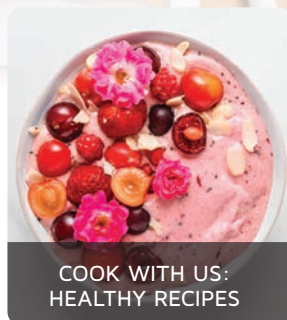


CALIBRE & COMMUNITY

SUMMER 2022/2023



What's Inside?



Merry Christmas & Happy New Year!

calibre REAL ESTATE


SALES | PROPERTY MANAGEMENT

CALIBREREALESTATE.COM.AU



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Happy holidays, neighbours!

Welcome to the summer issue of Calibre & Community magazine. We are highlighting both the sales and rental teams at Calibre this season, and celebrating our commitment to both areas of our business to bring you the best results with the highest levels of care. This edition features articles exploring the latest market insights for our local suburb of Red Hill and a guide to pricing your home in the current market, along with a real life example of the lengths we go to in order to help our customers, whether you be landlord or tenant, seller or buyer. And with great excitement, we explain our newly launched Calibre Affiliate program, which gives you the chance to be financially rewarded with each successful referral you give. Step inside our pages!

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
0411 890 296

Property Consultant



Marlene Baker
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
0411 582 871

Business Development Manager



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 Gimaev

Marketing Manager

Market Insights

What’s happening in Red Hill?

Red Hill property market performance is slowing down in terms of appreciation of property value over the past 12 months, but still shows positive gains compared to suburbs in Sydney and Melbourne.

The median sale price for Red Hill for houses is currently \$1,360,000, having risen 1.6% over the past 12 months, which is a healthy correction following the 51.6% rise across the last 3 pandemic years.

Red Hill

There have been 94 properties new listed for sale in Red Hill over the past 12 months. This is lower than the previous year and shows that we have fewer vendors looking to sell. On the sales side, last year, 118 properties were sold in total, however comparing to this year 109 properties have been sold so far. The current time on market for a house in Red Hill is 23.5 days.

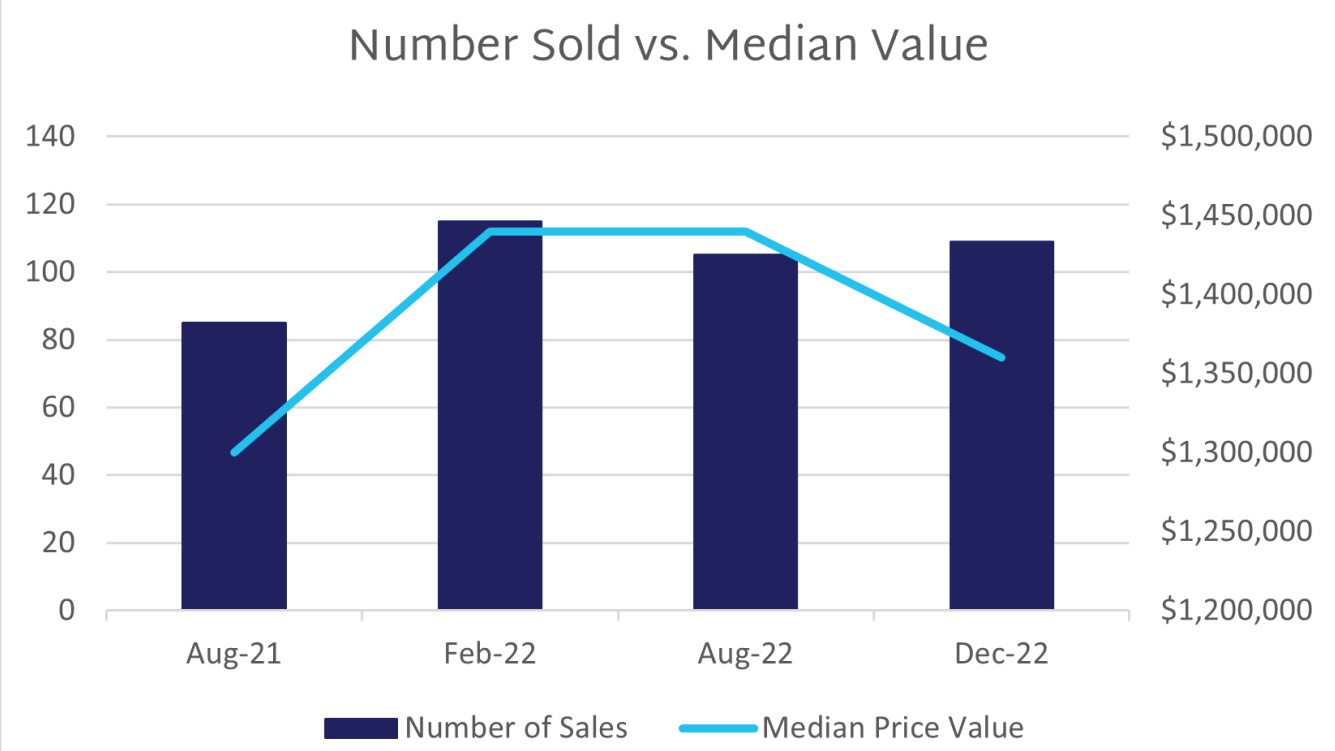
For units, the current median sales price is \$513,000. Red Hill saw an increase by 0.7% compared to the same period last year. Units in Red Hill typically sit on the market for 20 days.

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 get in touch.

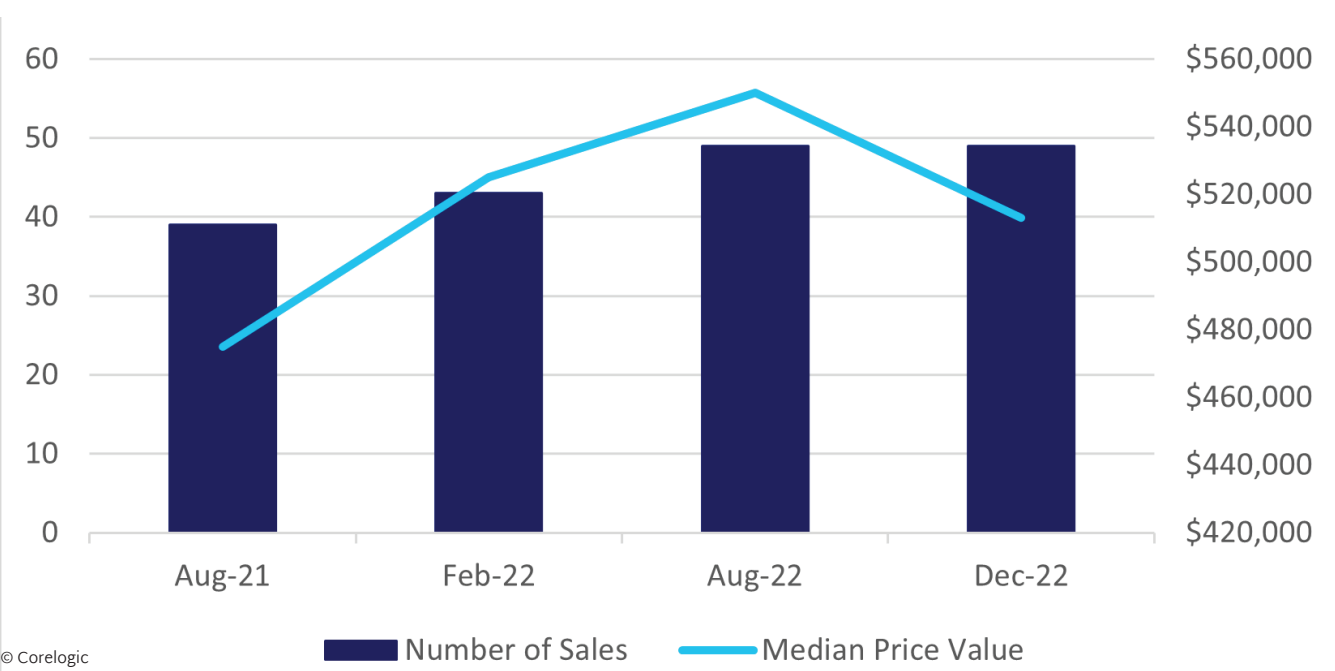


St Brigid's Church, Red Hill

Median Sales Price (Houses)



Median Sales Price (Units)



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

Justin Hagen
Sales Director/Licenced Estate Agent
0439 672 163
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Just Sold

Premium Renovation in Leafy Ashgrove

This home is located in the heart of one of Brisbane’s most renowned suburbs, boasting access to fantastic local schools, convenient shopping and sitting just 5km from the Brisbane CBD. The home itself leaves nothing to be desired with polished stone floors down stairs and hardwood upstairs, with luxury finishes throughout including stone benchtops, newly renovated bathrooms, and an outdoor entertaining area with a pool perfect for Queensland summer.



Ashgrove

67 Lindsay Street

4

3

1

405

Sold For

\$1,725,000

Days on Market

26

Online Enquires

75

Groups at Inspections

64

Justin Hagen | Sales Director

0439 672 163

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Keaton Luck | Sales Associate

0426 966 124

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Mt Coot-tha Location - City Convenience

Redefining inner city living, this stunning tri-level residence is all about luxury, comfort, and style. Architecturally designed, the home feels spacious, timeless and oozes privacy and tranquillity.

It's extremely rare to be offered a home of this quality and size; 5 bedrooms, 3.5 bathrooms, 5 living spaces, 5 decking zones, 2 kitchenettes, office, mud room, inground swimming pool + spa, 2 car and ample off-street parking and a 3400 m2 allotment.



Toowong

408 Birdwood Terrace

5 3.5

8 3400

Sold For

\$3,350,000

Days on Market

12

Street Record
Auchenflower
& Toowong

Competing Offers

4

Andrew Keogh | Licenced Agent

0427 110 671

andrew@calibrerealestate.com.au

andrewkeogh.com



Luxurious townhouse less than 5km from the Brisbane CBD

Located in the highly sought after Clearview Urban Village - 11/9 Tallowwood Street, Seven Hills is a prestige townhouse perfect for modern living.

Built in 2018, the home is sleek and tidy, featuring a neutral palette and quality fitting and fixtures, which ensures the timelessness and longevity of the build.



Seven Hills

11/9 Tallowwood Street

3 3

2 217

Sold For

\$885,000

Days on Market

19

Online Enquires

62

Groups at Inspections

24

Justin Hagen | Sales Director

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Christy Lockhart | Property Consultant

0405 608 599

christy.lockhart@calibrerealestate.com.au



Grand Charming Queenslander on Large Picturesque Acreage

Located in one of Brisbane's most sought-after suburbs, home to several of southeast Queensland's finest homes, this charming grand character Queenslander sits on one of the most picturesque acreage blocks in the area.



Timeless in its design, generous in its proportions, surrounded by gently rolling green hills, walking tracks and lookouts, this exquisite home features serene 360-degree leafy views.

Pullenvale

23 Woodward Place

6  2 

5  10521 

Sold For

\$1,901,000

Days on Market

6

Online Enquires

65

Groups at Inspections

26



Josh Peake | Property Consultant
0415 200 190
josh@calibrerealestate.com.au



Lucy Jones | Property Consultant
0411 890 296
lucy.jones@calibrerealestate.com.au



Just Leased

Newly Renovated Masterpiece With Pool House

Perfectly positioned within minutes of all that Red Hill and Paddington have to offer.

- Gourmet kitchen of the grandest proportions featuring chef's rotisserie oven with gas cooktop, integrated refrigerator and dishwasher, stone benchtops, an abundance of bench and cupboard space along with a breakfast bar
- Spacious open plan living area which leads via sliding doors to the covered entertaining area
- King sized master with with oversized walk-in robe, ensuite and balcony overlooking pool
- Three spacious bedrooms
- Ceiling fans and ducted air conditioning throughout
- Security intercom access to front gate
- Enclosed laundry with built-in cabinetry
- Secure garaging for two cars
- Resort style pool house featuring outdoor BBQ kitchen, storage room, bathroom with outdoor shower - monthly pool maintenance included
- Lavish outdoor sitting area with fireplace and glass fenced swimming pool
- Landscaped low maintenance yard

Red Hill

168 Arthur Terrace

4  3  2 

Leased for

\$1,650

per week

Did you know? The median 4 bed house rental price in Red Hill is \$810.00 per week and rental prices for houses have experienced 8% growth in the past 12 months!

For more local insights, contact me on [0411 582 871](tel:0411582871).

*Based on figures published by realestate.com.au



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



City Views, Expansive Deck and A Huge Shed!

Perched behind a white picket fence, and offering a high vantage point with beautiful views to the City, this picture perfect Stafford Heights home offers all that the modern family could want. Located only 9km to the City, it has easy access to transport and shops, and Stafford Heights State School across the road.

- Large timber kitchen with an abundance of cupboard and bench space, dishwasher and servery to dining area
- Separate lounge and dining areas
- Three large bedrooms with built- in robes, two of which have air conditioning
- Polished timber floors and tiles throughout
- Two beautifully renovated bathrooms
- Freshly painted internally and externally
- Ceiling fans and plantation shutters throughout
- Large rumpus area / teenagers retreat or work from home space downstairs
- Oversized rear deck with a spectacular tree lined vista to the city
- Two car parking with remote control plus additional double shed

Stafford Heights

76 Redwood St

3
2
4

Leased for

\$850

per week

Did you know? The median 3 bed house rental price in Stafford Heights is \$542.00 per week and rental prices for houses have experienced 8.5% growth in the past 12 months!

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.

*Based on figures published by realestate.com.au



Emily Williams
Business Development Manager
0411 582 871
emily.williams@calibrerealestate.com.au





Where did you grow up?

Brisbane Southside.

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

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.

What subject were you best at, at school?

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!).

Favourite book and movie?

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.

Favourite restaurant and item on the menu?

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”

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

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.



Who inspires you and why?

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.

Dogs or Cats?

Dogs. That's an easy one.

Sweet or Savoury?

Savoury!



Scan and learn more about Keaton Luck

Pricing Your Home

When setting an asking price it's always tempting to go high, but in reality your house is only worth what a buyer is willing to pay for it. If you aim too high, you can end up putting off the right buyers and attracting the wrong ones, which makes for a long, drawn out and frustrating sale process. On the other hand, pricing too low might attract lots of buyers but can mean you lose out on your potential property value.



The right property pricing should:

- Attract the right kinds of buyers
- Give you the best chance of achieving a good sale price
- Help you to sell quickly and easily

Knowing how to price your home for a fast and successful sale comes down to an understanding of the local real estate market, and recent property sales in your area, as well as an awareness of anything that might make your property stand out from the crowd - for better or worse. A free real estate property value estimate is a good place to start.

The importance of getting it right:

- Attract the right buyers
- Encourage higher offers
- Achieve a faster and smoother sale
- Generate more interest
- Avoid having to reduce the asking price later

Possible reasons behind overpricing

- Seller overpaid for the property originally
- Allowing room for bargaining and negotiation
- Moving to a pricier area
- Unrealistic house valuation
- Over-investment in renovations
- Financial need
- Lack of market research
- Gut feeling, or opinion of family and friends

Dangers of overpricing

- The asking price is the main factor that will get your house noticed by interested buyers in the first place - don't let them write it off before they've even seen it.
- If your property price estimate is too high, your buyer may struggle to secure their loan as the lender's realistic house valuation won't stack up. This can mean the sale is delayed or falls through completely.
- If your house sits on the market for a long time with no sale, buyers will become wary.
- Buyers are always comparing multiple similar properties as they hunt for the right one, and perception of your house being overpriced can result in negative reactions.
- Reducing the price later makes your property seem less desirable. Many prospective buyers will have already come and gone, and you will have lost that initial buzz of interest and activity.
- Costs can stack up as you wait to sell, with extra mortgage payments, taxes and maintenance work.
- The wrong price will attract the wrong buyers, so viewings won't translate into offers.



How your Real Estate agent can help?

- A free property appraisal to give you a realistic house value estimate.
- Marketing savvy, strategy and incentives to help you achieve the highest realistic sale price.
- Market research and analysis to give you a clear picture of comparative property prices in your area, and recent sales of similar properties.
- Up to date insights into market activity and trends.
- Advice about the things you can do to help boost your property value, such as home improvements and repairs.
- An estimate of your net proceeds, after fees and taxes.
- Expert negotiation on your behalf.

It's important to remember that no agent can control your property value or guarantee you a certain sale price.

The role of your agent is to plan an effective marketing and exposure strategy, guided by concrete market analysis and recent sales, that capitalizes on the potential of your property.

Choose an agent based on their knowledge and experience, not on false promises.



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 detailed market analysis that takes into account current trends and recent sales of similar properties in the area.



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

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

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 \$120!



Scan
& Win



Carefully crafted gift hampers for any occasion - thestyldgift.co



Paddington

48 Bernhard Street

4 3

2 405

Earn \$1,000 Per Successful Referral With Calibre Affiliate Program

Are you interested in becoming a Calibre affiliate and earning \$1,000 when we make a sale?

We would love for some of our valued neighbours/subscribers to share in our successes, so we are inviting you to join our affiliate partner program!

Earn money with clicks, enquiries, listings and sales

When you refer friends, family, colleagues or connections to Calibre, you can start earning money right away – without doing a thing. Earn \$1000 for every successful sale, and \$250 for property management referrals!

It's passive, flexible and convenient

When one of your connections clicks on your unique affiliate link, they are tagged as your referral and your work is done. You can share your link by email or add banners to your website, blog or Facebook page. Get paid via bank transfer or PayPal and track your earnings via the affiliate portal.

How it works?

Please scan the QR code and watch the video.



Do your friends and connections a favour

On top of the exceptional service they can expect from Calibre, your referred parties will get \$500 of marketing services on the house! You can also invite others to become Calibre affiliates and earn 25% of their commission on top of your own.

Get started in less than 10 minutes

We provide a brief guide and training to get you started, as well as a dedicated affiliate program manager who will continue to support you. In the affiliate portal you will find ready-made banners and other creative media so you don't need to be an expert in design or marketing.

Find out more about the affiliate partner program, please scan the QR code or click on the link here www.calibrerealestate.com.au/affiliate-program/



Recipes

by Monica Caligiuri

Ingredients

- 1 cup of frozen berries
- 100ml coconut cream
- Slivered almonds and strawberries to top

Instructions

1. Blend frozen berries and coconut cream together in high speed blender until smooth. Add more berries or cream to get preferred consistency.
2. Pour into a bowl and top with strawberries and slivered almonds.

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



Berry Nice Cream



Rockmelon Fruit Bowl



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.

Ingredients

- ½ rockmelon
- ½ orange, sliced
- 1 cup of combined blueberries, blackberries, raspberries

- ½ sliced banana
- Yoghurt and omega 3 seed blend (pumpkin seeds, sunflower seeds and chia seeds) to top

Instructions

1. Use a spoon to remove seeds from rockmelon.
2. Fill the base of the rockmelon 'bowl' with oranges then add berries and banana.
3. Top with yoghurt and omega 3 seed blend.

Local Business

Forager's Nest Art Space

Advocating the work of local creatives

Forager's Nest Art Space is a gift shop and workshop hub that was hatched in response to a growing need for learning to make. Advocating for an appreciation of original expressions of the handmade is seen as a current reflection of our evolving culture. Shared in a nurturing environment, an ongoing development of craftsmanship and evolving design skills are delivered with great respect for those who are well practiced on producing utilitarian goods and value added with artistic eye.

This Art Space showcases such convictions as interpreted through established art process but also allows for developing skills and practice, within a comfortable zone for those newly interested in making; to learn and share skills through our network of workshop facilitators.



Email: info@foragersnestartspace.com.au

Phone: 0405 402 340

Instagram: @foragersnest

Facebook: @foragersnestartspace

Address: 47 Enoggera Tce, Red Hill QLD 4059

Hours: Tuesday - Saturday 9:30am - 4pm

Sunday 9:30am - 3pm

Finding a Property Manager Who Helps You When It Counts

Emily Williams shares an example of the length the Calibre team will go to help their landlords

We go above and beyond when it comes to property management and the services our team offers. We focus on keeping our client's property investment safe while also maintaining our tenants' quality of life.

"Our specialised and boutique property management service is not just a rent collection and basic management service," explains Calibre Real Estate's Emily Williams.

"Our staff have many years of experience and go above and beyond to protect our clients' investments." And even though full and effective property management is time-consuming, our dedicated team doesn't cut corners to band-aid issues.

We asked Emily to share an example of the lengths the Calibre team will go to protect a client's investment and tenant safety.

'We recently took over management of a property in Kelvin Grove from an out-of-area agency. Our first attendance at the property was scheduled to meet the tenants, address any concerns they have and familiarise ourselves with the property and its grounds. At this time, it was noted that a large neighbouring tree which appeared to be in poor health and very 'top heavy' was overhanging the house and carport.

We discussed this with the property owner and the tenants, who informed us that they had addressed their concerns with the previous agents on a number of occasions, over a significant period of time, and nothing had been done to resolve the issue. We engaged an arborist to inspect and report and obtained a number of quotes to have the offending tree removed/made safe.

We then sought the neighbour's details and started engaging in discussions with them to have the tree removed. Whilst this wasn't an easy or fast process, we worked with the neighbour to resolve the issue satisfactorily for all parties.'

This is the type of full service property management that the team at Calibre Real Estate offer every client.

Our hands-on, personalised, and solutions-focused approach to Property Management sets us apart from our competitors. Issues that other agencies would consider 'too difficult' or 'not our job' are tackled with enthusiasm by the team at Calibre.

Established more than a decade ago, Calibre is a family business with family values. Our principles of integrity and trust are the foundation of our personal customer service.

As a local property management agency, we are committed to offering the best, most comprehensive service available. We make looking after your property investment easy and stress-free.



Emily and the Property Management Team at Calibre Real Estate

Award Winning Boutique Real Estate Agency in Brisbane

100+ Years Combined
Property Management Experience

Try our services now, obligation free!

Emily Williams
0411 582 871

3 MONTHS FREE

SCAN ME

Scan the QR code and learn more

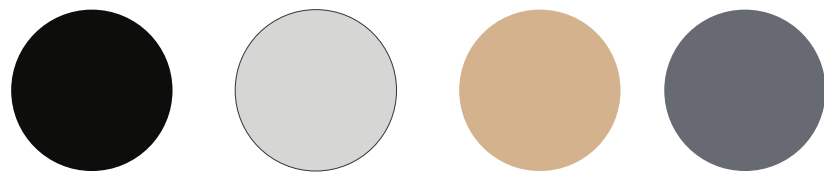
The Styled House

Case Study - Premium Renovation in Leafy Ashgrove

Newly renovated, luxurious and upgraded, boasting an array of sleek finishes and a thoughtful open plan layout with a spacious outdoor entertaining area and a pool, this immaculate 4 bed, 3 bath cottage is a paradigm of contemporary Brisbane living. Consulting with the sales agent, Justin Hagen, it was revealed that the home was targeting professional executives, possibly looking to make Ashgrove their new home, or savvy investors looking to take advantage of solid long term capital growth. With this in mind, The Styled House duo Alice and Debbie, selected contemporary but comfortable furniture, coastal textiles, and statement artworks to transform this home with cohesive and carefully curated design that is sure to attract and impress targeted buyers.

Private, Peaceful Living

With an eclectic mix of Queenslander cottage and modern contemporary, this home oozes character! To style this beautifully renovated Ashgrove home, we introduced black, natural oak and greys with a muted colour palette to tie in the old and the new.



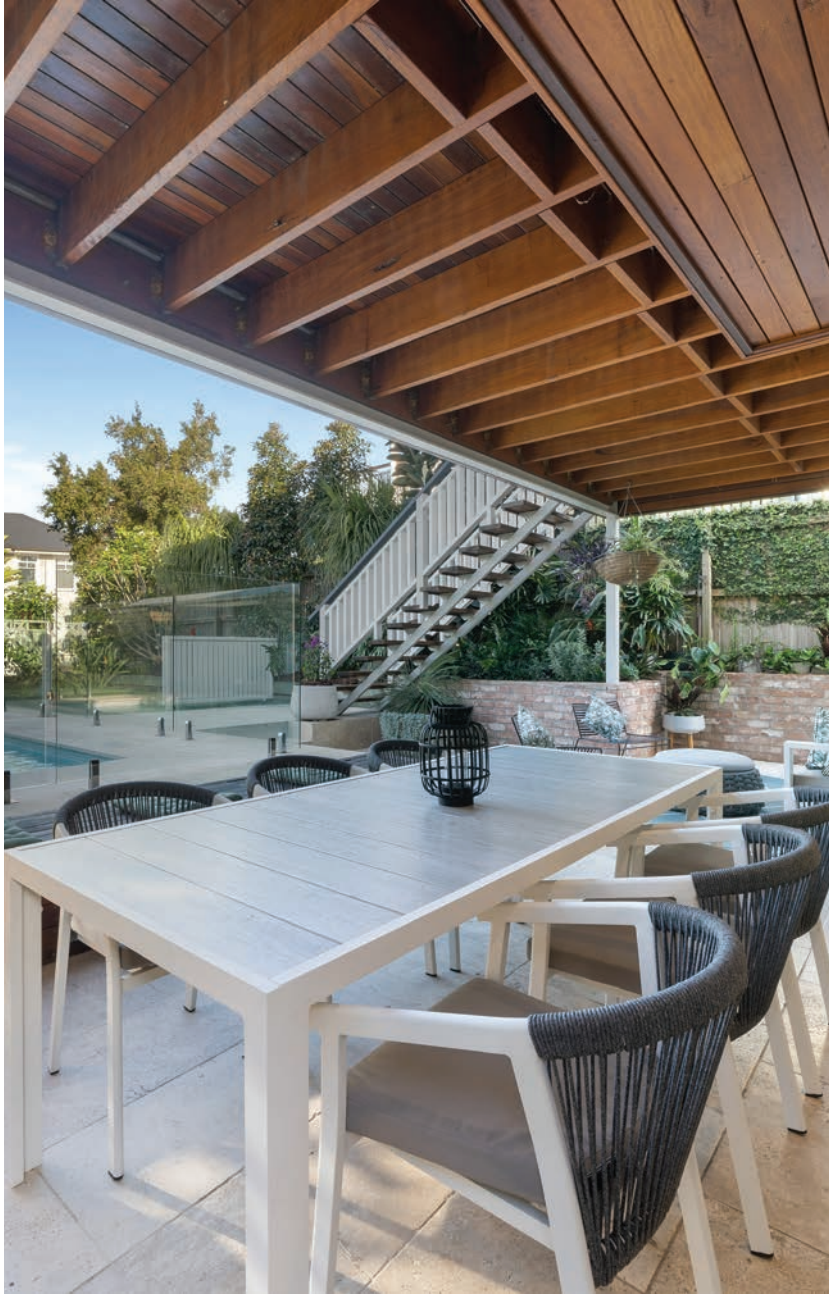
Show Stopping Results

After the property staging installation, marketing commenced. The property was launched and received 3,916 views on realestate.com.au and multiple offers. It sold 25 days after the marketing campaign commenced, cash unconditional.

Sold For
\$1,725,000

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





Local Business Directory

True local knows where to find awesome restaurants, bistros, patisseries, hairdressers, and more.

25+ local businesses, discover where to eat, shop, play and stay in your neighbourhood.

ASHGROVE

CAKES BY JUDYC

SPECIALITY CAKE SHOP
AND COFFEE BAR

☎ (07) 3366 9111

🌐 cakesbyjudyc.com.au

📍 1/227 Waterworks Rd,
Ashgrove QLD 4060



CORN ST CAFE

LOCAL COMMUNITY CAFE
WITH LATIN AND
MEDITERRANEAN DISHES

☎ 0402 165 240

🌐 cornst.com.au

📍 Shop 2/498 Waterworks Rd,
Ashgrove QLD 4060



HUB CAFÉ KITCHEN

7 DAYS BREAKFAST & LUNCH
DINNER FRI & SAT
SERVING YOU THE GOODS ON THE DAILY

☎ 3366 9000

🌐 IG: @hubcafeKitchen

📍 1-10 Stewart Pl
Ashgrove, QLD 4060



MEAT AT BILLY'S

A BUTCHER LIKE NO OTHER

☎ (07) 3366 2912

🌐 meatatbillys.com.au

📍 Ashgrove | Rosalie
Windsor (Click & Collect Only)
Home Delivery



RUFUS KING SEAFOODS

AUSTRALIAN
CAUGHT SEAFOOD

☎ (07) 3366 2526

🌐 rufuskingseafoods.com.au

📍 243 Waterworks Rd,
Ashgrove QLD 4060



SASSAFRAS OF PADDINGTON

SUSTAINABLE AND DOG
FRIENDLY CAFÉ

☎ 0408 088 961

🌐 sassafraofpaddington.com.au

📍 88 Latrobe Terrace,
Paddington QLD 4064



SAVVY HAIR ARTISTRY

HAIRDRESSING SALON
IN ASHGROVE

☎ (07) 3366 3385

🌐 savvyhairartistry.com

📍 3/15 Stewart Rd,
Ashgrove QLD 4060



WINE & LARDER BISTRO

ASHGROVE'S
NEIGHBOURHOOD WINE BAR

🌐 larderwinebar.com.au

📍 479 Waterworks Rd,
Ashgrove QLD 4060



AUCHENFLOWER

THE FROG 'N' TOAD

FAMILY-OWNED SANDWICH
BAR, TAKEAWAY & CAFE

☎ (07) 3371 7823

📍 68 Lang Parade,
Auchenflower QLD 4066



BARDON

BARDON BOWLS CLUB

BAREFOOT BOWLS, MUSIC,
FOOD TRUCKS AND MORE.

☎ (07) 3366 2981

🌐 bardonbowls.com

📍 69 Bowman Parade,
Bardon QLD 4065



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BAKED GOODS, BREAKFAST
AND LUNCH 7 DAYS

☎ 0435 043 759

🌐 FB/IG: @bardonthyme

📍 5 Morgan Terrace,
Bardon QLD 4065



EVERTON PARK

COMUNA CANTINA

LATIN STREET FOOD
INSPIRED RESTAURANT

☎ (07) 3355 7481

🌐 comunacantina.com.au

📍 791 Stafford Rd, Everton
Park QLD 4053



MILTON

HEART THAI FOOD

DELICIOUS THAI FOOD &
COOKING CLASSES

☎ (07) 3369 8555

🌐 heartthaifood.com.au

📍 Shop 18 Milton Village, 36
Baroona Rd, Milton QLD 4064



BOWEN HILLS

TRIMIRA AUDIO

BRISBANE SUPERLATIVE
HIGH FIDELITY

☎ (07) 3854 0406

🌐 trimira.com.au

📍 1/141 Campbell St,
Bowen Hills QLD 4006



RHINO ESPRESSO

ESPRESSO & SUPER JUICE

☎ 0406 674 466

🌐 IG: @rhinoespresso

📍 135 Northgate Rd,
Northgate QLD 4013



ONLINE

MONICA CALIGIURI

CLINICAL NUTRITIONIST
AND FOOD COACH
(Adv Dip NM)

☎ 0412 733 546
🌐 www.monicaligiuri.com.au



THE STYLED GIFT CO.

CRAFTED GIFT HAMPERS
FOR ANY OCCASION

☎ 0401 850 232
🌐 thestyledgift.co



THE STYLED HOUSE

MAXIMISE YOUR SALE PRICE
WITH PROPERTY STAGING

☎ 0410 430 537
🌐 thestyledhouse.com.au



PADDINGTON

BLACKOUT PADDINGTON

WE SERVE PEOPLE COFFEE,
NOT COFFEE TO PEOPLE

☎ 0411 119 517
🌐 theblacklabcoffee.co
📍 173 Latrobe Terrace,
Paddington QLD 4064



NAÏM

MODERN MIDDLE
EASTERN RESTAURANT

☎ (07) 3876 4991
🌐 naimrestaurant.com.au
📍 14 Collingwood St,
Paddington QLD 4064



NOIR PADDINGTON

MULTI-LEVEL
BOUTIQUE WINE BAR

☎ 0418 569 007
🌐 noirpaddington.com.au
📍 216 Given Terrace,
Paddington QLD 4064



YAVANNA

PLANT-BASED BAR &
EATERY

☎ (07) 3554 0267
📍 9/2 Latrobe Terrace,
Paddington QLD 4064

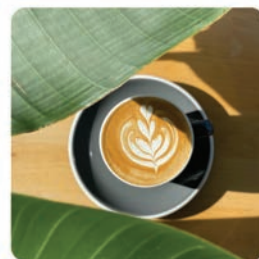


RED HILL

AFTERMATH SPECIALTY COFFEE

BREAKFAST, BRUNCH AND
TAKEAWAY

☎ 0412 569 462
📍 94 Arthur Terrace,
Red Hill QLD 4059



COLLE ROSSO RISTORANTE ITALIANO

TRADITIONAL ITALIAN
RESTAURANT AND PIZZERIA

☎ (07) 3369 7417
🌐 collerosso.com.au
📍 191 Musgrave Rd,
Red Hill QLD 4059



FIVE STAR CINEMAS - RED HILL

MOVIE THEATRE

☎ (07) 3707 5444
🌐 fivestarcinemas.com.au
📍 14 Enoggera Terrace,
Red Hill QLD 4059



COUVERTURE & CO.

LOCAL ARTISAN CHOCOLATIERS

☎ (07) 3367 3000
🌐 www.couvertureco.com
📍 19A Enoggera Terrace,
Red Hill QLD 4059



LE COIN BISTRO

TRADITIONAL FRENCH
RESTAURANT

☎ 0449 696 236
🌐 lecoinbistro.com.au
📍 5/1 Enoggera Terrace,
Red Hill QLD 4059



FORAGER'S NEST ART SPACE

LOCAL HANDMADE GIFT SHOP &
WORKSHOP HUB

☎ 0405 402 340
🌐 foragersnestartspace.com.au
📍 47 Enoggera Tce,
Red Hill QLD 4059



THE GAP

FRANCESCA'S FLOWERS

A BOUTIQUE BRISBANE FLORIST

☎ 0411 349 772/0420 394 990
🌐 francescasflowers.com.au
📍 15 Woorama Rd, The Gap
QLD 4061



MARIGOLD HAUS

LOCAL RETAIL SPACE & SPECIALTY CAFE

☎ 0432 073 510
🌐 marigoldhaus.com
📍 2 Lahore St, The
Gap QLD 4061



Are you a local business in
Brisbane's North West?

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to reach more customers, please email us at
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listed in our local business directory for free!



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