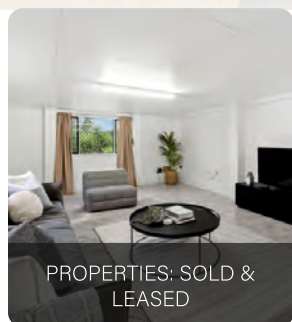


CALIBRE & COMMUNITY

WINTER 2023



What's Inside?



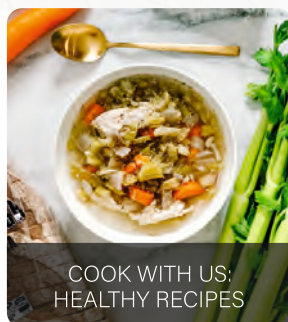
PROPERTIES: SOLD & LEASED



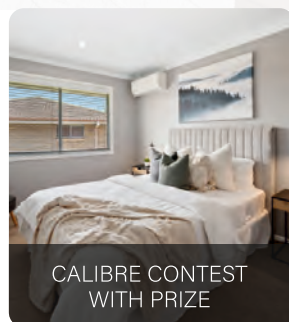
MARKET INSIGHTS: THE GAP



NEGOTIATING THE PROPERTY SALE



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 Winter Issue
of Calibre & Community.

As the temperature drops, our magazine brings you the latest updates on the local market. In this issue, we delve into market insights on The Gap and showcase some of our recently sold and leased properties, giving you the inside track on the real estate scene. Our feature on negotiating property sales, and the Complete Guide to Selling Your Property, also provide invaluable tips and tricks. But that's not all! Test your intuition in our "Guess the Sales Price" contest to win exciting prizes, and explore the substantial earning potential of our affiliate program. Finally, to nourish your winter evenings, we even share a delicious Slow Cooker Chicken recipe that will warm your heart and home. Stay informed, inspired, and satisfied with the latest news and trends in the local real estate scene.

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



Lorrae Aitken
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Senior Property Manager



Patrick Cornish
0451 731 800
Senior Property Manager



Jason Stimpson
0416 771 500
Leasing Manager

Operations



Alice Luo
Marketing Coordinator



Nicole Ann Casupanan
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 The Gap?

The real estate market in The Gap has witnessed fluctuations like a lot of Brisbane suburbs in the past year. However, our analysis, which takes into account buyer interest and feedback, challenges the negative media coverage surrounding rising interest rates. Our findings indicate that the property market in Brisbane, including The Gap, remains vibrant, as demonstrated by the significant number of offers received for the majority of the properties we have for sale. A general trend we’ve noticed is that properties perceived to not be in need of any renovation are selling strongly, but there is a definite hesitance in the market regarding the purchase of any home needing work, with the uncertainty surrounding engaging tradespeople and rising building costs.

The Gap

The median value (middle price for all houses as estimated by CoreLogic) in The Gap currently stands at \$963,658, which reflects a significant and unsustainable 23.1% increase over the past three years, largely influenced by the pandemic. Recent data indicates that the market is now stabilising, which is a positive development for long-term stability, but the statistics make more sense when viewed through the lens of decreased properties being brought to the market.

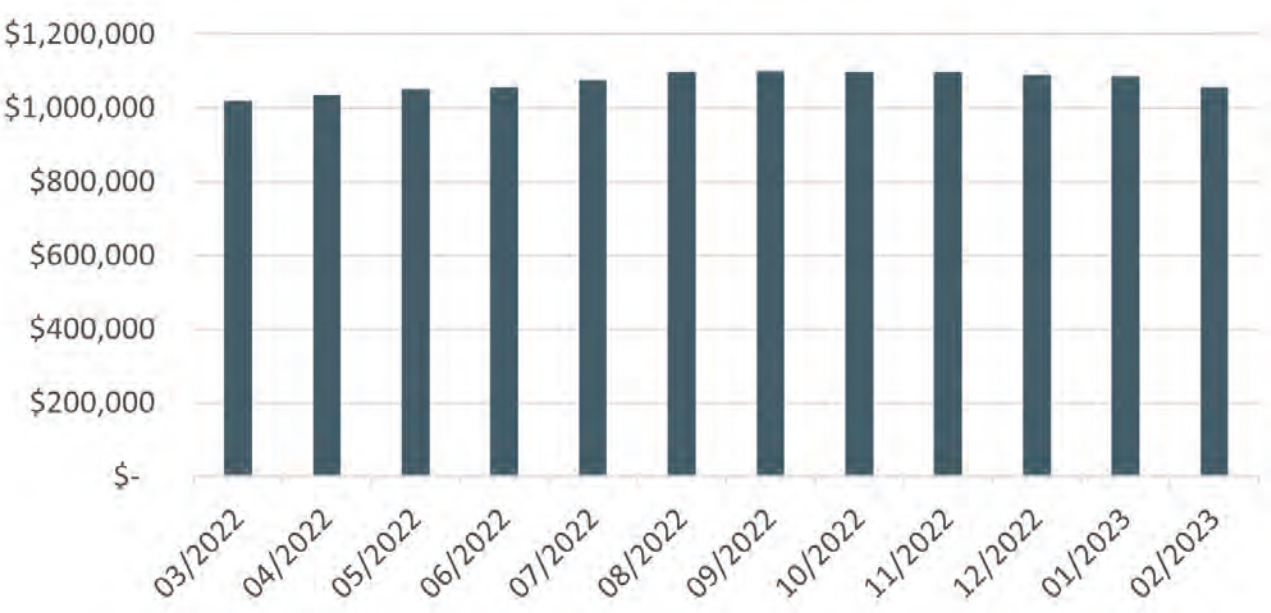
In 2019, 253 houses were sold in the Gap. In 2020, 248 sold. In 2021, 284 sold. In 2022, 220 houses were sold. And so far in 2023, as of the end of May, only 63 houses have changed ownership in The Gap.

The median sales price (actual middle price of all home sold) has still experienced a 0.7% rise to \$1,060,000 in the last 12 months, demonstrating continued healthy demand. On average, houses in the area are selling within a relatively short period of time compared with other Brisbane suburbs, with an average of 19 days on the market.

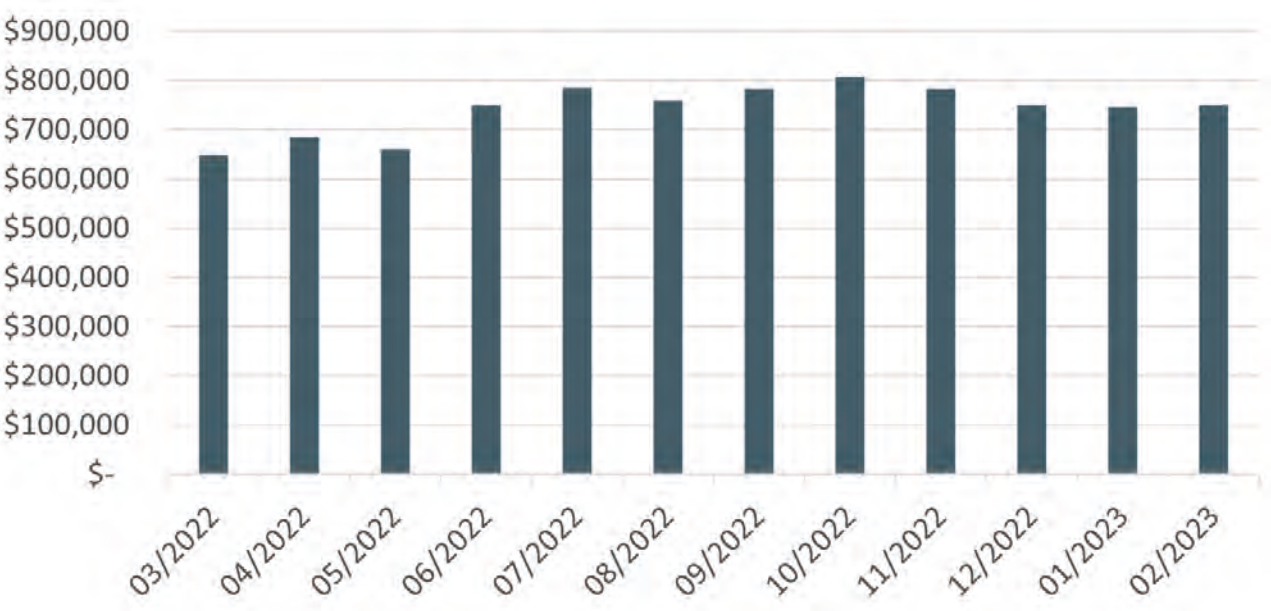
In terms of units in The Gap, the current median value stands at \$664,300. Compared to the same period last year, the median sales price for units has seen a significant increase of 13.6% to \$750,000. Similarly to houses, units in The Gap tend to sell quickly, with an average of 19 days on the market.

Understanding property market data can sometimes be overwhelming. If you need assistance in comprehending what these numbers mean for you and how to interpret them for your own property goals, please don't hesitate to reach out to us.

Median Sales Price (House) 03/2022 - 02/2023



Median Sales Price (Unit) 03/2022 - 02/2023



© Corelogic 2023

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
 justin@calibrerealestate.com.au
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Just Sold

Panoramic Views and Dual Living in Grand Family Home

This magnificent Queenslander commands attention with its impressive street presence and expansive corner frontage. From the moment you approach this stunning property, you'll be captivated by its grandeur, highlighted by the sweeping wrap-around verandas that offer panoramic views of the surrounding area.

This home offers immediate liveability plus scope to add your own creative touches. Located in a tightly held and welcoming neighbourhood with a warm, family-oriented atmosphere makes it the perfect place to call home.



Red Hill

32 Zig Zag St

3 2

3 447

Sold For

\$1,775,000

Days on Market

18

Online Enquiries

170

Groups at Inspections

90

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

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



Stylish Townhouse in the heart of Milton

This contemporary split level townhouse, is located in the vibrant and sought-after suburb of Milton, just moments from local cafes, shops, and public transport.

Walking in off Walsh Street, through your personal secure entry to the home you reveal an open plan living & kitchen space with private courtyard.

Access from this level to your lock up private garage space with plenty of storage, and room for another vehicle in the driveway.

Up a half flight of stairs you have a spacious bathroom with laundry facility, and the first bedroom with large built in robes as well as its own balcony. The second half set of stairs to another living space, which could be the perfect study, and then entry to the main bedroom, which boasts a large walk in robe and a decent sized ensuite.



Milton

21 Walsh Street

2 2 2

Building: 168 Land: 164

Sold For

\$740,000

Days on Market

20

Street Record

For 2 Bed Property



Expansive home, ready to be enjoyed.

This home impresses with an elevated location, along with an expansive, versatile floorplan and central location an easy walk from Stafford Heights State School.

The front door opens into the upper level living spaces, with a functional study space adjacent to the living area, flowing around to the large, glossy kitchen and dining space. The attractive hardwood flooring leads you to the sleeping zone: three carpeted bedrooms all with built in wardrobes, separate toilet and modern bathroom complete with statement tub. Continue on past the large hallway cupboards to the impressively spacious master suite, with ensuite and walk in robe fitted out with well-considered storage options. The large upstairs deck catches all the breezes, and from here you can look down onto the grassy backyard to enjoy the 665m2 block.



Stafford Heights

35 Sloane Street

4 3

2 665

Sold For

\$1,117,000

Groups at Inspections

166

Online Enquiries

208



The Justin Hagen Team | Calibre Real Estate
0401 856 161
jhteam@calibrerealestate.propertyemail.com.au



Just Leased

The most spectacular views from your inner City abode

Sprawled over three captivating levels is this rare and very low-maintenance inner City abode.

The modern kitchen with crisp white cabinetry, stone benchtops and a dishwasher forms the hub of the home and provides an uninterrupted enviable city skyline outlook. Sitting adjacent is a dining area that leads through to the front covered balcony. A separate open-plan living area flows seamlessly via sliding glass doors to the tiled entertaining terrace featuring privacy blinds and spectacular area and City views.

Located just 3 km from the City and within easy reach of the Kelvin Grove Village, Paddington, Victoria Park Golf Complex, Royal Brisbane Hospital and Suncorp Stadium. Within the Kelvin Grove State College catchment zone and near QUT Kelvin Grove and some of the finest private educational facilities Brisbane has to offer.

Kelvin Grove

7 Blythe Street

3  3  3 

Leased For
\$1000
per week

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



When location is paramount! Perfectly positioned for the finest educational and recreational facilities!

Enter through a private side entrance into a tiled open plan living area which leads out to a private back courtyard. With fully ducted air conditioning and three bathrooms there is plenty of space for the family.

Upstairs you will find a second living area - great for kids/ TV room. This property won't last long!

Property facilities:

- 2 large bedrooms upstairs 1 bedroom downstairs
- 2 living areas
- Full ducted air conditioning
- 3 bathrooms (main with separate shower/bath)
- Stainless steel appliances
- Internal access to garage
- LED lighting
- 4 minutes drive to Brisbane Grammar School
- 5 minutes drive to QUT Kelvin Grove Campus and Kelvin Grove State College
- Easy stroll to Roma Street Parklands, Victoria Park Gold Complex, Ithaca Swimming Pool and Suncorp Stadium

Red Hill

12B Elston Street

3  3  1 

Leased For

\$800
per week

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
emily.williams@calibrerealestate.com.au





What is your favourite part of your day?

My favourite part of the day is when I come home from work, put on some music, and immerse myself in the process of cooking dinner. It's a delightful combination of enjoying my favourite tunes while indulging in the therapeutic and creative activity of preparing a delicious meal.

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

Patting or hugging a furry friend. While I may not be able to afford a dog or take on the responsibility of owning one at the moment, interacting with someone else's dog brings me joy and lifts my spirits. Their playful and loving nature can brighten my day and provide a moment of happiness.

Describe your perfect day.

My perfect day would involve hitting the gym for an energizing workout, followed by a game of basketball with friends. Afterwards, we would all gather to indulge in a mouth-watering meal, preferably savouring a juicy cut of meat. It's a day filled with fitness, fun, and delicious food, creating lasting memories and a sense of fulfillment.

What motivates you to work hard?

My family is my biggest motivation to work hard. Their love and support, and the desire to provide a comfortable life for them, are what drives me to give my best in everything I do. Their achievements and sacrifices inspire me, and their belief in me fuels my determination to overcome challenges and succeed.

QA &

Where do you see yourself in five years?

In five years, I envision myself in a senior marketing role, utilising my expertise to drive impactful campaigns, leverage emerging trends, and foster strong cross-functional collaborations. I am committed to continuous growth and delivering measurable results that contribute to the company's success in the dynamic marketing landscape.

What was your first job?

My first job was as an online English chatroom host on a language-learning app. It helped me practice my oral English, gain confidence, learn about different cultures, and assist English learners in building their confidence.

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

Well I'm already in the perfect job, so let me win the lottery! Who wouldn't want big money, right? But yeah, it's probably time to wake up... While the idea of winning the lottery is enticing, in reality such luck is rare. Also, I believe the concept of a "perfect job" is subjective and changes over time. There is no job that encompasses a flawless work environment, ideal colleagues, the perfect workload, and optimal pay. For me, instead of relying on luck, I would work at a job that best suits me, which aligns with my passions and values, allowing me to pursue work that I genuinely enjoy and find fulfilling. Work that provides a platform for me to utilise my strengths and make a difference in a field that resonates with me, and that ultimately offers the opportunity for long term happiness, growth, and a sense of purpose.

Dogs or cats?

Dogs, for sure, because I grew up with them and have cherished memories of us together. I appreciate their loyalty, active nature, and sociable behaviour. Dogs provide companionship, encourage an active lifestyle, and are friendly with humans and other animals.



Scan to know more about other team members at Calibre



Negotiating the Property Sale

A private sale/treaty will typically involve some amount of back and forth between you and your prospective buyer(s) before you agree on a selling price that suits both parties. Negotiation when selling a house is all part of the normal process, but it can feel uncomfortable and stressful. This is where it's vital that you have confidence in your agent and can lean on their experience and negotiating skill.

They will know how to negotiate effectively on your behalf, using tried and tested negotiation strategies to get the best outcome for you.

A few points to keep in mind:

- ✓ Negotiating the house price is a very common part of the buying and selling process, so don't be afraid of it!
- ✓ If buyers are serious, they will either make their best and final offer up front, or be prepared to negotiate.
- ✓ Know when to walk away – if a buyer is insistent on offering well below the listing price or is making it very difficult to proceed, it's important not to feel pressured into accepting a lower offer. Again, your agent should be able to advise you on when it's best to break off negotiations.

HERE ARE SOME TIPS ON HOW TO NEGOTIATE

Start with a fair and appropriate asking price, based on market research of recent similar property sales in your local area. This is your first step towards attracting buyers who will be willing to make reasonable offers and negotiate to secure the sale.

You should also take stock of your personal position and circumstances as this will inform your negotiation tactics. Do you need to sell fast or can you afford to wait for the right buyer and the right offer? Is there lots of interest and competition from buyers? These factors affect the strength of your position when negotiating your house price.

Equally, consider your buyer's position and motivations. If they are competing with lots of others for your property, or are keen to move quickly, they will likely be willing to pay more in order to secure a fast settlement. Know the strength of your hand, but also be open to compromise in order to achieve an outcome that suits both parties.

Be aware that you most likely have some emotional attachment to your home which can influence your negotiation strategies and approach. On the other hand, real estate agent negotiation tactics are more objective and detached from your personal feelings as the homeowner. It's important that you trust your agent and can be led by them so that you can make an informed decision and get the best results from your property negotiation.



At Calibre, we are committed to getting the best outcomes for our clients. We put ourselves in your shoes and work on your behalf, with honest and transparent communication along the way. We can give you expert advice about how to negotiate selling a house, and guide you to a successful outcome with our proven negotiation strategies. Get in touch today to find out more about our negotiating experience and results in your area.

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 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.



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.



Testimonials

Our customers know they can trust us to put them first, with a personal service, clear communication, and excellent outcomes. These are the voices that matter most to us, and this is why we take great pride in what we do. We love to hear from our customers because we are always open to learning about what we're getting right and what we can do better. Find out what they have to say about their experience with the team at Calibre.

Errol Cooke / Google reviews

★★★★★

What an amazing team they have at Calibre – reliable, professional, diligent and personable. I have dealt with many agents over the years but Calibre has been, without a doubt, **the best I've worked with**. I would highly recommend this agency.

Matt Beauchamp / Google reviews

★★★★★

I can highly recommend Calibre's services for both sales and property management. They are always more than **happy to help, providing great advice and strategies**.

Susan Laws / Google reviews

★★★★★

The team at Calibre made the sale of my house a very easy process. They were always **positive and a pleasure to deal with**. I'm very **happy with the outcome** of the sale. I highly recommend Calibre Real Estate!

Chloe Zhao / Google reviews

★★★★★

It makes a difference to have a real estate agency with an owner that **actually cares** about customer service, and really goes out of their way to help. I just wanted to say thanks to Calibre Real Estate and the team for always being there!

Kathryn Jones / Google reviews

★★★★★

A friendly, **approachable and professional** team! I wouldn't hesitate to recommend their services.



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

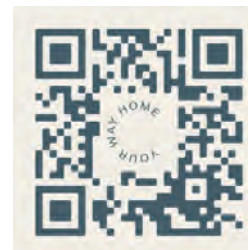
A: \$1,625,000

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.



Recipe

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.

Nourishing Slow Cooker Chicken Soup

Tips

- add noodles to make it kid friendly
- add chopped potatoes for more carbs
- double the batch and freeze some later in the week when you can't be bothered to cook!

Ingredients

- | | |
|-----------------------------|--------------------------------------|
| • 1 onion, diced | • 300 grams chicken breast |
| • 4 stalks of celery, diced | • 300 grams chicken thighs |
| • 3 medium carrots, chopped | • 6 cups of chicken broth or stock |
| • 1 tsp rosemary | • Celtic sea salt & pepper to season |

Instructions

1. Add all ingredients to slow cooker on low for 6-8 hours.
2. Once chicken is cooked, transfer to large bowl and pull apart. Return to slow cooker and allow to soak for 10 minutes before serving.



Nourishing Slow Cooker Chicken Soup



"I love a good slow cooker recipe, there's no better feeling throughout the day then knowing that dinner is already sorted! This is a tasty soup that will nourish the entire Family."

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)

Local Business

Vikasati

Vikasati is more than just a bathhouse, gym, or cafe, it is a wellness centre and a community.

Our bathhouse, The Sanctuary, has been created to incorporate every aspect of holistic health, offering a Finnish rock sauna, hot and cold magnesium pools, ice baths and a private infrared sauna. Purposefully designed to support the resetting of your physical, mental and emotional state, The Sanctuary is a peaceful space to disconnect from the world, energise you for peak performance in life, restore your body after a hard day's work or physical training session, and aid your body's natural detoxification processes for optimal wellbeing.

At Vikasati, we primarily support our members' 'MOVE' journeys through Small Group Personal Training. These classes are capped at just 12 people per session, are highly personalised, non-intimidating and offer a uniquely tailored solution for a large variety of goals, fitness levels and training experience. During these 50 minute sessions, our world-class coaches utilise a range of movement modalities including mobility, weightlifting, resistance training, gymnastics and cardio, ensuring high levels of enjoyment and training engagement, long-term progression, balance across a range of physical capacity outcomes and flexibility around training with injuries and other individual factors.

With a carefully curated menu of nourishing food and snacks, as well as an extensive smoothie and bone broth menu, the cafe at Vikasati is the final part of your fitness and wellness journey. Whether you're having a coffee before or after your workout, grabbing a healthy snack on your way to work, or easing into your restorative session in the Sanctuary with a warm cup of bone broth, Ayurvedic tea or herbal tonic, we've got you covered.



Email: belong@vikasati.com.au

Phone: 0481 138 473

Instagram: [@vikasati_](#) Facebook: [@vikasati](#)

Address: 147 Musgrave Rd, Red Hill, 4059

Website: vikasati.com.au

Open Hours:

Monday - Thursday: 6:00am - 8:00pm

Friday: 6am - 9pm

Saturday: 8am - 9pm

Sunday: 8am - 8pm

Align Coffee

Discover Align Coffee, nestled in the heart of Red Hill, served through a charming hole in the wall of a heritage building with hidden gems waiting to be explored. Enjoy the passersby from our street-level verandah while savouring a mouth-watering toasted sandwich made from fresh, locally-sourced ingredients. Feel free to step inside the adjoining showroom to peruse the walls for exquisite artwork that you can take home. In designing a showroom for Align Kitchens, a bespoke custom made cabinetry and interior design business, the corner front of the building sparked an idea for the creative directors Alana and Jo to create a hole in the wall to reflect their love of coffee, community and creativity. A space to bring people together and provide a unique client experience for Align Kitchens.

Beneath the cafe lies our secret art gallery available for hire, which provides the ideal setting to enjoy your coffee while engaging in productive discussions at your next team meeting. The space is available to book on a weekly basis or for a one-off catered event. Coupled with the event and gallery space downstairs in this iconic heritage listed building, has been created as a hub for design, fun, and food.

So, whether you're indulging in our coffee, enjoying the private gallery, or exploring the artistic offerings, we warmly welcome you to an enchanting local discovery that caters to all your senses.



Email: alignkitchenscoffee@gmail.com

IG: [@aligncoffeebrisbane](https://www.instagram.com/aligncoffeebrisbane)

FB: Align Coffee

Address: 3 Windsor Road, Red Hill, QLD, Australia

Open Hours:

Monday - Friday: 7am - 2pm

Saturday: 8am - 1pm

Sunday: Closed

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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0411 582 871 Emily Williams




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The Styled House Case Study

Panoramic Views and Dual Living in Inner City Character Home

This is an elegant Queenslander home nestled in Red Hill. The property boasts a grand street presence, panoramic views, and a warm, family-oriented neighbourhood. It features three large bedrooms, dual living, ornate high ceilings, timber floorboards, and an open plan living area. Its location is within 1km of the CBD and proximity to the Paddington shopping and dining precinct, Suncorp Stadium, and top-rated schools are added bonuses.

Unveiling Elegance: Pre-Sale Improvements and Strategic Styling Approach to Enhance Appeal

Prior to the commencement of the styling process, property consultants at Calibre, Lucy and Josh, recommended several pre-sale works to further elevate the property's appeal. These enhancements included painting both the exterior and interior of the home, removing the old carpet, and giving the gardens a neat, tidy appearance.

Building on this groundwork, the Styled House Duo, Alice Hagen and Debbie Child, employed a sophisticated and contemporary styling approach. Their aim was to highlight the property's unique features, maximise its potential, and establish an emotional connection with potential buyers. They chose a colour scheme centered around green, white, and neutrals, which created a fresh and inviting atmosphere throughout the house. This palette not only complemented the home's original timber floorboards, enhancing their natural warmth and charm, but also echoed the leafy surroundings of the property, thereby creating a seamless indoor-outdoor living experience. The use of white and neutrals highlighted the home's grandeur and spaciousness, enabling potential buyers to envision themselves in the space.

Triumph of Design: Property Styling Results

The property styling proved to be a resounding success, garnering immense interest from the market as soon as the marketing campaign commenced. In a short span of just 18 days, the property drew the attention of over 90 groups for inspections, received an impressive tally of more than 170 online enquiries, and amassed a staggering 6,213 views on realestate.com.au. This overwhelming interest swiftly culminated in the property being sold for a remarkable **\$1,775,000**.

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





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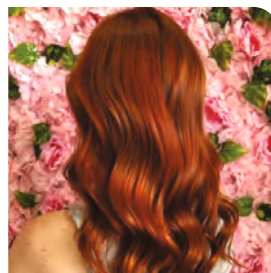
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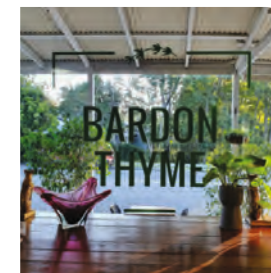
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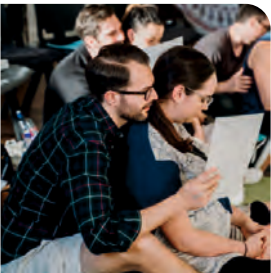
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