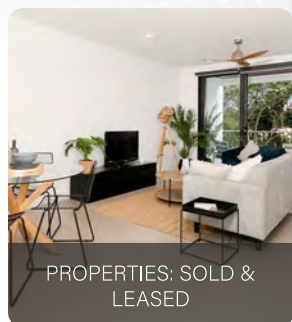


CALIBRE & COMMUNITY

AUTUMN 2023



What's Inside?



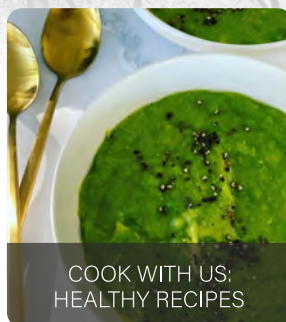
PROPERTIES: SOLD & LEASED



MARKET INSIGHTS: PADDINGTON



ADDING VALUE, HOUSE STYLING & SHOWING YOUR HOME



COOK WITH US: HEALTHY RECIPES



CALIBRE CONTEST WITH PRIZE

CALIBRE

REAL ESTATE

SALES | PROPERTY MANAGEMENT
CALIBREREALESTATE.COM.AU

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Welcome to the Autumn edition of Calibre and Community magazine. As the seasons change, so do the trends and insights in the property market. In this issue, we will take a closer look at the bustling suburb of Paddington and provide you with valuable market insights to help you make informed decisions. Additionally, we have included a guide to adding value to your property, practical tips on how to style and showcase your home, and two exciting case studies showcasing successful property management and house styling projects. Lastly, we are thrilled to introduce our new affiliate program, which offers exclusive benefits to our loyal readers. So sit back, relax, and enjoy the latest edition of our magazine, filled with expert advice and inspiration for your real estate journey.

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



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Director/Licensed Real Estate Agent



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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 Paddington?

The real estate market in Paddington has experienced some fluctuations over the past year, but our analysis based on buyer interest and feedback contradicts the negative media coverage related to increasing interest rates. Our findings suggest that the property market in most of Brisbane remains active, with robust buyer interest as evidenced by the multiple offers received for most of the properties we are selling.



Paddington

Government house, (2019, 01). In Wikipedia

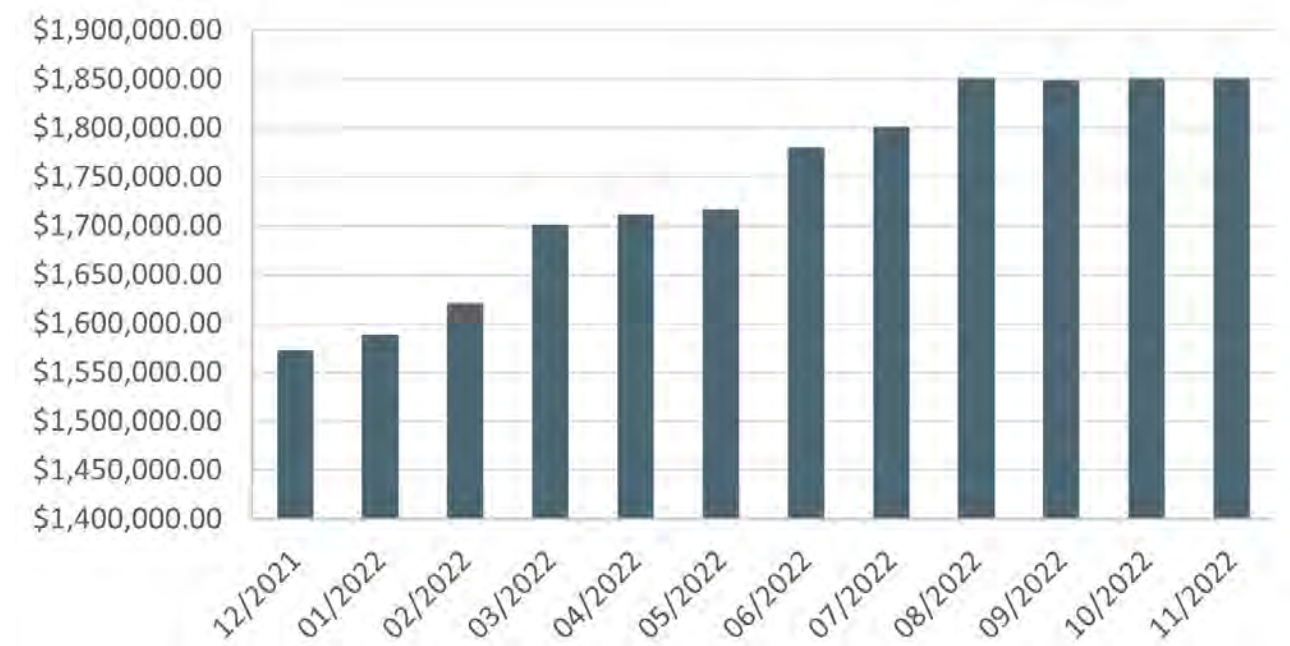
The current median value for houses in Paddington stands at \$1,660,000, representing a significant and unsustainable 38.6% increase over the past three years affected by the pandemic. Recent data indicates that the market is now stabilizing, which is a positive development for long term stability. The median sales price has still risen by 8.8% to \$1,850,000 in the last 12 months, which shows demand is still very healthy.

There were 148 new properties listed for sale over the past 12 months. On average, houses in Paddington are currently taking 29 days to sell. This is a relatively short amount of time on the market, indicating that there is demand for properties in the area.

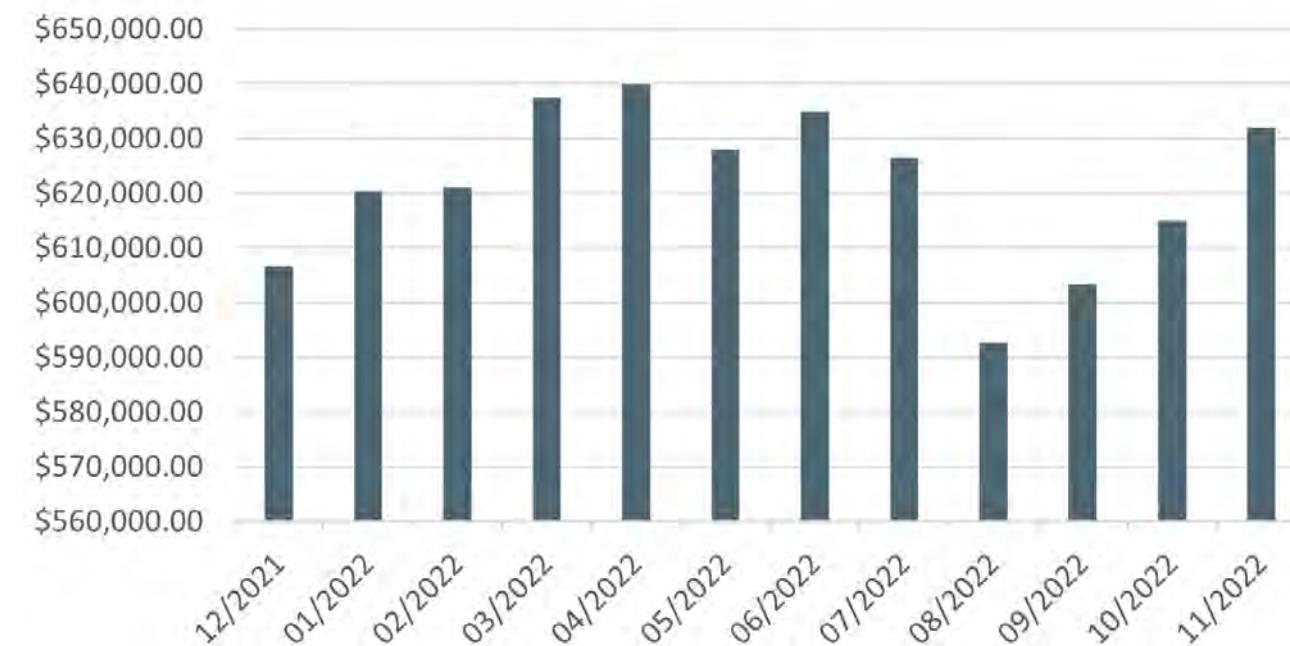
For units in Paddington, the current median value is \$547,000. The median sales price has increased by 2.4% to \$607,000 compared to the same period last year. Units in Paddington typically only sit on the market for 18 days, indicating strong demand for this type of property.

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.

Median Sales Price (Houses) 12/2021 - 11/2022



Median Sales Price (Units) 12/2021 - 11/2022



© Corelogic

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
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Just Sold

Low Maintenance Executive Home

56 Siemon Street is a modern executive home, with a spacious feel and an indoor-outdoor flow that will be the envy of all neighbours.

This property has a fantastic leafy outlook, natural breezes thanks to its high elevation and warmth from hardwood floors throughout living and entertaining areas. To top it all off, 4 spacious bedrooms and 3 recently renovated bathrooms help position this home as the ideal space for a family of any size.



Auchenflower

56 Siemon Street

4 3

2 350

Sold For

\$1,500,000

Online Enquiries

101

Groups at Inspections

110



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Position and presentation!

This recently refurbished 2 bedroom townhouse is ideally situated at the quieter rear of the complex, while being just a few minutes walk to the bustling Everton Park precinct. Brookside Shopping Centre is not far away, along with Mitchelton train station, a choice of either public or private schools, and plenty of buslinks and bikeways giving you easy transport options.



The townhouse is spacious and airy, with a tiled, open plan living area opening onto to a large paved courtyard. The kitchen and both bathrooms have been updated, and there is an automatic garage door. It's not surprising that this property sold after only 3 days on the market.

Everton Park

6/35 Griffith Street

2

1

1

105

Sold For

\$520,000

Days on Market

3

Peter Ellison | Licenced Real Estate Agent

0414 680 744 | 07 3367 3411

peter.ellison@calibrerealestate.com.au



Inner City Open Plan Living

2/9 Brasted Street is a spacious ground floor apartment with a generous private courtyard. Natural light is in absolute abundance in this home, accentuated by the crisp white walls and quality vinyl planks throughout.

The complex itself is located in a whisper quiet pocket of Taringa, with excellent access to local shops, great schools, leafy outlooks, and the Brisbane CBD; all of which contribute to why units in the complex are so tightly held. This property stands as a quality home or a superb investment due to the strong rental yield and fantastic location.



Taringa

2/9 Brasted Street

2

2

1

112

Sold For

\$485,000

Online Enquiries

123

Days on Market

32

Groups at Inspections

75

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Just Leased

Near New Home in the Heart of Ashgrove!

Situated on the border of Ashgrove and Red Hill, a mere 3 kms from the CBD overlooking the Broncos training facility and nestled amongst the treetops, is this near new, 3 bedroom contemporary townhome. Here is your chance to throw away that lawnmower and live a carefree, low maintenance lifestyle in this boutique complex of only 4.

This impeccable property with EnviroDevelopment accreditation is built over 3 levels, and features a stunning open plan kitchen and living that flows seamlessly to the private courtyard at the rear and the relaxing balcony at the front.

Other notable features of this property include:

- 3 bedrooms, 2.5 bathrooms
 - Lush green views
 - Ducted air conditioning
 - Ceiling fans throughout
 - Miele oven, rangehood and gas cooktop
- Stainless steel dishwasher
 - Master suite with walk in robe and ensuite.
 - 2 car lockup garage with additional storage
 - 3.5kW solar panels

Ashgrove

2/6 Fulcher Road

3  2  2 

Leased For
\$800
per week

Days on Market
8

Calibre's team of highly motivated and experienced professionals know how to find the best tenant for your property, in the shortest period of time with the best returns. To find out more about the Calibre difference, contact Emily on 0411 582 871.



Emily Williams | Business Development Manager
0411 582 871
emilywilliams@calibrerealestate.com.au



Live the idyllic lifestyle in Middle Park

Surprisingly spacious and extremely low maintenance, this beautifully presented and renovated single level family home offers great separation of space and an abundance of living areas.

Featuring:

- Generous open plan kitchen with stone benchtops, 900mm oven and gas and induction cooktop and dishwasher
- Open plan informal lounge and dining areas adjacent to the kitchen, in addition to a separate oversized living area, all of which flow through to the alfresco area
- Master bedroom with walk-in robe and ensuite which flows out to the private poolside area
- Four spacious bedrooms with ceiling fans and built-in robes for three
- Modern family bathroom with separate shower and bath, and separate toilet
- Large laundry with plenty of cupboard space
- Full ducted air conditioning throughout
- Large inground swimming pool
- 6.6kW solar panel system with 6.3kW battery
- LED lighting and prowler proof securing on all windows and doors
- Remote controlled double lock-up garage with internal access

Situated in a central location just a short walk to Middle Park State School and Middle Park shops.

Middle Park

6 Serle Street

5  2  2 

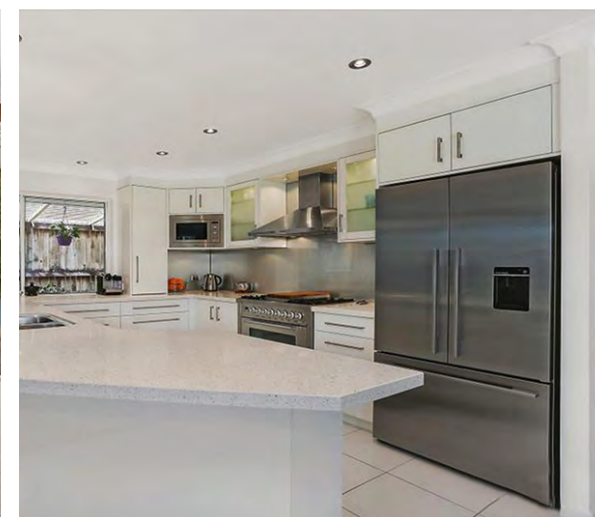
Leased For
\$900
per week

Days on Market
9

Calibre's team of highly motivated and experienced professionals know how to find the best tenant for your property, in the shortest period of time with the best returns. To find out more about the Calibre difference, contact Emily on 0411 582 871.



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

A cup of tea at exactly the right temperature in a large, lovely cup.
Black, no sugar.

What do you like about your job?

The flexible hours, getting out and about, helping a wide range of interesting people, and deciding which garden we love the most on each street when door knocking with my colleague Kate.

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

I'm a classical violinist and juggle orchestral gigs around real estate when I can. Also my front tooth is fake because I knocked it out showing off to my friend that my sons had taught me how to ride a bike down the stairs during covid lockdown. Thankfully the stairs ended at the entrance to The Gap Dental which was handy. Thank you, Dr Andrea.

What is your favourite part of your day?

Before my sons wake up, when the early morning sun is streaming through the trees in my backyard.



What is your favourite place to eat around here?

A long time favourite has to be No-no's just up the hill from the office, who have made the best falafel wraps around for decades.

What was your first job?

I can't remember which came first: either playing the violin for Sunday lunchtimes at a restaurant where I grew up in Alstonville, where I couldn't believe I was getting paid AND I was allowed to help myself to the buffet as many times as I wanted. Or bleeding beagles, which came from doing work experience at a vet, apparently beagles have a natural immunity to ticks and this can be used to make tick antivenom for other dogs?!

Favourite restaurant and item on the menu?

So many. The gnocchi at Enoteca rocks my world. But so did the farinata prosciutto at Rosmarino recently. And the miso broccoli at Detour. And the smoky butter at Rogue. I could go on but we'd all get too hungry.

Dogs or Cats?

Both. I'm still working on getting my husband over the line on the cat, but we've got a lovely border collie cross who brings some much needed girl vibes to my home of three rowdy boys.

If you could tell 5-year-old Christy one thing, what would it be?

Perfectionism is a superpower and your kryptonite.

If you could snap your fingers and become an expert in something, what would it be?

Jazz theory. Architecture. Surfing. Watercolour painting. The ability to know which container will best hold leftovers before you pour them in and realise it's too large/small.



Scan to know more about Christy Lockhart

Adding Value, House Styling & Showing Your Home

Showing your home

An open house inspection is an excellent opportunity to present your house at its best to as many buyers as possible. Open homes usually last around an hour, and the great thing about drawing all of the interested buyers through the door within this short window of time is that it generates a buzz of interest and a sense of competition.

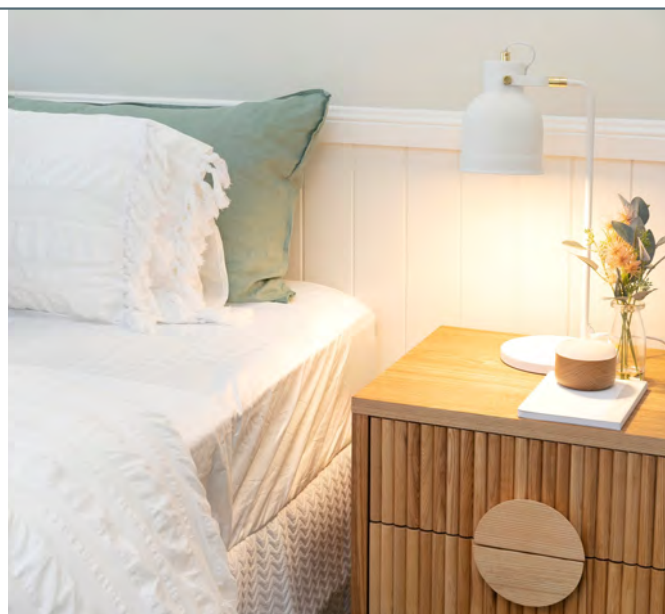
Opening your home to all interested buyers on a set day also means you can put all of your energy into preparing your property – inside and out – and showcasing it at its very best. The idea is to make it as easy as possible for potential buyers to be able to picture themselves living there.

If you really want to make your open home inspection count, never under-estimate the importance of preparation. Try to look at your home through the eyes of a potential buyer and think about what you can do to present it at its best. It might sound like a lot of hard work, but a few small changes can go a long way. When presenting a house for sale, you can actually add value to your home with some minor home improvements and subtle house styling.

Professional house styling is an excellent way of showcasing your property in the best possible light, and strategic home staging can help to intentionally highlight its major selling points. This might involve re-arranging your current furniture or hiring furniture from a professional property stylist who knows how to make buyers fall in love the moment they walk through the door! If you want to drive more offers and maximum profit from your sale, ask your agent about home improvements that add value and home staging that will wow your buyers. Here are some of our tips on the little things you can do before your open house inspection to add value to your home – with or without an interior stylist.

Lights

- During the showing, open all blinds and curtains to let in plenty of natural light so that your rooms feel bright, airy and spacious.
- Use lighting to create a cosy and homely atmosphere, and to highlight the best aspects of each room.
- Avoid overhead lighting that can make rooms look stark and characterless.
- The careful arrangement of lamps can help smaller rooms feel bigger, and large rooms feel more cosy and intimate.
- Use lighting to draw the eye towards the prime "living areas", like a breakfast or dining area, chairs by a fireplace, or a cosy snug.



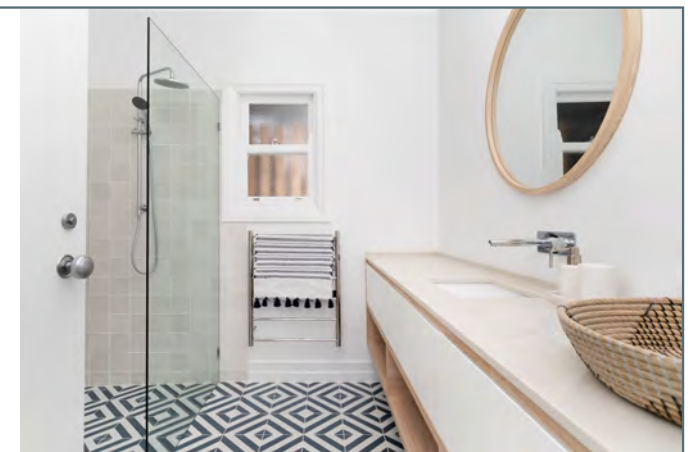
Kitchen

- Make sure the kitchen is as clean and tidy as it can be.
- Clear kitchen surfaces of any clutter or unnecessary items.
- Remove personal photos, messages, reminders or artwork from the refrigerator to help buyers begin to picture the kitchen as their own.



Bathrooms

- Thoroughly clean and tidy the bathrooms.
- Remove clutter from surfaces, sink areas, around the bathtub, and in the shower, keeping only the essentials.
- Remove kids' bath toys or store neatly.
- Hang clean, dry towels in just one or two colours.
- Check caulking around bathtubs and showers, and repair if necessary.
- Use candles or air fresheners to make the room smell fresh.



Living areas

- Clear surfaces and remove clutter.
- Rearrange or remove some furniture to make rooms feel as big and spacious as possible.
- Refresh the paint in any rooms that look tired or scuffed.
- Replace faded or peeling wallpaper.
- Steam clean carpets and curtains if necessary.
- Clean your windows, inside and out.
- Repair worn or damaged woodwork, such as skirting.
- Work your way through a checklist of minor repairs, such as doors and windows that stick or creak, loose door knobs, and broken light switches.
- Remove unnecessary clutter from your attic, basement and closets you may want to consider a garage sale, or putting some items into storage while presenting your home for sale.



Exterior / Outside

- Look at your house from a buyer's perspective
- Make sure your front entrance looks clean, and think about first impressions.
- Paint or replace your front door if it looks tired, neat and welcoming.
- Re-touch the paint on external trim, or dated or worn shutters, and any other exterior features that are in need of a refresh.
- Clear gutters and check for dry rot.
- Check the condition of the roof and make small repairs, such as replacing loose tiles.
- Keep "curb appeal" in your mind at all times!



Backyard / Garden

- Pull up weeds, lay some fresh mulch and consider adding a few attractive plants.
- Trim vegetation around windows, doors and decking to give a neat impression and show off architectural details.
- Clear patios or decking of things like barbecues, garden games and toys.
- Move garbage cans into the garage, as well as old building materials and any other clutter, so that the perimeter of the house is clear and tidy.
- Prune overgrown bushes and trees.
- Keep the lawn freshly cut and fertilized.



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 property valuation in just a few easy steps.



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.



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.

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 bed, 3 bath cottage in Ashgrove was sold for?

Ashgrove

4 3

1 405

A: \$1,625,000

B: \$1,590,000

C: \$1,688,000

D: \$1,725,000

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 - thestyledgift.co

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 customers to share in our successes, so we are inviting you to join our affiliate partner program!

Earn money with clicks, enquiries, listings and sales

It really is that simple – all you need to do is recommend Calibre to others in your networks and then sit back and reap the rewards!

You can do this by sharing your affiliate link to our website or by handing out the Calibre gift cards, vouchers and flyers included in your free affiliate welcome pack, each printed with your unique QR code. From the moment they click on your unique link or scan the QR code on the card or flyer, they are tagged in our system as one of your referrals, and you automatically get paid for every step of their property journey with Calibre. Clicks, enquiries, listings and sales – it all translates into income for you.

It's passive, flexible and convenient

The more people you refer to Calibre, the more money you make change to the more money you earn – it's as simple as that! If 5 of your referrals reach settlement with help from Calibre, you get \$5,000. Refer 20 clients and you get \$20,000. There is no upper payment limit, so your income can grow with your audience.

Every time one of your referrals reaches a settlement on their property you get to cash in. You can receive your payment in the way that best suits you – via PayPal or bank transfer. It's passive, flexible and convenient.

You can also get paid for referring people who are renting out their property and need property management services (including switching to Calibre).

Do your friends and connections a favour

And it's not just you that benefits. As well as the exceptional service they get from Calibre, your referred parties will receive a special \$500 discount on marketing their property – a fee that they would have had to pay without your referral.

In addition, your referred parties won't pay any property management fee for the first 3 months of service when renting out their property through Calibre.

Get started in less than 10 minutes

You can start making money in just a few simple steps:

- Give Calibre gift cards, vouchers and flyers to your friends, family and networks
- Email your custom Calibre affiliate link to your contacts
- Add our banner to your website, blog or community page

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.



Scan the QR code to learn more about Calibre affiliate program.



Recipes

by Monica Caligiuri

Ingredients

- 2 leeks pale part only, thickly sliced
- 1 large potato roughly chopped
- 4 cups vegetable stock
- 500g frozen peas
- 2 tbsp lemon juice freshly squeezed

Instructions

1. Into a large saucepan, place the leek, potatoes and stock.
2. Bring to the boil then, simmer for 20 minutes.
3. Keep 1 cup of peas aside and, add remainder.
Bring to simmer for more minutes.
4. Blend with stick mixer then, return to heat.
5. Add lemon juice and peas.
6. Season well and serve in bowls or cups!

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](https://www.instagram.com/nutritionist_monica)

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



Easy Peasy Soup

Creamy Coconut, Carrot and Pumpkin Soup



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

- 1 tbsp ghee/coconut oil or olive oil
- 1 red onion
- 2 minced cloves garlic
- 2 tsp grated turmeric
- 2 tsp grated ginger

- 1 tsp spice blend
- 3 carrots chopped
- 1 jap pumpkin chopped
- 1.5 litres vegetable stock
- 300 ml coconut cream

Instructions

1. Heat ghee in saucepan and sauté onion and garlic until soft.
2. Add turmeric, ginger, spice blend and stir.
3. Add carrot and pumpkin, stir over heat for 2 minutes.
4. Pour vegetable stock over veggies and, simmer until reduced.
5. Blend veggie mix then add coconut cream.

Local Business

Mother Down Under

Caitlin Dyer of Mother Down Under works with women who are worried about birth – they have seen birth as it is portrayed in the movies, they have heard terrible birth stories and they don't want that to be their journey. They want a birth where they feel empowered and in control of their experience.

But they don't know how to manage that.

Caitlin helps parents-to-be have a birth experience where:

- they are calm
- they feel in control
- their partner is actively involved and their role is respected
- they understand the physiology of labour and they work with their body
- they understand various medical interventions and understand their options
- they make the best choices for them and their individual circumstances
- they are prepared no matter how their birth unfolds

She helps women OWN their birth rather than feel OVERWHELMED by it.

And to help prepare for life after birth, the Positive Postpartum Program is a modern, practical course that ensures you are feeling confident and ready for all that is to come... that parenthood is all you hoped it would be.

Caitlin is a registered nurse, a certified Hypnobirthing Australia practitioner, and a qualified postpartum educator. She has been supporting women who are seeking a positive, empowered birth and a smooth transition to motherhood since 2012. In person group and private classes are offered around Brisbane and there are online options available as well.



Caitlin Dyer

Registered Nurse / Hypnobirthing Australia
Childbirth Educator Postpartum Doula
LinkedIn: Caitlin Dyer

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Phone: 0432 829 368

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

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Home Cafe Ashgrove is a warm and inviting neighborhood coffee shop and lunch spot, offering great coffee and food in a cozy atmosphere.

Enjoy breakfast and lunch options, as well as a range of specialty drinks made with the finest ingredients, and a variety of pastries and light bites. The cafe is also fully licensed, making it the perfect venue for private functions and special events. With friendly staff and a relaxed atmosphere, Home Café Ashgrove is the ideal destination for anyone looking for delicious food and coffee, and a warm and welcoming environment.

The cafe also features a kids room, making it a convenient and safe place for kids to go after school. Whether you're grabbing a quick coffee on the go, settling in for a leisurely lunch, networking with colleagues, or celebrating a special occasion with friends and family, Home Cafe Ashgrove has something for everyone.



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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.



Emily and the Property Management Team at Calibre Real Estate

"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.

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One of the 20 Best Property Stylists in South East Queensland 2023 featured by Courier Mail

Alice Hagen and Debbie Child

What makes a successful stylist?

We believe communication is critical in any environment and particularly for property styling.

We ensure we listen carefully and have clear communication lines with all involved to achieve the best possible outcome.

No property or objective is the same and as such a stylist needs to be able to tailor the process to individual needs achieving the desired outcomes and delivering beyond expectation.

Each property we style targets the likes and needs to the best suit and attract buyers, which in turn will optimise the turnaround time and maximise the sale price of the property.

Why is styling required?

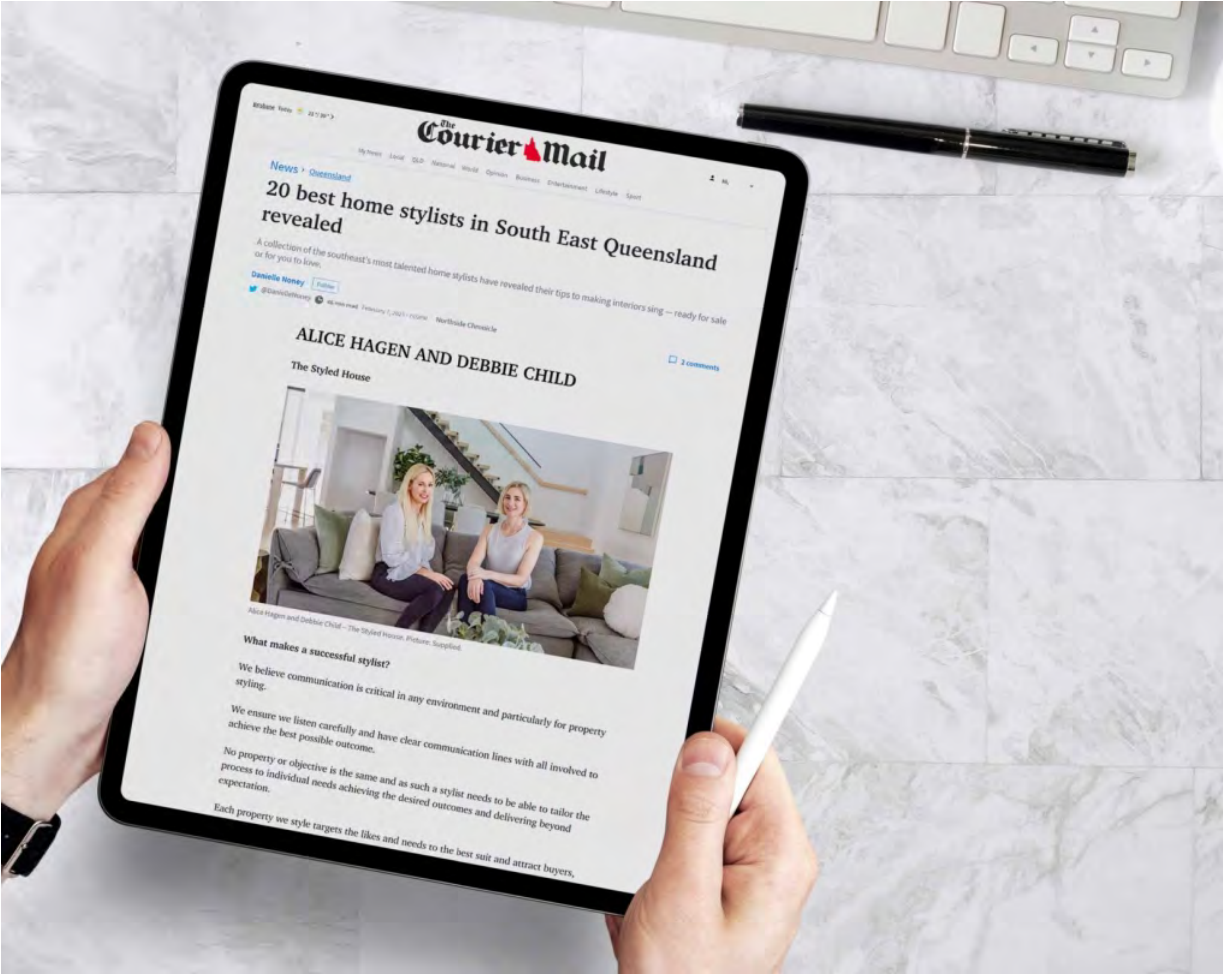
Property styling helps to maximise the clients' sale profit by dramatically enhancing the home's space.

Being visually appealing and standing out when viewed online, will encourage more people through the door and helps potential buyers imagine living in the property.

We have data showing an increase in buyer inquiries to reduced days on market compared to suburb averages on those that we have styled, indicating a more positive result for the seller in a shorter period of time.



Scan the QR code to read the full article



What is your favourite project to date?

Our two favourite properties are located at Coorparoo and Alderley. The Coorparoo home is a newly completed luxury, architecturally designed home, embodying all of what prestigious family living has to offer, we knew this home required certain statement pieces to highlight the architectural interiors. The home drew elements of black, white, oak and brass. The property sold 33 days after the marketing campaign commenced.

Our Alderley home is a modern coastal Queenslander, a newly built home, spread over multiple split levels, with expansive oversized living areas flowing from the front of the home, right through the dining and kitchen areas. This incredible home featured soft cool whites and greys tones alongside blackbutt hardwood flooring, wool carpet in the bedrooms and travertine tiles through the bathrooms. The interior styling colour theme we paired with this home was muted tones of white, greys and navy along with oak pieces sourced from Globewest among other high quality brands.

What is the most luxurious project you have worked on to date?

The most lavish property to date is 79 Montpelier St, Grange. It is a simply irreplaceable estate set on 2,239 sqm including a tennis court, and a stunning home inside and out. To style the property we chose high end furniture, featuring Globewest throughout the home.

As it is a five-bedroom resort style residence we chose to go with a modern contemporary style highlighting the multiple living spaces and classic Queenslander design.

What exciting new project are you working on currently?

We are really enjoying styling a brand new Mosaic four-bedroom apartment at Burleigh Heads at the moment.

Generally, our scope of works focus on pre-sales styling, however this project is for a client to enjoy for years to come.



What are the best tips and tricks to styling your home?

Leonardo da Vinci said "Simplicity is the ultimate sophistication." Our best styling tip would be to create a mood board on Canva or even Word for each space and an overall home mood board. Choose the colours and textures you would like to include, and once you have accomplished this, remove everything from a space to start with a blank canvas, and clean. Then start putting a rug and larger pieces in, followed by carefully adding the smaller items, all while reflecting back on your mood board. When choosing larger pieces such as a new lounge suite for instance, try and keep these neutral.



What is your personal style when it comes to interior design?

We currently have two different personal styles.

Alice's personal interior style lends itself to a modern contemporary look – featuring black, white, green and timber tones throughout the house.

Debbie's style leans towards a Modern Coastal look with cool soft whites and oak timber tones throughout the house.



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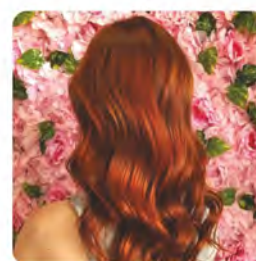
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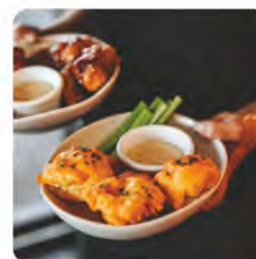


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