

# CALIBRE & COMMUNITY

SUMMER 2023

Merry Christmas!

What's Inside?



PROPERTIES: SOLD & LEASED



MARKET INSIGHTS: KELVIN GROVE



COST OF SELLING A PROPERTY



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 Christmas edition of Calibre & Community magazine.

As the holiday season approaches, our pages come alive with festive cheer and insightful content tailored to our vibrant community.

Market Insights: We highlight the results in Kelvin Grove, along with showcasing recent Inner West sales.

Property Selling Resources: If you're contemplating selling your property, our comprehensive cost breakdown for selling a property, along with a complimentary copy of the "Complete Guide to Selling Your Property," all to assist you with your property journey.

"Why Call Ashgrove Home?" Campaign: Join our campaign by simply sharing your favourite Ashgrove photo for a chance to win a \$200 Visa prepaid card.

Affiliate Program: Additionally, by referring our services to your network, you could earn \$1,000 per confirmed sale, and save your referrals up to \$500 (learn more details on p32).

Nutrition for Summer: Discover a Berry Protein Pops recipe, provided by a local clinical nutritionist, perfectly suited for the summer season.

Local Culinary Delights: Explore the culinary gems within our community as we introduce a local restaurant plus a bar renowned for their delectable food and inviting atmosphere. Your new favourite dining and social spot might just be around the corner.

Property Styling Case Study: Have you ever wondered about the magic of property styling? Our revealing case study with remarkable results exposes the multifaceted impact of property styling that extends far beyond mere aesthetic charm.

In the spirit of giving and sharing this holiday season, we extend our heartfelt thanks for your unwavering support of Calibre & Community. We are committed to bringing you the best of our community and look forward to another year of growth, connection, and inspiration. Happy reading!

Alice Hagen  
Co-Founder/Principal  
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  
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Property Consultant



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Property Consultant



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Property Consultant



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Sales Associate



Lucy Jones  
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Property Consultant



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Licensed Real Estate Agent



Peter Ellison  
0414 680 744  
Licensed Real Estate Agent



Simon Hughes  
0402 038 082  
Property Consultant

## Property Management



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0411 582 871  
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Lorrae Aitken  
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Senior Property Manager



Patrick Cornish  
0451 731 800  
Senior Property Manager



Janine Andrews  
0480 092 916  
Senior Property Manager

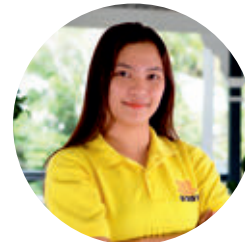


Fran Bonifacio  
0416 771 500  
Leasing Manager

## 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 - Kelvin Grove

## What’s happening in Kelvin Grove?

Kelvin Grove, a suburb that has historically balanced its rich heritage with modern vibrancy, is currently showing nuanced shifts in its real estate market dynamics. From the demand for family houses to the popularity of student apartments, Kelvin Grove offers a microcosm of wider market trends.

### Market snapshot

#### HOUSE

Median sale price	\$1,280,000 <sup>^1.4%</sup>
Number of sales	52
Median days on market	37
% Stock on market	6.27%

#### UNIT

Median sale price	\$470,000 <sup>^1.9%</sup>
Number of sales	186
Median days on market	21
% Stock on market	6.72%

## Kelvin Grove

**The market for House in Kelvin Grove** highlights the suburb’s enduring appeal and suggests a steady market with potential for growth. The median house value (middle price for all houses as estimated by CoreLogic) in this suburb has modestly increased to \$1,220,000, marking a 1.2% rise from the previous. This growth reflects a sustained interest in the area's housing market, underlining its desirability among buyers.

The market has observed less transactions in the past year, with an 18.7% decrease in house sales, resulting in 52 properties sold. This shift reflects a trend towards quality over quantity, with the market adjusting to a more refined selection of available properties. It seems that homeowners may be choosing the perfect moment to sell, ensuring that their properties stand out in the market, while buyers are becoming more deliberate in their investments.

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 seen a slight uptick to \$1,280,000, a 1.4% increase. This can indicate that the houses sold may have been of higher value or that the market competition has heated up, with buyers

willing to pay more for their ideal property.

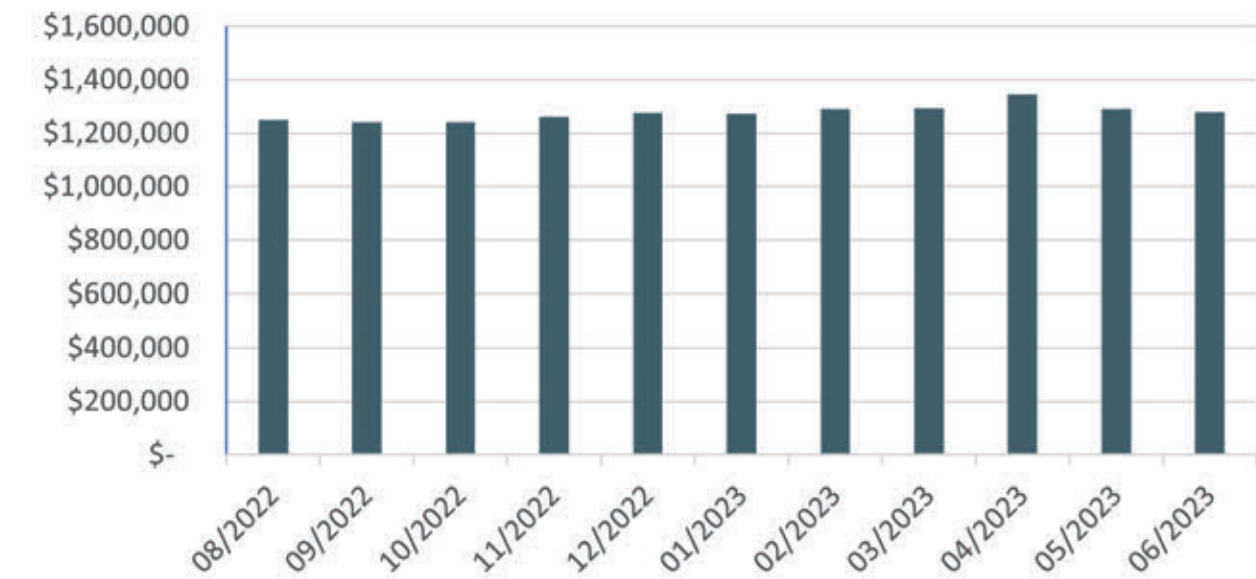
Properties in Kelvin Grove are taking an average of 37 days to sell. This timeframe can be considered reasonable, providing enough opportunity for sellers to market their homes effectively and for buyers to make considered decisions.

**The unit market in Kelvin Grove** presents a contrasting picture of stability and growth. The median unit value stands at \$495,000, representing a 7.3% increase from the previous year.

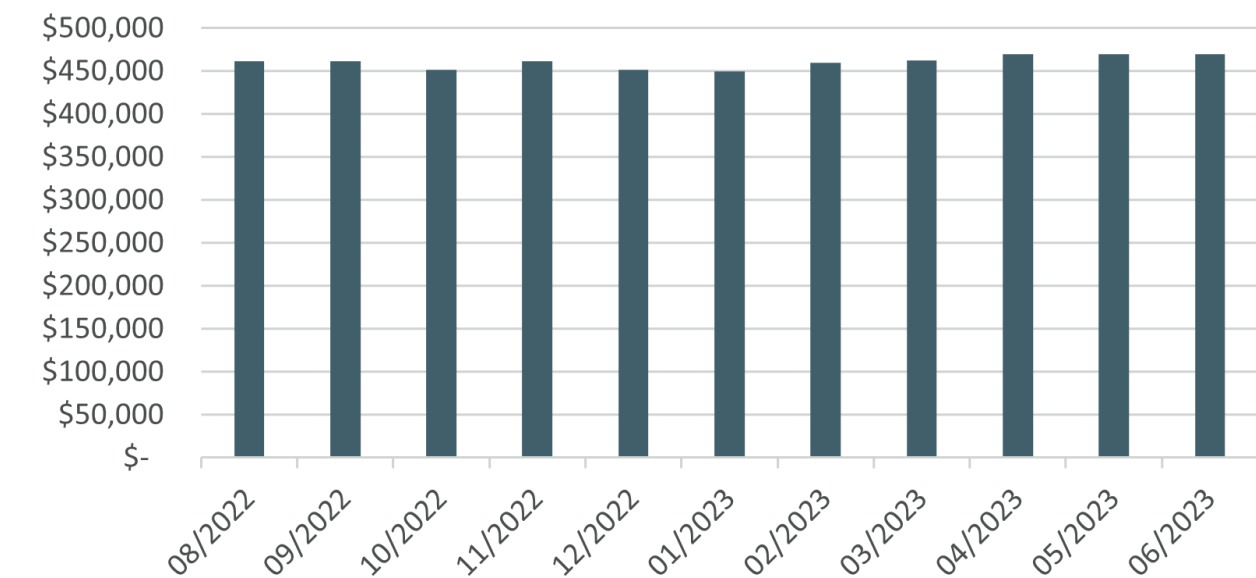
This solid performance indicates a robust appeal for this segment, likely driven by the suburb's popularity among young professionals and students given its proximity to educational institutions and the CBD.

Unit sales prices have also seen a rise, with the median sales price reaching \$470,000—a 1.9% increase. This gain, although smaller than that for house values, suggests a consistent demand for units in the area. A healthy sign for the unit market is the increase in sales volume, which has gone up by 4.5%, totalling 186 units sold over the past year. This could be due to more competitive pricing.

Median Sales Price (House) 08/2022 - 06/2023



Median Sales Price (Unit) 08/2022 - 06/2023



© Corelogic 2023

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 Kelvin Grove 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.

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/Licensed Estate Agent

0439 672 163 justin@calibrerealestate.com.au





# Just Sold

## Grand charming home with outdoor entertaining & pool



Welcome to 'The Haven', a charming family home in one of Brisbane's most highly sought after neighbourhoods. This stunning Queenslander sits on a large block and offers the quintessential entertainer's sanctuary complete with heated magnesium pool.

Upon entering this sunlit abode, you'll be welcomed by impressive high ceilings, stunning timber floors, and a seamless integration of indoor-outdoor living spaces. The generous rear deck offers all year round entertaining with family and friends, featuring an in-built BBQ kitchen and a breakfast bar adjoining the well-appointed chef style kitchen.



Ashgrove

140 Ashgrove Avenue

4 3

3 569

Sold For

\$1,750,000

Online Enquiries

136

Groups at Inspections

57

Days on Market

5



Lucy Jones | Property Consultant  
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lucyjones@calibrerealestate.com.au



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





# Grand Red Hill Queenslander, the Entertainers' Oasis with pool & views

Welcome to 'Summer Hill,' one of Red Hill's most charming family homes, located on a quiet, leafy street and an easy walk to Woolcock Park.

As you step inside this vibrant, light-filled home, you are greeted by its unique interior, featuring an exciting blend of character charm coupled with colourful, bubbly design elements by Anna Spiro.

The home offers a choice of no less than three outdoor entertaining areas - a generously sized elevated deck, perfect for sundowners with family and friends; a second deck, almost twice the size of the first, and fully serviced by a chef style kitchen for larger celebrations; and completing the trifecta of the unlimited Brisbane lifestyle, the magnesium pool and open air fire pit sit waiting to be enjoyed.



Red Hill

28 Glenrosa Road

4

3

2

647

Sold For

\$2,400,000

Days on Market

20

Online Enquiries

109

Groups at Inspections

73

Lucy Jones | Property Consultant

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Josh Peake | Property Consultant

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## 632m2 in tightly held Rainworth

Tucked away amidst some of Bardon's most prestigious real estate, this brick home sits on an elevated 632m2 lot, offering you the opportunity to renovate to your liking or start from scratch and bring your dream home to life.



Ask any Bardon local: the location is unbeatable. Rainworth State School is within walking distance through family friendly streets, a convenient bus stop is located at the end of the street, and all the amenities of Bardon, including cafes, shops, and parkland, are just a stone's throw away.

Inside the brick residence, you'll discover a comfortable living space that's move-in ready or suitable for renting. The layout boasts three spacious bedrooms, a combined lounge and dining area, a separate kitchen complete with a Miele dishwasher, a dedicated laundry, and ample storage throughout.

Bardon

4 Eastment Street

3

1

2

632

Sold For

\$1,490,000

Days on Market

6

Online Enquiries

100

Groups at Inspections

53



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





# How Much is Your Property Really Worth?

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.



## Get your free appraisal in 3 simple steps

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.

# 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.





# Just Leased

## Exclusive living in the St Lucia Avenues

Perfectly positioned in the Avenues of St Lucia and surrounded by newly built executive homes.

Is this spectacular family home.

Sprawled over two luxurious levels and offering a sizeable floorplan this luxury. Near new home is designed to optimize space, tranquillity and light across two sleek levels. Set on a north facing 426sqm block near the University of Queensland and walking distance to Ironside State School.

Highlights include:

- Premium kitchen with quality Miele appliances including dual ovens, built-in coffee machine, steamer, wine fridge and dishwasher, an abundance of storage space and great breakfast bar
- Generous living area with stacker doors flowing seamlessly to entertainers patio with built-in cabinetry featuring BBQ and sink
- Low maintenance courtyard garden sits adjacent to sparkling inground pool
- Oversized master suite with lavishly appointed ensuite featuring his and her basins and not to be missed walk-in robe

## St Lucia

91 Eight Avenue

5  3  2 

Leased For

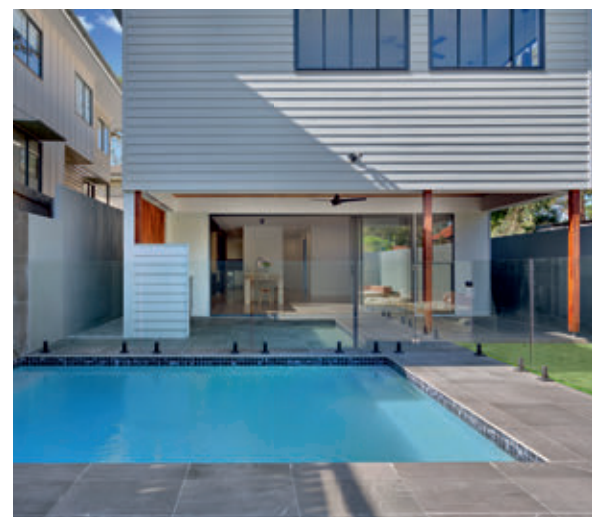
# \$1,725

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





## Stunning Inner City Art Deco inspired residence

Located just a stones throw from Brisbane's most famous lifestyle and entertaining precincts, this three bedroom residence offers uninterrupted views of the glorious city skyline.

Your sophisticated inner city lifestyle is complete with –

- Sleek designer kitchen with stone benchtops, European stainless steel appliances and gas cooktop, dishwasher, plumbing for fridge, built in microwave and wine fridge
- Parquetry flooring to living areas and lush wool carpet to bedrooms
- Three air conditioned bedrooms with built-in wardrobes
- Two lux fully tiled bathrooms with mirrored cabinets
- Unique curved interior walls and high quality fixtures and fittings throughout
- Spacious entertainers balcony with spectacular City views
- Elevator and security access
- Secure basement parking with two car garaging
- Only two apartments per floor

### Red Hill

1202/28 Lower Clifton  
Terrace

3  2  2 

Leased For

**\$875**  
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.



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





# Is Your Investment Property in Line with The Current Market?

A rental appraisal is a detailed property analysis that takes into account the features of your property and assesses how it compares to other similar rental properties in the local area. It can also include recommendations for improvements to help you maximise the return from your property.

## It Pays to Be in The Know with An Accurate Rental Appraisal

Ensuring you have an up-to-date rental appraisal is an important step in ensuring your investment property is assisting you to meet your investment goals and maximise your rental returns.

A free rental appraisal will allow you to assess your financial position and budget accordingly so that you can make smart and informed decisions.

As your local specialist, your Calibre representative will be able to advise you on –

- The best time of year to lease your property to achieve maximum returns or align with your needs (should you plan to move back into the property or sell)
- Market fluctuations (periods of increased supply / demand depending on the time of year)
- Any improvements or alterations that may increase the appeal or rental value of your property
- Any preventative maintenance that should be considered prior to tenanting a property to avoid costly repairs or major tenant inconveniences down the track
- How you can make your property stand out from the competition in an oversupplied market
- Whether proposed alterations or improvements are likely to increase the overall appeal / return on your investment



## A Comprehensive Assessment

One of property manager will review your property, looking at its size, number of bedrooms and bathrooms, its general condition.

They will note particular features, as well as recommending any upgrades or improvements to your house that may be beneficial to you getting the most out of your investment property.

### Size

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

### Location

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

### Market Conditions

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

### Local Rentals Perspectives

Your local Calibre Real Estate agents have an in depth knowledge of what renters 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 maximising the rental value of your home in the eyes of potential renters.

## Get Your Free Appraisal in 3 Simple Steps

Connect with us and get your free rental appraisal 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.

Scan the QR code on the banner below to book your free appraisal and get 3 months free property management service.





# Lucy Jones

Lucy is A Property Consultant at Calibre Real Estate



What is your favourite part of your day?

Helping our clients on their property journey.

What is your favourite place to eat around here?

Botanica Real Food.

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

I have a twin sister.

Dogs or Cats?

Dogs!

How would you spend a million dollars in 24 hours?

I'd buy the most property with good fundamentals in the best suburb.

What is your favourite thing about your career?

I love chatting with people!

QA &

Sweet or Savoury?

Savoury:)

Do you use your town planning degree?

All the time for my own projects and to value add to my clients.

What subject were you best at, at school?

Legal studies!

Which suburb did you purchase your first property in?

Hendra.



Scan to know more about other team members at Calibre



# What Are the Costs Associated with Selling a Property?

Whatever your reasons and motivations for selling your house, it can be an emotional and challenging time. One of the ways to reduce stress and headaches is to be fully informed about what to expect, and how much you need to budget for the process itself. The cost of selling a house adds up to more than just the amount you spend on your new property, but if you start out with a good idea of the fees associated with selling a house, you can plan and budget appropriately.

## Advertising and Marketing

One of the most important roles of your real estate agent is to advertise and market your property to generate maximum interest. A range of digital marketing channels and print media will be combined to form a strategic marketing campaign. Most agencies will charge marketing costs on top of the agent's commission in order to cover these various services.

### Digital marketing includes:

- Digital brochures
- Real estate portal listings
- Social media
- Professional photography
- Drone footage

### Print marketing includes:

- Signage
- Property brochures
- Newspaper and magazine advertisements
- Professional copywriting

Your agent will use their experience and local market insights to develop a tailored marketing campaign for your property, in your area. This is a specialist service that can make a huge difference to the speed and efficiency of your sale, and to the all-important sale price itself. For this reason, advertising and marketing can add anything from several hundred to several thousand dollars to the cost of selling a house. With the right agent, this investment will pay off.

# Real Estate Agent's Commission

The agent's commission forms a key portion of the cost of selling a house. You are paying for specialist expertise, industry experience, local market knowledge, and access to valuable contacts, techniques and technologies that will help you to sell your house quickly, and at the best price. Your agent will also be your advisor and advocate throughout the process, answering your questions, providing support, and negotiating on your behalf.



There is no standard commission rate in Queensland so you will find that the rates and methods vary between agencies. An agent may charge a flat fee, a percentage of the sale price, or a tiered commission, so it's important that you discuss this in advance and agree on a rate and structure before signing a contract.

When you find the right agent and are ready to get started, you must both complete an Appointment To Act form.

This is a service agreement that sets out the rights and obligations of both parties – you and your agent. Their commission, fees and expenses should be clearly laid out in this form, and you should make sure that you understand how much you are likely to pay, and when. Once you have discussed and agreed on terms, you will both need to sign the agreement. The commission is usually payable on the settlement of the sale.

## Bank Valuation

The buyers' financier may want to get their own valuation in order to secure their finance approval for the purchase. This is commonly a part of a finance clause on a contract of sale. The buyers' financier will want to get their own valuation in order to secure their finance approval for the purchase.

## Pest and Building Inspection Reports

A detailed inspection compares your home with other similar properties and highlights any issues with the construction, workmanship and condition of the property. The report will identify any areas of deterioration or poor maintenance, as well as potential hazards. It pays to commission an in-depth report before you sell because it will either strengthen your negotiating position or prepare you to adjust your expectations.



## Solicitor & Legal Fees

The cost of selling a house will inevitably include some associated legal fees. These relate to your conveyancer or solicitor for their service in legally transferring the ownership of the property to the buyer. After you accept an offer from a buyer, your solicitor or conveyancer will manage the contracts and legal processes that follow.

It is not a legal requirement to work with a conveyancer or solicitor, but it is the best way of ensuring that all of the legal boxes are ticked and nothing falls through the cracks. The process of selling a property is complex and you can't afford to make mistakes. A licensed conveyancer or solicitor will charge their own rates for this work, and these can vary from agency to agency.



## Financial Fees

When such large sums of money are involved, it's a good idea to find a financial advisor who specialises in home loan finance. They can help you get your finances in order for your sale, and a potential new purchase, and support you to make smart decisions.

## Maintenance Costs & Styling

Preparing your property for sale, and getting it in the best condition to attract buyers, is likely to involve some financial outlay. This might sound counter-intuitive, but a little money spent on maintenance and home styling can translate into a premium sale price down the line – don't lose sight of that!

You should carry out any necessary maintenance and repairs that might put off potential buyers, such as leaks and water damage, peeling wallpaper, and scuffed or damaged woodwork. A fresh coat of paint on tired or

marked walls can work wonders to make your home feel clean, bright and fresh. It's also important to pay attention the outside areas, tidying up the garden and creating a welcoming entrance.

Depending on the condition of your property, you may be able to do all of the work yourself or you may need to pay contractors and professional cleaners along the way. Your real estate agent will be able to advise you about which works are essential and will have maximum impact on your sale, and which can be left for the future owners.

Styling your home for marketing materials and buyer inspections plays a powerful role in generating interest and offers, and driving up the sale price. You can make small changes to de-clutter, de-personalise and re-arrange the setup of the rooms even while still living in the home, but if you're moving out before selling you can make an even bigger impact with a furniture package setup. We offer Calibre Interior Design services, where we work with you to style and present your home at its best, using Calibre's furniture styling packages.

## Moving Fees

When considering the cost of selling a house, it's easy to forget about moving fees. It's unlikely that you will have the time and resources to personally move all of your furniture and possessions from your old property to your new home, so it's important to factor in the cost of a removals company. These can be charged at a fixed or an hourly rate, so make sure you know what the agreement is up front.

## Miscellaneous Expenses

The average cost of selling a property can include a range of additional miscellaneous expenses. These are costs that will apply to certain house sales, but not all.

### Capital Gains Tax

If you are selling a rental property, holiday house or vacant land, you should factor Capital Gains Tax into your costs. This is because you are selling a second home or plot of land that counts as an asset, so you are required to pay tax on the profits from the sale.

### Strata and/or Council Fees

When you sell your property, there may be some outstanding council rates and strata fees to pay. These are recurring fees that are usually paid every quarter, so you need to check whether there is anything further to pay before the property actually changes hands.

At Calibre Real Estate, we understand that you want to keep the cost of selling your house to a minimum, while also doing everything you can to secure the best price in good time. We can help you find this balance. The associated costs and fees might send your head spinning, but the experts at Calibre are on hand to break it all down for you.

Our friendly and dedicated team is ready and waiting to take the stress out of your move. We can help you to understand what you're getting for your money at every stage, to spend the money where it counts, and to achieve a sale price that makes it all worth it.

Whether you are ready to sell or just want some more information about the process, we are happy to help. Contact us today for a free property appraisal.



# 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

## Why Call Ashgrove Home?

### Submit Your Favourite Photo of Ashgrove in Summer

Are you proud to call Ashgrove your home? Do you have stunning photos showcasing the beauty of this vibrant and charming suburb? This is your opportunity to share your photos and be in with a chance to win a \$200 gift card.



Introducing the Ashgrove summer photography competition, brought to you by Calibre Real Estate. Whether you're a seasoned photographer or simply live in this remarkable neighbourhood, let's embark on a journey to discover; Why Call Ashgrove Home?

**1** Select your favourite Ashgrove photo you've taken that captures what makes this suburb special to you.

**2** Scan the QR code and use the form to enter your name, email address and phone number. Don't forget to attach the photo you want to submit!

**3** Winners will be announced on our social media channels, so be sure to follow us to stay updated.

Scan the QR Code  
and Complete The Form  
For Your Chance to Win  
a \$200 Gift Card





# 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

## Berry Protein Pops

### Ingredients

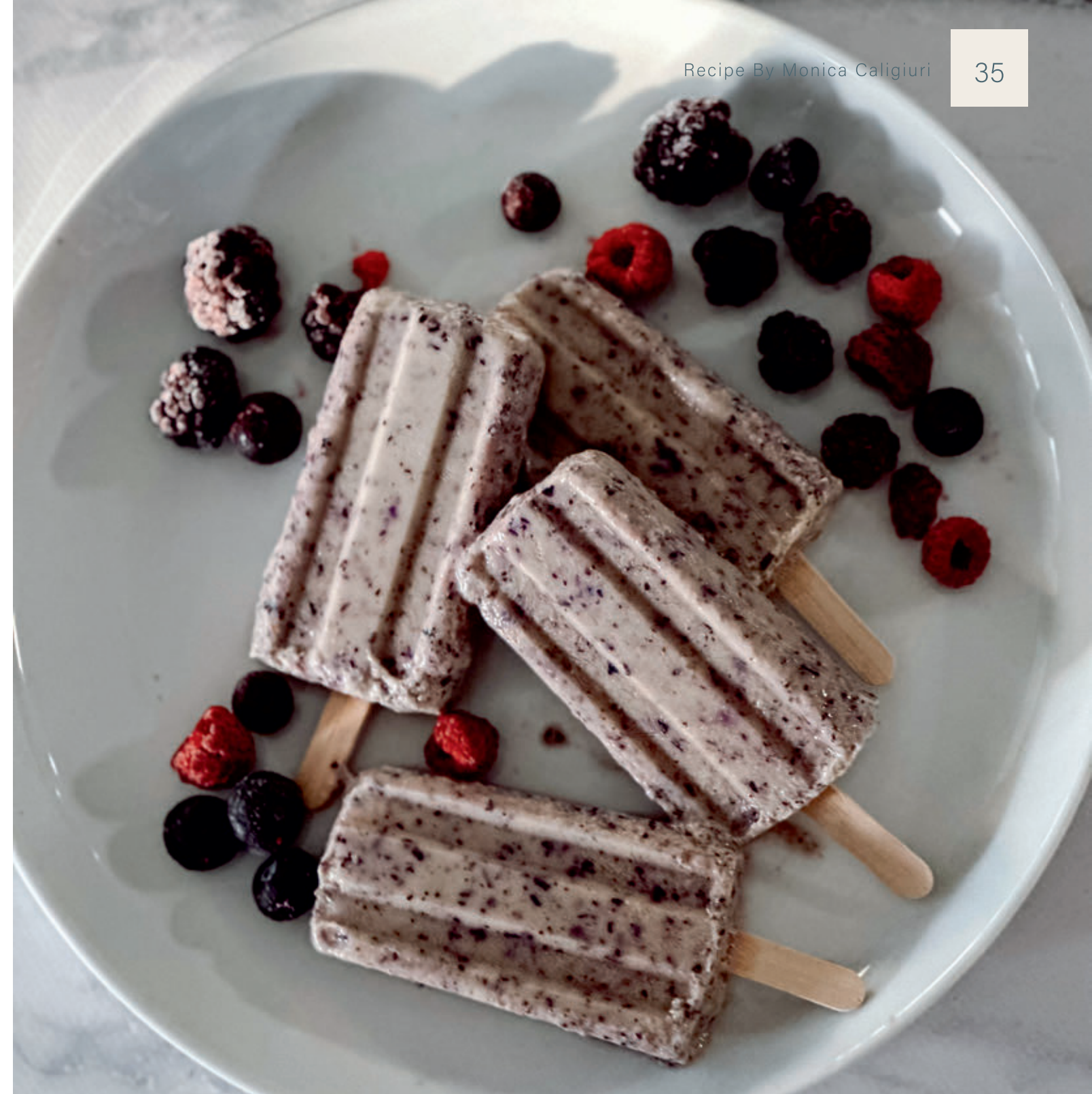
- 2 cups blueberries
- 1 cup yogurt (greek, natural or coconut)
- 1/3 cup milk
- 1/4 cup vanilla protein powder
- 1 tbsp maple syrup

### Instructions

1. Add all of the ingredients to a blender and blend until smooth.
2. Pour into ice block moulds and freeze overnight. Enjoy!



“The essence of who you are – the way you feel, live, breathe and love stems from a foundation of good food, but it certainly doesn’t stop there. Our focus is holistic, offering a tailor-made approach to not only diet, but also lifestyle and mind-set.”



## Monica Caligiuri



Clean, uncomplicated, effective nutrition brought to you by a Clinical Nutritionist, busy Mum, dancer and passionate foodie!

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.

## Berry Protein Pops

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

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

To book a consultation call 1800 MMINDS

Email: [hello@monicacaligiuri.com.au](mailto:hello@monicacaligiuri.com.au)

Instagram: [@nutritionist\\_monica](https://www.instagram.com/nutritionist_monica)

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



# Local Hot Spots

## Hashtag Burgers and Waffles

Hashtag Burgers & Waffles is a one of a kind spot for people looking for the best burgers in Brisbane.

We offer a massive variety of beef burgers, chicken burgers, vegetarian burgers, sides and desserts!

Here at Hashtag, we pride ourselves in offering the Brisbane community one of the greatest dine-in and takeaway experiences available.

Our style is funky, unique, with a blend of traditional and modern burger combinations with shakes and desserts to finish you off!



Email: [Ashgrove@hashtagburgersandwaffles.com.au](mailto:Ashgrove@hashtagburgersandwaffles.com.au)

Phone: 07 3366 9025

Instagram: [@hashtag\\_burgers\\_and\\_waffles](https://www.instagram.com/hashtag_burgers_and_waffles)

FB: [@Hashtag Burgers & Waffles](https://www.facebook.com/HashtagBurgersWaffles)

Address: 10 Stewart place, Ashgrove QLD 4060

### Open Hours:

Sunday - Thursday: 11am-8pm

Friday - Saturday: 11am-9pm



## The Junk Bar

The JB is one of Brisbane's first and finest hole-in-the-wall small independent venues. With vinyl records playing in the front bar and live music in the back room, the atmosphere is intimate, relaxed, and organic. Our audiences have come to expect good sound at a sensible volume, safe in the knowledge that even if they haven't heard of a particular artist on a poster in the window, they are going to hear something to enjoy. Emerging and established musicians love the care they receive here from our roster of experienced sound engineers.

Once inside settle into the comfort of the bar's vintage couches with a drink, soundtracked by a classic vinyl selection handpicked by our bar staff. The records are .. we promise .. not terrible! We're famous for our delicious, hand delivered cocktails and the relaxed, retro vibe. The Junk Bar feels like home .. a family you can actually handle.

Once through the door hang a right and you enter one of the coolest live music spaces in Brisbane.



Info: [info@thejunkbar.com.au](mailto:info@thejunkbar.com.au)

Bookings: [bookings@thejunkbar.com.au](mailto:bookings@thejunkbar.com.au)

Phone: 0450 858 868

FB: [@thejunkbarashgrove](#) IG: [@thejunkbar](#)

Address: 215 Waterworks Rd, Ashgrove QLD 4060

Website: [www.thejunkbar.com.au](http://www.thejunkbar.com.au)

### Open Hours:

Monday - Tuesday: Closed

Wednesday - Thursday: 6pm till late

Friday - Saturday: 5pm till late

Sunday: Closed

Please note that we do open up on our scheduled closed days for gigs and private functions that are pre organised



# The Styled House Case Study

## Hidden Gem

Nestled in the heart of Ashgrove, this property stands as a testament to the classic charm of the Queensland living, yet with a modern touch that speaks volumes of its extensive and flexible floorplan. With an emphasis on style and function, this property not only captures the essence of family living but offers the unique prospect of dual living or home business opportunities. Building on from a solid foundation, to showcase the home's true functionality, property styling was a must.

## From Understated to Unmissable

The challenge was taken up by The Styled House Duo, Alice Hagen and Debbie Child. Their vision? A harmonious fusion of contemporary with Queenslander charm. They curated a sophisticated palette of whites, greys, and wood tones that accentuated the property's spaces. Key areas, from the living space to the sunlit back deck, were designed to allow prospective buyers to easily envisage themselves living in the home showcasing both luxury and functionality.

## More Than Just Aesthetic Appeal

Alice and Debbie's expertise did more than just enhance the property's aesthetic appeal — along with Calibre's marketing, the property styling through the photography helped attract a staggering 7,399 views on [realestate.com.au](https://www.realestate.com.au) and within 29 days, an unconditional contract was signed.



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

## Home Café Ashgrove

GREAT COFFEE AND FOOD  
IN COZY ATMOSPHERE

homecafeashgrove.com.au

4/20 Stewart Rd,  
Ashgrove QLD 4060

0405 402 340



## Meat at Billy's

A BUTCHER LIKE NO OTHER

meatatbillys.com.au

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

(07) 3366 2912



## Rufus King Seafoods

AUSTRALIAN CAUGHT SEAFOOD

rufuskingseafoods.com.au

243 Waterworks Rd,  
Ashgrove QLD 4060

(07) 3366 2526



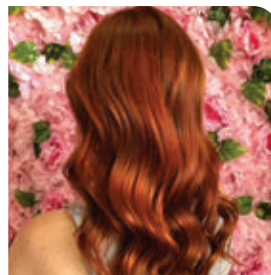
## Savvy Hair Artistry

HAIRDRESSING SALON  
IN ASHGOVE

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

0439 669 197



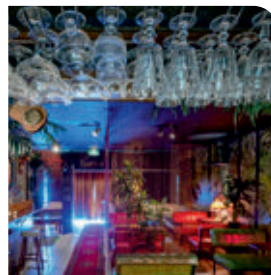
## The Junk Bar

BRISBANE'S FIRST AND FINEST  
HOLE-IN-THE-WALL SMALL VENUE

thejunkbar.com.au

215 Waterworks Rd,  
Ashgrove QLD 4060

07 3366 9025



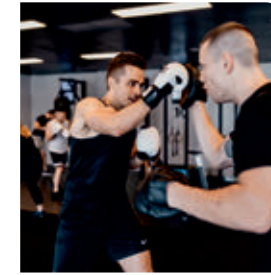
## UBX Ashgrove

WORLD-CLASS BOXING WORKOUTS

ubxtraining.com/gym/ashgrove

11/486 Waterworks Road,  
Ashgrove

0466 816 377



## Wine & Larder Bistro

ASHGROVE'S NEIGHBORHOOD  
WINE BAR

larderwinebar.com.au

479 Waterworks Rd,  
Ashgrove QLD 4060



## The Frog 'N' Toad

FAMILY - OWNED SANDWICH BAR,  
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Ashgrove QLD 4060

(07) 3371 7823



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TRUCKS AND MORE

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Bardon QLD 4065

(07) 3366 2981



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GOODS, BREAKFAST & LUNCH 7 DAYS

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0435 043 759



## Trimira Audio

BRISBANE SUPERLATIVE  
HIGH FIDELITY

trimira.com.au

1/141 Campbell St,  
Bowen Hills QLD 4006

(07) 3854 0406



## Cakes by JudyC

SPECIALITY CAKE SHOP  
AND COFFEE BAR

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

Shop 2/498 Waterworks Rd,  
Ashgrove QLD 4060

0402 165 240



## Hashtag Burgers & Waffles

BEST BURGERS IN BRISBANE -  
DIFFERENTLY DELICIOUS!

10 Stewart place,  
Ashgrove QLD 4060

07 3366 9025





Monica Caligiuri

CLINICAL NUTRITIONIST  
AND FOOD COACH (Adv Dip Nm)

🌐 [monicacaligiuri.com.au](http://monicacaligiuri.com.au)



☎ 0412 733 546

Sassafras  
of Paddington

SUSTAINABLE AND DOG FRIENDLY CAFÉ

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📍 88 Latrobe Terrace,  
Paddington QLD 4064

☎ 0408 088 961



Couverture & Co.

LOCAL ARTISAN  
CHOCOLATIERS

🌐 [couvertureco.com](http://couvertureco.com)

📍 19A Enoggera Terrace,  
Red Hill QLD 4059

☎ (07) 3367 3000



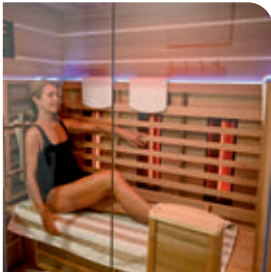
Vikasati

BRISBANE'S HOLISTIC FITNESS  
AND WELLNESS CENTRE

🌐 [vikasati.com.au](http://vikasati.com.au)

📍 147 Musgrave Road,  
Red Hill QLD 4059

☎ 0481 138 473



The Styled House

MAXIMISE YOUR SALE PRICE  
WITH PROPERTY STAGING

🌐 [thestyledhouse.com.au](http://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](http://fivestarcinemas.com.au)

📍 14 Enoggera Terrace,  
Red Hill QLD 4059

☎ (07) 3707 5444



📍  
THE GAP

📍  
PADDINGTON

📍  
RED HILL

Blackout Paddington

WE SERVE PEOPLE COFFEE,  
NOT COFFEE TO PEOPLE

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Paddington QLD 4064

☎ 0411 119 517



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Coffee Shop

BREAKFAST, BRUNCH AND TAKEAWAY

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Red Hill QLD 4059

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TRADITIONAL FRENCH  
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🌐 [lecoinbistro.com.au](http://lecoinbistro.com.au)

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

Naïm

MODERN MIDDLE  
EASTERN RESTAURANT

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COFFEE, TOASTIES,  
ART AND GIFTS

🌐 IG: @aligncoffeebrisbane

📍 3 Windsor Road,  
Red Hill QLD 4059

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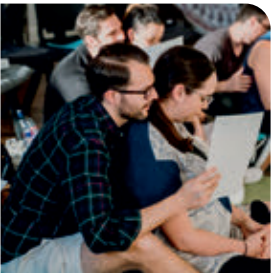
Mother Down Under

OWN YOUR BIRTH RATHER THAN  
FEEL OVERWHELMED BY IT

🌐 [motherdownunder.com](http://motherdownunder.com)

📍 2 St Barnabas Place  
Red Hill QLD 4059

☎ 0432 829 368



We are committed to helping local businesses  
to reach more customers,  
please email us at [marketing@calibrerealestate.com.au](mailto:marketing@calibrerealestate.com.au)  
to get listed in our local business directory for free!

Noir Paddington

MULTI-LEVEL  
BOUTIQUE WINE BAR

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Paddington QLD 4064

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TRADITIONAL ITALIAN RESTAURANT  
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Red Hill Veterinary  
Clinic

🌐 [redhillvet.com.au](http://redhillvet.com.au)

📍 48 Enoggera Terrace,  
Red Hill QLD 4059

☎ (07) 3369 3444







# 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