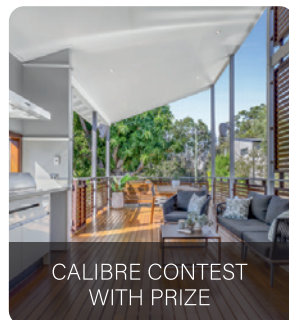
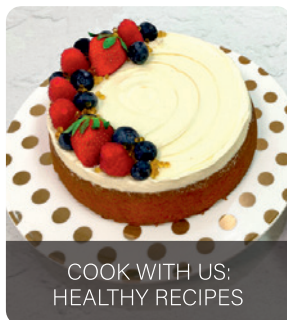


# CALIBRE & COMMUNITY

SPRING 2023



## CALIBRE

REAL ESTATE

SALES | PROPERTY MANAGEMENT  
[CALIBREREALESTATE.COM.AU](http://CALIBREREALESTATE.COM.AU)



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Welcome to the Spring Edition of Calibre & Community.

The change in season has been exciting for us at Calibre Real Estate, you may have noticed our new branding on the front of this magazine, and on signs across Brisbane. We have also launched a new property management payment system called MePay, which doesn't incur any transaction or dishonour fees for our clients. But while some things are changing, we are proud of our consistency too - our ground-breaking Calibre Affiliate program continues to earn money for our clients, and once again, we are a finalist in the 2023 REIQ Award for Excellence Medium Residential Agency of the Year!

Spring time typically sees a rise in sales across Brisbane, along with an increase in homes on the market, making it a hot time for selling and buying. We've sold two luxury properties in the last week, and there are more to come - delve inside to see more details on our campaigns for 17 Glenlyon Drive and 8 Davies Road in Ashgrove.

Read on for our latest market insights, this time focusing on Newmarket, accompanied by our insider tips to guide you through the journey of completing a successful sale. Feel free to download your complimentary copy of our comprehensive "The Complete Guide To Selling Your Property" e-book, which contains all the wisdom that the expert agents at Calibre Real Estate have gleaned over their years in the industry locally.

What could be nicer than enjoying the spring time sunshine and sitting back with a cuppa, and possibly a slice of the spectacular Lemon Delicious Cake recipe as shared by Cakes by JudyC in these very pages, while enjoying the images from our House Styling case study masterfully managed by The Styled House?

Not much beats a Brisbane spring time. Enjoy!

Alice Hagen  
Founder and Principal of Calibre Real Estate



# About Calibre Real Estate

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



## Our History

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

## Our Team

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

## Our Values

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

## Why Choose Calibre

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

## Supporting Our Community

At Calibre, we understand that real estate is about more than property transactions.

We believe that we have a vital role to play in building neighbourhoods and bringing communities together, and we take this responsibility seriously.

We have led the way in investing in community growth and development, and giving back to the communities we serve, through initiatives such as Cancer Council, The Legacy Organisation, and Brain Child.



## Experience the Calibre Difference

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





# Meet the Team

## Sales



Justin Hagen  
0439 672 163  
Director/Licensed Real Estate Agent



Alice Hagen  
0410 430 537  
Principal



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  
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



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 - Newmarket

## What's happening in Newmarket?

The Newmarket real estate market has displayed varying trends in both the house and unit segments over the past year. While the house market has seen impressive growth in median value and sales prices, the number of sales has declined. On the other hand, the unit market has shown steady performance with consistent values, a healthier sales volume, and faster sales transactions.

### Newmarket

**The house market in Newmarket** has experienced significant growth over the past year. The median house value (middle price for all houses as estimated by CoreLogic) has reached \$1,350,000, representing a noteworthy 7.0% increase from the previous year. This rise in value reflects a strong demand for housing in the area.

However, despite the growth in median value, the number of house sales has seen a decline of 41.9% compared to the previous year, with only 25 houses sold in the last 12 months. This could be attributed to factors such as reduced housing supply or market volatility.

Interestingly, the median sales price (literally the middle price of all home sold in the 12 month period if listed in price order) for houses has risen to \$1,430,000, indicating a substantial increase of 17.8%. This suggests that the properties that have been sold are achieving higher prices, potentially due to competitive bidding or limited availability of desirable homes.

The median days on the market for houses stands at 26 days, indicating a relatively balanced market where properties are being sold within a reasonable timeframe.

**The unit market in Newmarket** has demonstrated a stable performance over the past year. The median unit value stands at \$515,000, showcasing a consistent market with steady demand.

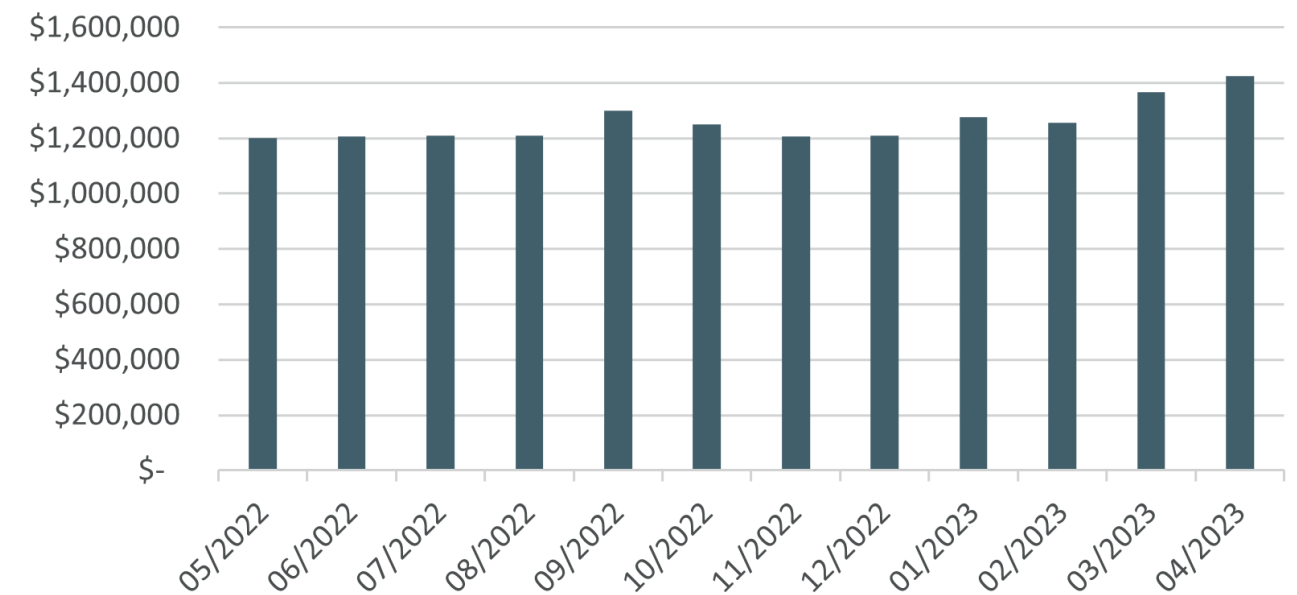
The median sales price for units in the last 12 months has slightly increased to \$523,000, suggesting a modest rise in buyer interest and unit value.

The number of unit sales has reached 36, showcasing a healthier sales volume compared to the house market. This could be attributed to the more affordable price point of units, making them attractive to a broader range of buyers.

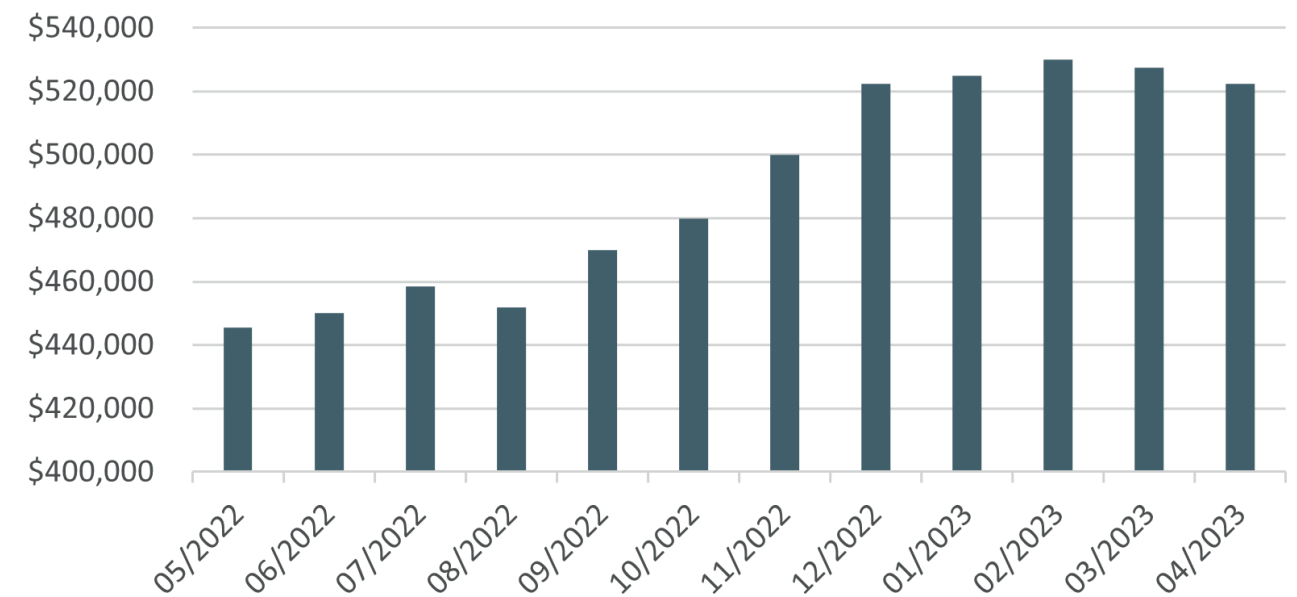
The median days on the market for units is notably lower at 16 days, reflecting a relatively brisk sales pace and indicating strong demand for units in Newmarket.

As the market continues to evolve, it's important to closely monitor these dynamics and adapt your strategies accordingly. Whether looking to buy or sell, understanding these trends is crucial for understanding statistics reported in the media, and making informed decisions in the Newmarket real estate market. If you need assistance in comprehending what these numbers and trends 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) 05/2022 - 04/2023



## Median Sales Price (Unit) 05/2022 - 04/2023



© 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  
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# Just Sold

Family home with character, position and show-stopping city views

This ridge-top family home at 8 Davies Road will capture your attention from the outset. Situated on a generous 810m2 block, it is tucked away yet within a short walk to schools, shops and parks. It combines immaculate presentation with charming character features, along with thoughtful design which effortlessly accommodates indoor and outdoor entertaining across two levels while offering astounding city views.



Ashgrove

8 Davies Road

5 2

2 810

Sold Under  
The Hammer For

\$2,275,000

3D tours  
completed online

258

Registered Bidders

5

Online property views  
over only 23 days

7900+

Groups at Inspections

99



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



Thoughtfully renovated family home  
in the Ashgrove Avenues

Welcome to 17 Glenlyon Drive, a delightful residence that has been thoughtfully renovated to provide all the practicalities a modern family requires, without sacrificing the charming character of the original home.

Situated on the grandest of all the tree-lined avenues in Ashgrove, this home's street appeal is undeniably alluring. You will be captivated even before you step onto the chequerboard floor of the front terrace.



Ashgrove

17 Glenlyon Drive

4 2

2 647

Sold For

\$1,820,000

Days on Market

31

Online Enquiries

119

Groups at Inspections

108





## Light-filled 3-bedroom unit in prime Hamilton location!

Welcome to your dream home in the heart of Hamilton! This rare 3-bedroom unit is close to everything, with multiple balconies providing stunning views of the city & river upstairs, or the manicured garden and pool space from the lower level.

One of the standout features of this apartment is the 6.7m ceilings over the living space, creating a loft-style living experience that is both spacious and modern. The open-plan design allows for plenty of natural light to flood the apartment, while the high ceilings give a sense of grandeur and luxury.

- Last purchased for \$805,000 November 2021
- Sold \$855,000 June 2023
- 6.2% increase in less than 18 months with no improvements made



Hamilton

7/41 Rossiter Parade

3 2

2 150

Sold For

\$855,000

Days on Market

25

Online Enquiries

108

Groups at Inspections

73



The Justin Hagen Team  
Calibre Real Estate  
0401 856 161



# Just Leased

## Leafy private residence in the heart of Bardon.

Discover your ideal family haven at 69 Carmel Street, ideally positioned in the heart of Bardon. This meticulously crafted residence sets the stage for timeless memories. Spanning two levels, the upper floor boasts three bedrooms and an expansive open living-dining area to accommodate the entire family. Downstairs, a teenager's haven awaits. With top-notch finishes throughout, this enchanting home is a short drive from all that Bardon offers.

The exclusive Bardon location offers a lifestyle close to all amenities. You are just minutes from some of Queensland's top schools including Marist Brothers College, Ashgrove West Primary School, Mater Dei Primary School, Bardon Primary, Stuartholme College, St Joseph's Catholic Primary School and Mount St Michaels Girls School. Numerous family-friendly parks in Bardon and beautiful walking/cycling tracks are within easy reach.

Bardon

69 Carmel Street

3  2 

1  455 

Leased For

\$875  
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  
emily.williams@calibrerealestate.com.au





## Elevated Toowong beauty!

Positioned in a quiet street, this renovated north facing post war home offers beautiful suburban views and low-maintenance living.

Just 5 kilometres from the CBD and conveniently connected to the Western Freeway, this home boasts:

- An open-plan kitchen with stainless steel appliances, a gas cooktop, and a dishwasher
- Air-conditioned dining area flowing onto a covered deck with a leafy view
- Separate, air-conditioned living space
- Gleaming polished timber floors throughout
- Master bedroom with an ensuite and built-in robe
- Second and third bedrooms opening to the front balcony
- Air conditioning and ceiling fans in all three bedrooms
- A spacious secure garage with ample storage space
- Fully fenced yard for privacy
- Centrally positioned, offering easy access to parks, shops, local schools, and transportation.

Toowong

18 Victoria Crescent

3  2  1 

Leased For

\$950

per week

Days on Market

15

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





# Christy Lockhart

Christy is A Property Consultant at Calibre Real Estate



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 other team members at Calibre



# Completing the Property Sale

## What Happens Next

Once you've agreed on the contract and all parties have signed, your agent will send a copy to both solicitors to proceed with the legal component of the sales process. The exact steps can vary, but this generally involves a cooling off period, finance, building & pest, any other conditions, and then settlement.



### 1. Signing the Contract

The actual exchange of contracts might happen after a short period of negotiation. Once the sale price is agreed, the contracts can be drawn up and the buyer will pay a deposit (up to 10% of the sale price). If you sell your property at auction, the exchange of contracts will happen on the day, with no cooling-off period nor any other conditions.



### 4. Settlement

The property settlement can take anything from 30 to 90 days, but your solicitor should cover off all of the necessary paperwork and keep you updated on how it's progressing. You can use this time to carry out any repairs that you agreed with the buyer during negotiations, and were flagged in the building and pest report. You should also make sure that your finances are in order (get your mortgage discharge signed off), and prepare for your move.



### 2. Cooling-Off

Private sales can include a 5 day cooling off period. This allows the buyer to terminate the contract with the seller without penalty.



### 3. Conditions

The most common conditions that buyers opt for are a finance clause, and a building and pest inspection, but there may be others, all subject to your approval, agreed upon in writing, and generated by a solicitor.



### 5. Move

Arrange movers for your agreed completion day (a local recommendation is usually a good way to go!). Make sure not to leave anything in your property that you haven't agreed with the buyers, and leave all house, garage, shed and letterbox keys for the new owners.

## The Contract of Sale

The contract of sale sets out the specifics of the sale, including details of the property, conditions of sale, agreed sale price, dates for exchange of contract and settlement, and more. It details the particulars of your property sale, and stands alongside the standard legal terms and conditions of any real estate transaction.

This is a crucial document so it's important that you read and understand it in full. If you have any questions about your contract of sale, your real estate agent should be able to give further explanation and clarity.

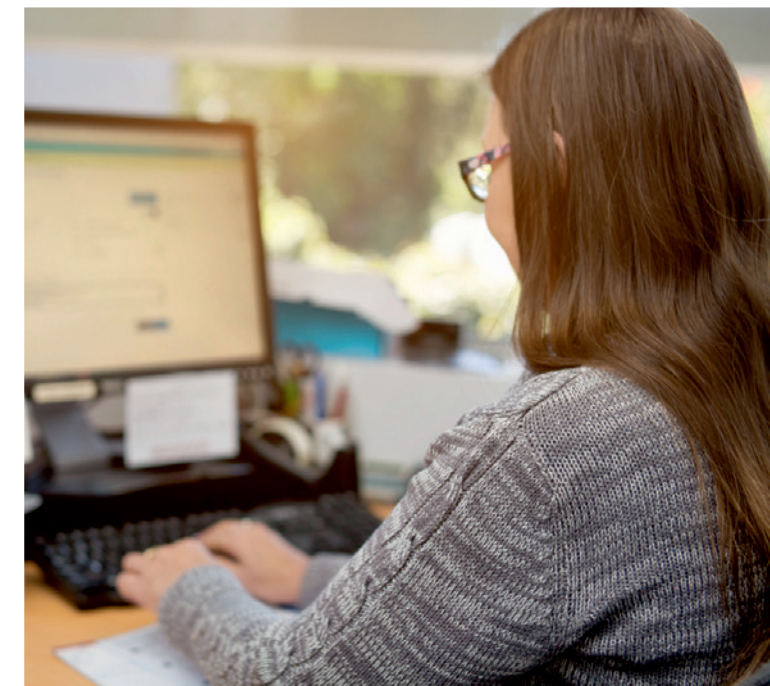
The exact process for signing and exchanging contracts can differ from state to state. In Queensland, your agent is responsible for preparing the contract of sale and accepting the buyer's deposit on your behalf once both parties have signed.

## Bank Valuation

Depending on your agreed upon conditions, the buyers of your property may wish to have a building and pest inspection completed prior to settlement to check for any structural or pest (generally termite) related issues. This is an opportunity for buyers to gain peace of mind and clarify any issues they may have noticed upon their visual inspection. The inspections are carried out by licensed professionals and are at the buyers' expense.

## Conveyancing - Settlements

Conveyancing is the process of transferring the ownership of a property from the seller to the buyer. It is a complex process, with no room for error, as it must be carried out according to property settlement law. This is why we recommend enlisting the services of a conveyancer or solicitor. They can give you a better idea of the role and responsibilities of a conveyancer, and what to expect on settlement day itself. We will also give you some tips about what to look for and what to ask when choosing a conveyancer or solicitor for your property sale.







## Preparing for Settlement

The property settlement date is the date on which the buyer pays the balance of the agreed purchase price.

According to property settlement law, this is when the title of the property is transferred from the seller to the buyer.

Here's a brief run down of how settlement works:

- The house sale settlement can only take place once the contract has been signed by both seller and buyer, the cooling off period is over, and any special conditions have been met.
- They will then communicate with the buyer's conveyancer or solicitor to agree on a settlement date.
- Your conveyancer or solicitor will prepare the documents for transferring the title of the property to the new owner, as well as settlement statements, including details of things like updated council rates.
- On the day, both solicitors and/or conveyancers (and lenders if necessary) will meet to exchange funds for the signed mortgage documents and the title to the house. At this point, the house movers can kick into gear!



## 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



# Spring Sale Success: Your 5-step Home Preparation Guide

Spring is traditionally considered peak selling season in Brisbane. With the days warming up, spring is fast approaching and homeowners are starting to consider what needs to be done to present their homes to the highest calibre in preparation for sale.

## Our proven steps to preparing for a spring sale:

- **Declutter:** Decluttering and depersonalising are vital. Buyers will fall in love with your house when they can imagine themselves living there.
- **First impressions matter:** Look at your property from the road. As you walk from the footpath to your front door, does every element of your property look cared for and well maintained?
- **Clean:** Arrange that external house wash and internal clean to make sure your home presents in its best light.
- **Property staging:** Organise a property stylist to come over to discuss the best approach to presenting your home during the sales process.
- **Work with a local real estate expert** – Working with an experienced local team to help prepare your home for sale and provide expert strategies would be the best way to ensure that you sell your home without any of the 'what ifs?'



# 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

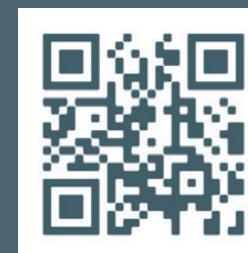
### Property visit.

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.

Leslee Mackay / Google reviews

★★★★★

The Calibre Real Estate team sold my home in Moggill. I cannot thank them enough for their hard work and dedication. They were **always extremely professional, punctual and honest.**

After listing with another agent for over 6 months with no result, I now realise that if I had chosen Calibre Real Estate from the start I could have saved myself a lot of time, effort and money.

Jaga & Jan / RateMyAgent reviews

★★★★★

Besides being highly accomplished and professional real estate agents, the Calibre team are also the **nicest and most sincere people** you could hope to meet. They helped us with both the purchase of our new property and the sale of our existing property. The entire process was handled with the utmost care and attention to detail and we are happy to recommend Calibre to anyone looking to buy or sell property.

Kay Chris / RateMyAgent reviews

★★★★★

**A great team to work with!** The property had previously been on the market with another agent for 90 days. We took the Calibre team's advice and undertook some minor repairs, which significantly added to buyer attraction and achieved the result we wanted. They also suggested that we have the power on to show the house in its best light – particularly for evening viewings. I cannot understand why we were not advised this previously!

Adrian Stagg / Google reviews

★★★★★

I found Calibre Real Estate to be **good, honest people to deal with.** You can trust them.



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!



Carefully crafted gift hampers for any occasion - [thestyledgift.co](http://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 Cakes by JudyC

Bake: 160°C

Tins: 7 /8 inch round buttered and floured

## Ingredients

- 315 grams Butter
- 350 grams Caster Sugar
- 5 Eggs
- 180 grams Egg Yolk
- 120 grams Semolina
- 180 grams Self Raising Flour
- 95ml Sherry

## Lemon Syrup

- 150 grams Caster Sugar
- 150 ml Lemon Juice

## Instructions

1. Please have tins ready first.
2. Cream butter and sugar until fluffy, add eggs slowly one at a time and then egg yolks.
3. Add flour and semolina and sherry at the end.
4. Do not let the mix sit after making – Place in tins and bake straight away.
5. Bake for aprox 50minutes
6. When you remove the cake from the oven wait 10 minutes and then pour over the hot syrup.
7. Dissolve the sugar into the lemon juice and then simmer gently for 5 minutes.  
Have ready pour over the cakes 10 mins after you remove from the oven.
8. Serves warm with ice cream or cream or both. Or decorate when cold with fresh cream and fruit.



## Cakes by JudyC



We opened in 2006 and have been growing ever since. We provide the community with the highest quality of treats and celebration cakes. From birthdays to weddings and everything in between. In store you can find great coffee, cupcakes, small daily celebration cakes, gluten free, vegan treats and more.

Everything is hand made in store by an all female team! We also offer lunch specials and savoury items! Follow us on Instagram daily for updates and specials.

## Lemon Delicious Cake

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

Phone: (07) 3366 9111

IG: [@cakesbyjudyc](https://www.instagram.com/cakesbyjudyc) FB: [@Cakes by JudyC](https://www.facebook.com/Cakes%20by%20JudyC)

Address: 1/227 Waterworks Rd, Ashgrove

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

Open Hours:

Monday - Friday: 8am-4pm

Saturday: 8am-3pm

Sunday: Closed



# Local Business

## Studio Pilates Ashgrove

Beat driven. Muscle burning. Reformer pilates

Discover your new fitness obsession with high energy, inspiring classes, uplifting music and a luxe workout space.

Get set for fast paced, intense classes that deliver incredible total body sculpting workouts to challenge you mentally and physically. Every. Single. Time.

Innovative video technology and world class instructors focus on perfecting your technique. The science of sequencing plus ever-changing workouts keep your body guessing and give you the results you want. Fast.

The best part: We do it together. It's everything you want in a workout. And nothing you'd expect.

GET STARTED WITH 6 CLASSES FOR \$60!



Email: [ashgrove@studiopilates.com](mailto:ashgrove@studiopilates.com)

Phone: 0439 669 197

Instagram: [@Studiopilates\\_ashgrove \\_](https://www.instagram.com/Studiopilates_ashgrove_)

Studio Pilates (Ashgrove)

Website: [studiopilates.com/studios/ashgrove](https://studiopilates.com/studios/ashgrove)

### Open Hours:

Monday - Friday: 5am-7:45pm

Saturday: 5:45am-12:15pm

Sunday: 6:30am-11:15am & 3:30pm-5:15pm

Address: 230 Waterworks Rd, Ashgrove



## UBX Ashgrove

UBX [pronounced you-box] delivers a unique mix of boxing and strength training across a 12-round circuit in under 45 minutes. Six of the rounds include boxing exercises, whether that's bagwork or one-on-one padwork with a coach. The other six rounds include a combination of functional strength, cardio and conditioning movements.

Co-founded in Brisbane by four-time world champion boxer Danny Green and fitness entrepreneur Tim West, UBX Ashgrove opened in March 2016. There are now over 110 UBX boutique gyms across Australia, New Zealand, Singapore, Japan, the United Kingdom and the United States.

During a workout, you get one-on-one time with our coaches to ensure correct technique and do pad-work. We use thousands of exercises in unlimited combinations to provide a new workout every day.

Every day we train anyone from professional athletes to new mums who are getting back into exercise. Everyone works at their own pace, and we provide alternatives where necessary due to injuries or health issues.

We don't have class timetables, so you can start your workout at a time that works for you. If you can't get to the gym, we also provide members with our Train: On Demand App which allows them to do a workout wherever they are.

UBX Ashgrove will soon be launching Extended Access, which will allow members to use the gym from 4:45am until 10pm, 7 days per week. Your first workout is always free, and we'd love to show you what we're all about.



Email: [ashgrove@ubxtraining.com.au](mailto:ashgrove@ubxtraining.com.au)

Phone: 0466 816 377

FB: [@ubxashgrove](https://www.facebook.com/ubxashgrove)

Address: 11/486 Waterworks Road, Ashgrove

Website: [ubxtraining.com/gym/ashgrove](https://ubxtraining.com/gym/ashgrove)

### Open Hours:

Monday - Thursday: 5.30am-10am & 4pm-7.30pm

Friday: 5.30am-10am & 4pm-6.30pm

Saturday: 6am-10am

Sunday: Closed

These hours will remain our «staffed hours» when we launch our Extended Access initiative in the next fortnight.



# 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.

CALIBRE  
REAL ESTATE

Award Winning Boutique  
Real Estate Agency in Brisbane

**100+ Years**  
Combined  
Property Management Experience

Try our service now, obligation FREE!

**0411 582 871** Emily Williams

Scan the QR code and learn more



# The Styled House Case Study

## Thoughtful Renovation Meets Timeless Charm

Situated within the prestigious Ashgrove Avenues, this property is a masterfully renovated family home that seamlessly blends modern functionality with the allure of its original character. The residence welcomes visitors with a chequerboard-floored front terrace, setting the stage for the captivating Spanish Mission experience within. The interior layout strategically separates living spaces and bedrooms, creating an ideal balance of zones while preserving the home's intrinsic charm.

## The Fusion of Modern Living and Expert House Styling

The heart of the home reveals a spacious kitchen and dining area that deftly marries contemporary design with timeless aesthetics. This transformative journey was enhanced by home stylists, The Styled House Duo, Alice Hagen and Debbie Child. Through their creative acumen, they artfully selected a palette centred around soothing burlywood and cream white tones, further accentuated by harmonious touches of refreshing green, grey and white. The Duo's astute choice of colours, textures, and furnishings breathed new life into the spaces, drawing potential buyers into a world of refined old world charm.

## Styling Magic and Remarkable Results

The enchanting transformation of this property demonstrates the powerful synergy between thoughtful renovation, skilful styling, and strategic marketing. The collaboration of The Styled House Duo played an integral role in shaping the property's visual narrative. The harmonious interplay of colours and textures showcased the unique features of the home, elevating its visual appeal and creating an emotional connection with potential buyers.

Within a short 28 days, this captivating transformation drew 89 groups of interested viewers and secured a remarkable sale at **\$1,820,000**.

Additionally, the property's online presence flourished with an impressive 7,640 page views on **realestate.com.au**. The commendable efforts of the Justin Hagen Team at Calibre Real Estate, alongside the house styling, coalesced to achieve these outstanding results.

For more property styling tips and case studies, scan the QR code and visit [www.thestyledhouse.com.au](http://www.thestyledhouse.com.au)









# Local Business Directory

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

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

## Marigold Haus

LOCAL RETAIL SPACE  
& SPECIALITY CAFE

[marigoldhaus.com](http://marigoldhaus.com)

334 Waterworks Rd,  
Ashgrove

**0432 073 510**



## Meat at Billy's

A BUTCHER LIKE NO OTHER

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

Ashgrove / Rosalie Windsor  
(Click & Collect Only) Home Delivery

**(07) 3366 2912**



## Rufus King Seafoods

AUSTRALIAN CAUGHT SEAFOOD

[rufuskingseafoods.com.au](http://rufuskingseafoods.com.au)

243 Waterworks Rd,  
Ashgrove QLD 4060

**(07) 3366 2526**



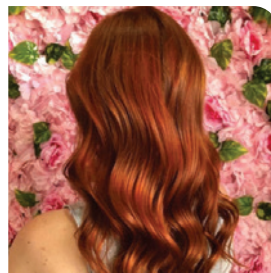
## Savvy hair Artistry

HAIRDRESSING SALON  
IN ASHGROVE

[savvyhairartistry.com](http://savvyhairartistry.com)

3/15 Stewart Rd,  
Ashgrove QLD 4060

**(07) 3366 3385**



## Studio Pilates Ashgrove

BEAT DRIVEN. MUSCLE BURNING.  
REFORMER PILATES

[studiopilates.com/studios/ashgrove](http://studiopilates.com/studios/ashgrove)

**0439 669 197**



## UBX Ashgrove

WORLD-CLASS BOXING WORKOUTS

[ubxtraining.com/gym/ashgrove](http://ubxtraining.com/gym/ashgrove)

11/486 Waterworks Road,  
Ashgrove

**0466 816 377**



## Wine & Larder Bistro

ASHGROVE'S NEIGHBORHOOD  
WINE BAR

[larderwinebar.com.au](http://larderwinebar.com.au)

479 Waterworks Rd,  
Ashgrove QLD 4060



## AUCHENFLOWER

## The Frog 'N' Toad

FAMILY - OWNED SANDWICH BAR,  
TAKEAWAY & CAFE

68 Lang Parade,  
Ashgrove QLD 4060

**(07) 3371 7823**



## BARDON

## Bardon Bowls Club

BAREFOOT BOWLS, MUSIC, FOOD  
TRUCKS AND MORE

[bardonbowls.com](http://bardonbowls.com)

69 Bowman Parade,  
Bardon QLD 4065

**(07) 3366 2981**



## Bardon Thyme

SPECIALITY COFFEE, ARTISAN BAKED  
GOODS, BREAKFAST & LUNCH 7 DAYS

FB/IG: @bardonthyme

5 Morgan Terrace,  
Bardon QLD 4065

**0435 043 759**



## BOWEN HILLS

## Trimira Audio

BRISBANE SUPERLATIVE  
HIGH FIDELITY

[trimira.com.au](http://trimira.com.au)

1/141 Campbell St,  
Bowen Hills QLD 4006

**(07) 3854 0406**



## BRISBANE CITY

## Comuna Cantina

LATIN STREET FOOD  
INSPIRED RESTAURANT

[comunacantina.com.au](http://comunacantina.com.au)

12 Creek Street,  
Brisbane City QLD 4000

**0484 200 067**



## ONLINE

## Cakes by Judyc

SPECIALITY CAKE SHOP  
AND COFFEE BAR

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

1/227 Waterworks Rd,  
Ashgrove QLD 4060

**(07) 3366 9111**



## Corn St Cafe

LOCAL COMMUNITY CAFÉ WITH  
LATIN AND MEDITERRANEAN DISHES

[cornst.com.au](http://cornst.com.au)

Shop 2/498 Waterworks Rd,  
Ashgrove QLD 4060

**0402 165 240**



## Home Café Ashgrove

GREAT COFFEE AND FOOD  
IN COZY ATMOSPHERE

[homecafeashgrove.com.au](http://homecafeashgrove.com.au)

4/20 Stewart Rd,  
Ashgrove QLD 4060

**0405 402 340**





# The Styled Gift CO.

CRAFTED GIFT HAMPERS  
FOR ANY OCCASION

thestyledgift.co



0401 850 232

# Sassafras of Paddington

SUSTAINABLE AND DOG FRIENDLY CAFÉ

sassafrasofpaddington.com.au

88 Latrobe Terrace,  
Paddington QLD 4064

0408 088 961



# Couverture & Co.

LOCAL ARTISAN  
CHOCOLATIERS

couvertureco.com

19A Enoggera Terrace,  
Red Hill QLD 4059

(07) 3367 3000



THE GAP

# The Styled House

MAXIMISE YOUR SALE PRICE  
WITH PROPERTY STAGING

thestyledhouse.com.au



0410 430 537

# Yavanna

PLANT-BASED BAR  
& EATERY

9/2 Latrobe Terrace,  
Paddington QLD 4064

(07) 3554 0267



# Five Star Cinemas- Red Hill

MOVIE THEATRE

fivestarcinemas.com.au

14 Enoggera Terrace,  
Red Hill QLD 4059

(07) 3707 5444



# Francesca's Flowers

A BOUTIQUE BRISBANE  
FLORIST

francescasflowers.com.au

15 Woorama Rd,  
The Gap QLD 4061

0411 349 772 / 0420 394 990



PADDINGTON

RED HILL

# Blackout Paddington

WE SERVE PEOPLE COFFEE,  
NOT COFFEE TO PEOPLE

theblackbcoffee.co

173 Latrobe Terrace,  
Paddington QLD 4064

0411 119 517



# Arthur Terrace Coffee Shop

BREAKFAST, BRUNCH AND TAKEAWAY

94 Arthur Terrace,  
Red Hill QLD 4059

0412 569 462



# Le Coin Bistro

TRADITIONAL FRENCH  
RESTAURANT

lecoinbistro.com.au

5/1 Enoggera Terrace,  
Red Hill QLD 4059

(07) 3366 3385



# Naïm

MODERN MIDDLE  
EASTERN RESTAURANT

naimrestaurant.com.au

14 Collingwood St,  
Paddington QLD 4064

(07) 3876 4991



# Align Coffee

COFFEE, TOASTIES,  
ART AND GIFTS

IG: @aligncoffeebrisbane

3 Windsor Road,  
Red Hill QLD 4059



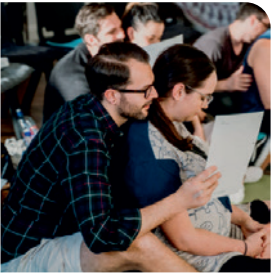
# Mother Down Under

OWN YOUR BIRTH RATHER THAN  
FEEL OVERWHELMED BY IT

motherdownunder.com

2 St Barnabas Place  
Red Hill QLD 4059

0432 829 368



# Noir Paddington

MULTI-LEVEL  
BOUTIQUE WINE BAR

noirpaddington.com.au

216 Given Terrace,  
Paddington QLD 4064

0418 569 007



# Colle Rosso Ristorante Italiano

TRADITIONAL ITALIAN RESTAURANT  
& PIZZERIA

collerosso.com.au

191 Musgrave Rd, Red Hill QLD 4059

0432 073 510



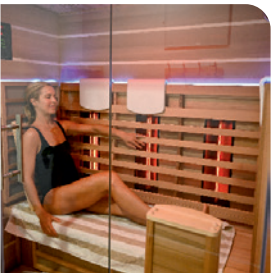
# Vikasati

BRISBANE'S HOLISTIC FITNESS  
AND WELLNESS CENTRE

vikasati.com.au

147 Musgrave Road,  
Red Hill QLD 4059

0481 138 473







# CALIBRE

REAL ESTATE

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

07 3367 3411 | [sales@calibrerealestate.com.au](mailto:sales@calibrerealestate.com.au)

191 Musgrave Road, Red Hill 4059