Online Enquires

91

Groups at Inspections

36

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Just Leased

Huge home with a pool and plenty of space to spread out!

You'll find an incredible amount of space for the whole family to be completely comfortable and at ease across this 3 storey home.

The bottom level features a very spacious 2 car lockup garage and plenty of storage. On the second level entry, you'll find 3 good sized bedrooms surrounding a large loungeroom and a study. On this level, there is also a very large laundry and a bathroom along with air conditioning in the lounge and one of the bedrooms. The entry has a very cool and shaded atmosphere with plenty of airflow that enters through the French doors to the front porch.

Upstairs, you'll find a huge island kitchen with an incredible amount of workspace and storage that the chef of the family will fall in love with. With a 5 burner gas stove and a comfortably sized dining attached, entertaining will be a breeze! There's also a second lounge with aircon and gorgeous French doors that open onto a balcony with stunning area views! 3 bedrooms upstairs including the master bedroom with an ensuite and walk in robe. There's also the perfect place to spend an evening after a long day in the main bathroom's spabath!

Alderley

39 Hall Street

6  3  2 

Leased for
\$950
per week

Did you know? The median house rental price in Alderley is \$650.00 per week and rental prices for houses have experienced 18.2% growth in the past 12 months! For more local insights, contact me on [0411 582 871](tel:0411582871).



Emily Williams
Business Development Manager
[0411 582 871](tel:0411582871)
emily.williams@calibrerealestate.com.au



Understated Elegance - Arbour Reach Riverside Pocket

Visually spectacular and wonderfully appointed, this four bedroom home of urban sophistication has been built to the highest standard with an absolute focus on detail.

With hints of 'The Hamptons' and a spectacular Riverside Vista this is the house you want to come home to!

Designed for the most fastidious, the open plan living area upstairs culminates in a full width balcony accessed via double stacker doors. Showcasing a superb Miele kitchen with stone benches, gas cooking, dishwasher, breakfast bar and a butler's pantry, the most avid entertainer will feel right at ease in this executive home.

Situated in an exclusive Arbour Reach riverside pocket just 8km to the CBD, a visually impressive short stroll to the Sherwood Arboretum, 10 minute walk to rail and with easy access to quality schooling.

Sherwood

37 Arbour Street

4  2  2 

Leased for
\$1550
per week



Recently leased for \$1550 per week with zero vacancy for our investor client. Our executive leasing team works tirelessly to secure quality tenants for our executive properties in record time! If you have an executive rental property in the area, I'd love to hear from you! [0411 582 871](tel:0411582871).



Emily Williams
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QA

Who is your hero?

My mum. My dad passed away when I was 5 years old and my younger sister was only 3. She raised us all by herself and I couldn't ask for a better mum.

Dogs or Cats?

Cats! I have a pet cat called Sugar.

Sweet or Savoury?

Savoury - Drinks and Nibbles girl!

What subject were you best at, at school?

Art, I love being creative and showing my artistic talents.

How did you become an office manager?

I have previous administration experience and I was trying to get out of the hospitality industry. I would like to thank Alice and Justin for the opportunity and I couldn't be more grateful.

What is your favourite place to eat around here?

Marinara Trattoria, Paddington - The BEST Italian!

How would you spend a million dollars in 24 hours?

Buy a property and book first class flights and an all inclusive holiday to the Maldives with my boyfriend.

If you weren't a office manager, what would your occupation be?

A travel media influencer. Getting paid to travel? That would be the dream!

Where do you see yourself in five years?

I will be completing my certificate in Property Services within the next year, so hopefully in 5 years, I will have my real estate licence to be a sales agent and I would love to be owning a property in Brisbane.

“Money is replaceable but memories and experience aren’t.”

Where did you grow up?

Coffs Harbour, a small town on the Mid north coast. Only moved to Brisbane in 2021.

To buy or sell first?

When it comes to moving house, one of the most common questions people have is whether it's best to buy first or sell first – or simultaneously. There is no simple answer to this as it will depend on your own financial situation and stage of life, as well as the current market conditions. It's important to consider the different scenarios and what they would mean for you when selling your home.



Buying First

The benefits:



Less time pressure as you house hunt, so you can take the time to find your ideal next home and avoid over-paying.



You can move straight into your new home when you're ready, rather than potentially having to find a stop-gap and paying rent for a period of time.



Opportunity to renovate before you move in.



Gives you flexibility when it comes to agreeing on a settlement date with the seller as you don't need to move in right away.

The risks:



It's difficult to budget accurately when you don't know what your house is actually going to sell for.



You could end up paying off the loans on two properties while you're waiting to sell your own home.



Pressure to sell might mean that you end up accepting a lower offer, especially if supply outweighs demand (a buyer's market).



If the market slows down, it could take longer than expected to sell, and this could cause problems if you're relying on bridging

Selling First

The benefits:



You know exactly what your budget is and how much wiggle room there is.



You have the option to use the sale proceeds to buy your new home.



No time pressure to accept an offer if it's lower than you were expecting.



No risk of being burdened with two mortgages that overlap.



If you sell at a good time, and then prices fall, you could get more for your money on your next property.

The risks:



If your home sells quickly, you may be under pressure to find a new property, and this can lead to over-paying or over-compromising.



If you have to rent somewhere in the interim, this adds to your cost and effectively means moving twice.



If property prices go up after you sell, you may end up getting less for your money on your next purchase.

At Calibre, we can help you to assess your individual circumstances, understand the current market conditions, and make the right decision about the next steps to selling your house. Talk to an expert today.



Choose when to sell

Across Australia, the most popular time for selling property is spring because of the warm and pleasant weather. Brisbane, though, has the advantage of great weather throughout the year so you don't need to feel restricted to spring when selling your home.



Spring

Spring tends to encourage buyers to visit open homes, and often shows properties in their best light. This helps to generate interest and competition. But with many other sellers also opting for Spring, buyers have plenty of choice and you might have to work harder to make your property stand out from the crowd.



Autumn

Autumn is often a very busy time for the property market. Many buyers and sellers want to move before the end of the financial year, and the uninterrupted 12 weeks of Autumn is an appealing time to get it done. As the market thrives, though, this also means fierce competition.



Summer

Summer can see a lull in property sales as many people go on holiday or take time off with friends and family over the festive season. On the other hand, if you can get your house on the market in the run-up to Christmas you could benefit from those motivated buyers who want to move and settle before the holidays kick in. With fewer properties on the market, you might get more interest and a higher sale price.



Winter

Winter typically slows things down as the weather puts people off – buyers and sellers alike. But the milder climate of Brisbane gives you the opportunity to take advantage of the lull and get your property noticed, with less competition.

Of course, you also need to think about your own diary and work around any particular dates, occasions or holidays that might interfere with your house sale. It's important to find a time that works for you and your family.



Different Ways to Sell a Property

There is more than one way to sell a property, and it all comes down to your specific circumstances and priorities. In the end, the best way to sell your house is the method that suits you and your local market.

The most common methods of sale are auction or private sale. Each approach has its own rules, protocols, benefits and challenges, so make sure you understand the options and can make an informed decision about what's best for you.

Auction

A real estate auction takes place on a single date, when prospective buyers can publicly bid on the property. The seller can set a reserve price at the lower limit of what they are prepared to accept. Assuming bidding reaches or exceeds the reserve price, the property will go to the highest bidder.

Selling property at auction can be a fast and efficient way of getting a good price as it creates an environment of competition. This also makes it very intense, with a focused marketing campaign in the lead up to the day itself.

If you decide to auction your house, you can still accept an offer before the day of the auction, or decide not to sell on the day but continue negotiations with the interested buyers. So, either way, it can pay off.

Once a bidder has "won" the auction, contracts will be signed on the day, the deposit will be paid, and the buyer can't unexpectedly pull out.

Private Sale

A private treaty / private sale involves a property listing and an asking price. Prospective buyers generally get in touch with the agent to arrange viewings and make their offers, and the agent presents these to the seller for consideration.

In a real estate private sale, an offer doesn't constitute a binding contract – there is still room for negotiation and the option for either party to pull out. An experienced agent will be able to negotiate with potential buyers on the seller's behalf, to try and secure the best price.

You might choose to put your house up for sale by private treaty if you're not in a rush to get moving and are happy to wait for the right offer.

Private house sales tend to give the seller more control, and the opportunity to compare and negotiate on different offers before making a decision.

To learn more about the benefits and challenges of both Auction and Private sale and how to choose the way to sell your house, please scan the QR code and visit our website.



SCAN ME



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

Phone: (07) 3367 3411

Email: sales@calibrerealestate.com.au

Hours: Monday - Friday 8:30am-5pm

Saturday - Sunday Closed

Address: 191 Musgrave Rd, Red Hill QLD 4059



Scan
&
Ask

Download The Complete Guide to Selling Your Property

Get the most out of your sale with this comprehensive 70-page guide. Discover expert advice, tips and insights for a quick, smooth and successful property journey.

- ✓ How to Sell - Step by Step
- ✓ Buy or Sell First
- ✓ Prepare & Add Value to Sell for More
- ✓ What's the Full Cost of Selling
- ✓ How to Market Your Property & Get the Best Price
- ✓ How to Qualify a Good Real Estate Agent
- ✓ What's My Property Worth



Scan
&
Download



What's My House Worth? Free Property Appraisal

What does a property appraisal include?

A Comprehensive Assessment



Size

A complete assessment of your home, from bedrooms and bathrooms to living areas and outside space.



Market Conditions

A complete assessment of your home, from bedrooms and bathrooms to living areas and outside space.



Location

An assessment of your property's general location - the desirability of the local area, and proximity to shops, schools and other amenities. This can also include your property's specific street location and curb appeal.



Property Price Guide

We can provide you with a price guide or house value estimate at any time, to give you a realistic idea of your starting point from local real estate experts.



Local Buyer Perspectives

Your local Calibre Real Estate agents have an in-depth knowledge of what buyers in your local area are looking for, and what makes a property more desirable to them. During your appraisal visit, they can pass on these insights and give you some recommendations for maximizing the value of your home in the eyes of potential buyers.

One of our agents will review your property, looking at its size, number of bedrooms and bathrooms, its general condition, fixtures and fittings, and the quality of any works or extensions. They will note particular selling features, as well as recommending any upgrades or improvements to your house that may be beneficial when the time comes to sell.

It's free, fast, and there's absolutely no obligation.

Get your free appraisal in 3 simple steps

Connect with one of our local agents in person or via video call, and get your house valuation in just a few easy steps.



It pays to be in the know with a property price guide

Having an accurate idea of your real estate property value is useful at any time- not just when you're thinking of selling up. A free house valuation gives you a clearer picture of your own net worth and financial position, and helps you to make smart and informed decisions.

There are plenty of scenarios where a property valuation makes good sense:

- If you want to gain a better understanding of market fluctuations in your local area, and what they mean for the value of your property.
- When considering an extension or renovation and you want to stay in line with what buyers are looking for from houses in your area.
- To avoid pricing your property out of the market with costly renovations.
- When you want to find out the impact of your home improvement works on the market value of your property.
- If you're looking to re-mortgage or withdraw some capital from the equity of your property and want to know how much it's currently worth.

1

Book your appraisal.

Complete the form with your contact details and your preference for an in person or virtual visit.

2

Property visit.

Your local Calibre agent will be in touch to organise an informal visit at a date and time that works for you.

3

Appraisal report.

You will receive a comprehensive property valuation report, an overview of the current market, and an accurate price guide.



SCAN ME



Recipes

by 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 people to reduce stress, anxiety and depression in their life by using the latest evidence-based nutritional medicine research, therapeutic components of food and the highest quality supplements and nutraceuticals to increase feelings of wellbeing. You can find Monica practicing at Modern Minds, a progressive Holistic Mental Health Care Clinic, where she is the Resident Nutritionist.

Find more healthy hacks, recipes and nutrition tips, please visit Monica's website:

Website: monicacaligiuri.com.au

To book a consultation call 1800 MMINDS

Email: hello@monicacaligiuri.com.au

Instagram: @nutritionist_monica

Facebook: @nutritionist.monica



Spring Pasta



"An easy mid-week meal that the whole Fam can enjoy! Great for dinner AND next day School lunches."

Ingredients

500g Spelt Pasta (San Remo is a good choice), cooked al dente
1 head broccoli
1 cup peas (frozen or fresh)
1 onion, thinly sliced

2 cloves garlic, minced
2/3 cup olive oil
425g tin of Tuna
Juice of 1 lemon
Salt and pepper
Grated parmesan

Instructions

1. Lightly boil broccoli and peas in water for 1 minute. Remove and rinse. Set aside.
2. In a saucepan, sauté garlic and onions in 1 tbsp of olive oil until softened. Add the veggies and tuna, pan fry for 1 minute.
3. Add the cooked pasta, olive oil and lemon juice. Mix well and season to taste.
4. Top with parmesan.

Guess the Sales Price

How much do you think this 4 bedroom modern house in Paddington was sold for?

A: \$2,550,000

B: \$2,240,000

C: \$2,395,000

D: \$1,950,000

Scan the QR code to learn more and submit your answer for a chance to win a hamper valued at \$80!



Scan & Win

The Styled Gift



Carefully crafted gift hampers for any occasion - thestyledgift.co



Paddington

48 Bernhard Street

4 3

2 405

5 Minute Brekky Bowl

"This Brekky Bowl provides solid nutrition and nourishment for your body, it is:

- easy to make (done in under 5 mins)
- nutritious (loaded with omega 3's, fibre and protein)
- versatile (great for breakfast, lunch, a snack or, dessert) and, tasty!"

Ingredients

- 4-5 tbsp chia seeds
- 1 cup almond milk (or milk of choice)
- 1 mashed banana
- 1 tsp cinnamon
- Strawberries, blueberries, raspberries, blackberries, and muesli
- 1 tbsp of peanut butter to top

Instructions

1. Place chia seeds in bowl and add almond milk. Stir well.
2. Add mashed banana and cinnamon. Combine well.
3. Top with berries, muesli and peanut butter!

Local Businesses

Hub Kitchen café

Serving you the goods on the daily

In the heart of Ashgrove, Hub cafe provides a peaceful location to stop and enjoy a range of menu items that cater to all tastebuds. From homely all day breakfasts to decadent gourmet sandwiches, Hub Cafe offers a tranquil scene to enjoy a fantastic meal and a barista made coffee. Bring your appetite and Hub Cafés heavenly food will not disappoint. From all things savoury to sweet, the top of the range chefs can provide for all.

Hub cafe is a fully licensed establishment. Bring your friends and enjoy a night out, with dinner being served every Friday and Saturday nights.

Come try out the delicious food and drink that Hub Café has to offer, your visit will have you leaving satisfied.



Email: info@hubcafeKitchen.com.au

Phone: (07) 3366 9000

Instagram: @hubcafeKitchen

Facebook: @HUBCafeKitchen

Address: 1-10 Stewart Pl Ashgrove, QLD 4060

Hours: Monday - Thursday 7am - 3:30pm

Friday - Saturday 7am - 9pm

Sunday 8am - 3pm

Marigold Haus

Conscious retail and coffee space in The Gap

Marigold Haus is a passion project of mine combining my love of creativity, sustainability & coffee (with over a decade experience in the specialty coffee industry)! Located in a quiet, sunny cul de sac in the Gap, surrounded by trees and birdsong.

Marigold Haus is all about bringing people together in a warm, welcoming, eclectic setting - with a very strong philosophy of small batch, local, sustainable. The retail space stocks 100% Australian made products, very carefully selected considering the intentions behind each product (environmental + ethical consideration is essential). The stock hails from across Australia - often made by talented artisans who have never had their product in a shop before! Many pieces are Brisbane made / grown / produced, and a good selection even from the Gap - it doesn't get more local than that! In store you'll find lots of funky ceramics, indoor plants, art prints, preserves, slow-made clothing, local honey & bee products and a myriad of other delightfully special bits and pieces (including our cult fave crocheted dollies by local legend Minke).

Every piece of furniture / building material / equipment used in the space was upcycled & purchased second hand.

Our coffee is by the most wonderful roasters just up the road at Eumundi Coffee Co who absolutely know their stuff, and pastries are baked locally at Farine (based in Red Hill, Spring Hill, West End). We have sourdough Saturdays every week with a lovely selection from Farine, and are excited to soon be adding sweet floral bunches for sale on Saturdays as well!

Creative workshops have also begun taking place in the breezy outdoor area on Saturday afternoons. Expect classes on hand building pottery, designing floral posies, singing bowls & sound healing, intro to crocheting, basket weaving, botanical dyeing... the list goes on!



I'm also a one-man-band in this business so you'll find me accompanied by my 17 month old during the week serving, smashing out coffees, chatting, breastfeeding - all at the same time! It's a little bit whacky, a little slow and dysfunctional sometimes (anyone who has helped me transfer my bub into the carrier so I can make a coffee know what I'm talking about), and it's definitely not your regular cafe/store/community space - but if nothing else, this journey of the last 6 months has shown me what true community, generosity and friendship is!



Website: marigoldhaus.com

Email: madi@marigoldhaus.com

Phone: 0432 073 510

Instagram: @marigoldhaus

Facebook: Marigold Haus

Address: 2 Lahore Street, The Gap, QLD, 4061

Hours: Tuesday - Saturday 7am - 1pm

Sunday & Monday Closed

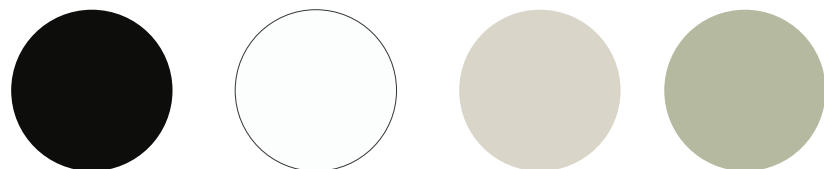
The Styled House

Case Study - Prestige at it's Finest in Paddington

Newly completed luxury, architecturally designed home, embodying all of what prestigious family living has to offer, The Styled House Duo Alice and Debbie knew this home required certain statement pieces to highlight the architectural interiors. Consulting with the sales agent, Justin Hagen, it was revealed that the home was targeting a busy family buyer, possibly moving into the area. With this additional piece of the puzzle, Alice and Debbie selected key pieces from the Globewest collection along with statement artwork pieces from Sarah Brooke's collection, Middle of Nowhere.

Contemporary Modern Luxe

The home drew elements of black, white, oak and brass. An interior styling colour theme that works well with this colour way is eucalyptus greens, cool beige, black and oak pieces.



Shows Topping Results

After the furniture was installed, photography and videography were underway. The property was launched and received 14,454 views on realestate.com.au and multiple offers. It sold 33 days after the marketing campaign commenced.

Average 5 bedrooms home's
page views in Coorparoo

98_{day}

39 Walker St, Coorparoo

204_{day}

Source: realestate.com.au

For more property styling tips and case studies, scan the QR code and visit www.thestyledhouse.com.au





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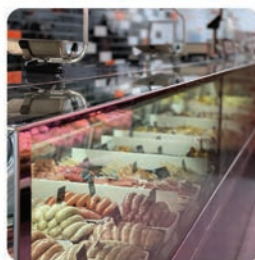
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