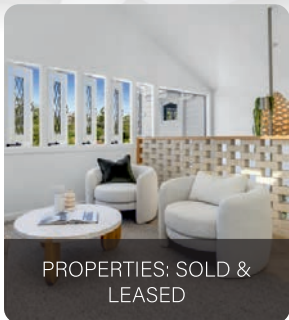


CALIBRE & COMMUNITY

AUTUMN 2024



What's Inside?



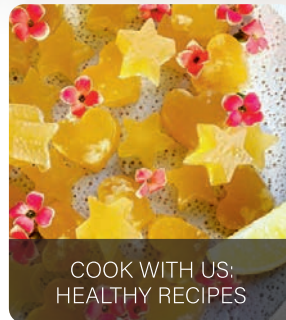
PROPERTIES: SOLD & LEASED



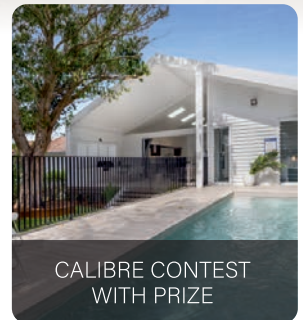
MARKET INSIGHTS: TARINGA



REAL ESTATE AGENT COMMISSIONS



COOK WITH US: HEALTHY RECIPES



CALIBRE CONTEST WITH PRIZE

CALIBRE

REAL ESTATE

SALES | PROPERTY MANAGEMENT

CALIBREREALESTATE.COM.AU

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Welcome to the autumn edition of Calibre & Community magazine.

As the season transitions, so does the real estate landscape, and we're excited to share insights and resources to guide you through this period of change.

Market Insights and Recent Property Sales

Gain valuable insights into the housing market in Taringa by exploring our Market Insights section. Following that, we're pleased to share the recent sale of 40 Gresham St, Ashgrove, fetching an impressive \$3,055,000. For a comprehensive view of recent market activity, discover more recent sales and leases to see how the market is trending.

Expert Tips: Selling Your Property

Unravel the complexities of real estate agent commissions and utilize our comprehensive guide to selling your property effectively. Whether you're a seasoned seller or new to the market, this resource will equip you with the knowledge to navigate the sales process confidently.

Why Call Ashgrove Home Campaign

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.

Community Spotlight: Supporting Local Businesses

Discover local businesses that contribute to the vibrancy of our neighbourhoods. From new openings like The Hamsa Room to established favourites like Gerbino's, supporting local businesses is integral to maintaining strong communities.

Embracing Change: Moving Forward Together

As autumn unfolds its embrace, let Calibre & Community magazine serve as your compass in navigating the real estate landscape, fostering vibrant communities every step of the way.

In addition, don't forget to check out our feature on Immune Gummies – a recipe designed to boost wellness during the changing seasons.

Warm regards,

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



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

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



Janine Andrews
0480 092 916

Senior Property Manager



Fran Bonifacio
0416 771 500

Leasing Manager

Operations



Rusty Gimae
Marketing Manager



Alice Luo
Marketing Coordinator



Jasmine Winter
Office Manager



Nesnie Nicdao
Property Management Administrator



Nicole Ann Casupanan
Sales Administrator

Market Insights - Taringa

Market snapshot

HOUSE

Median sale price	\$1,620,000 ^{+11.0%}
Number of sales	53
Median days on market	20
% Stock on market	4.14%

UNIT

Median sale price	\$554,000 ^{+9.7%}
Number of sales	158
Median days on market	12
% Stock on market	4.00%

Taringa, nestled in the western part of Brisbane, has seen notable shifts in its real estate landscape. Proximity to the University of Queensland and Queensland University of Technology, alongside Brisbane CBD, makes it a favourite among students. Here's a concise overview of the market trends:

Housing Market:

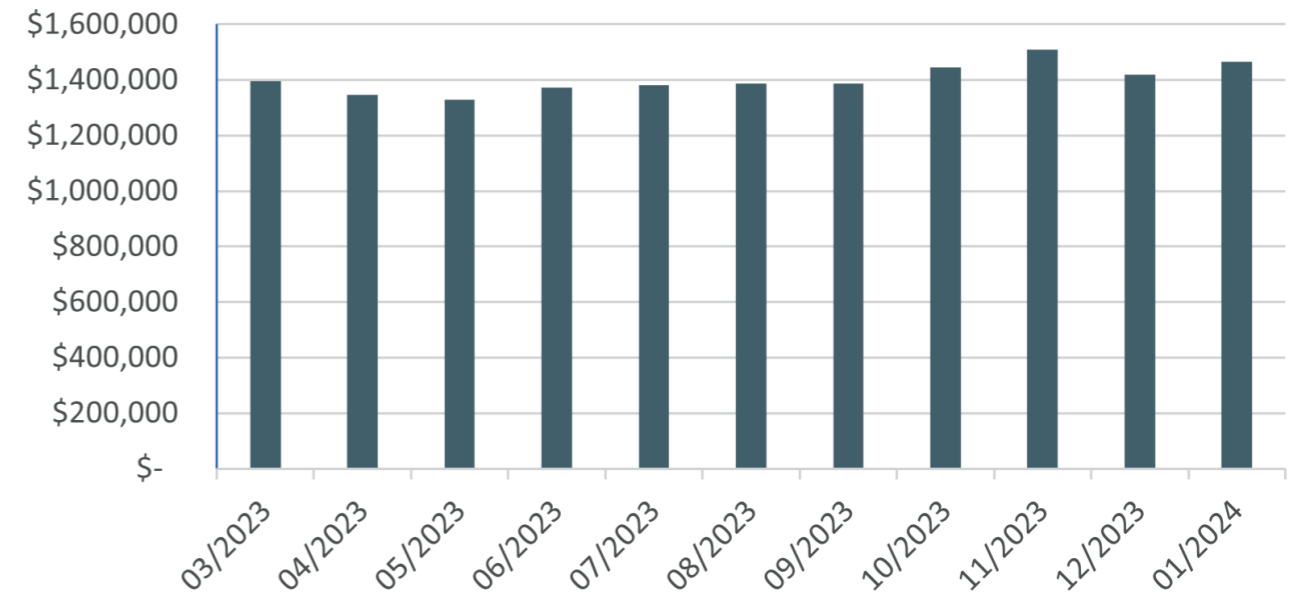
Taringa's median house value has risen by 5% to \$1,470,000, with the median sale price surging by 11% to \$1,620,000. Despite 53 houses sold in the past year, they move swiftly, spending an average of 20 days on the market, underlining sustained demand and increasing property values.

Unit Market:

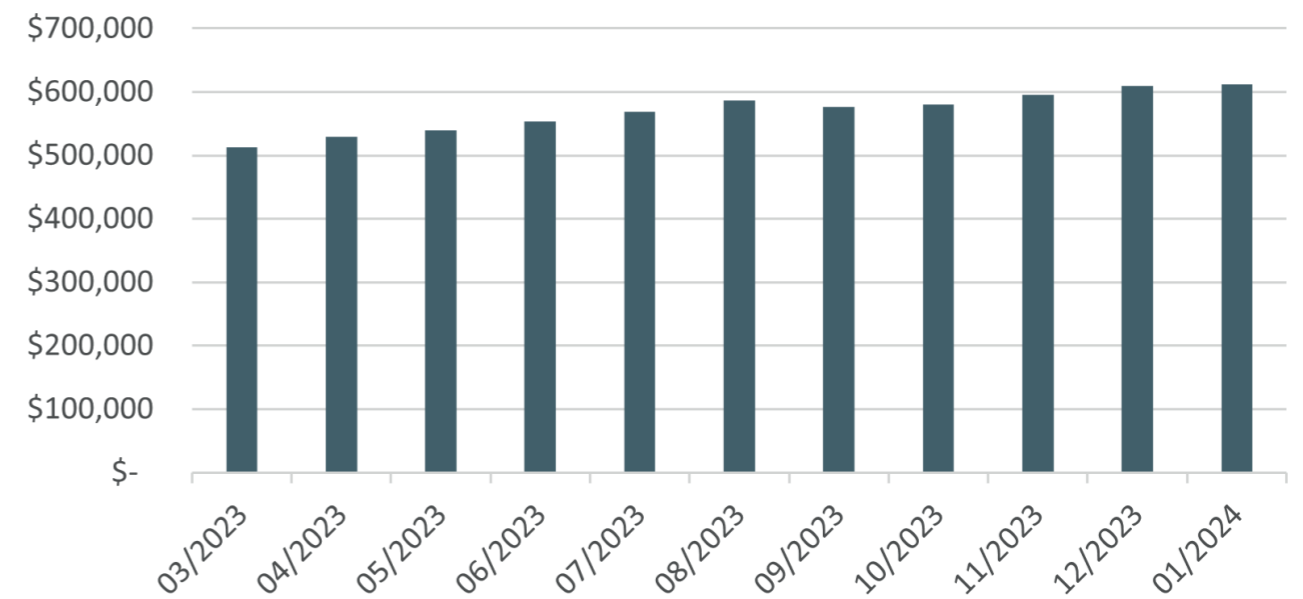
The median unit value skyrocketed by 19.4% to \$612,000, while the median sale price climbed by 9.7% to \$554,000. With 158 units sold in the last year and an average of 12 days on the market, Taringa's unit market displays robust demand and rapid turnover.

Taringa continues to attract buyers with its desirable location, amenities, and strong market performance. As the real estate market in Taringa evolves, it's essential for buyers, sellers, and investors to stay informed about these trends. Whether you're looking to buy, sell, or invest in Taringa, understanding the market dynamics is crucial for making informed decisions. If you need assistance navigating the Taringa real estate market or interpreting these trends for your specific goals, feel free to reach out to us. We're here to help you make the most out of your real estate endeavours in Taringa.

Median Sale Price (House) 03/2023 - 01/2024



Median Sale Price (Unit) 03/2023 - 01/2024



© 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/Licensed Estate Agent

0439 672 163 justin@calibrerealestate.com.au



Just Sold

Highest Sale in St John's Wood in 2023

This impeccably renovated character home in the heart of Ashgrove showcases meticulous attention to detail, with a design that seamlessly blends modern aesthetics with timeless charm. The striking street appeal is unparalleled, setting the stage for an architecturally designed renovation that transforms the property into a masterpiece.



<p>Ashgrove 40 Gresham Street</p> <p>5 3 2 </p>	<p>Sold For</p> <p>\$3,055,000</p>
<p>Days on Market</p> <p>26</p>	<p>Online Enquiries</p> <p>182</p> <p>Groups at Inspections</p> <p>131</p>



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

Excellent Opportunity Invest or Renovate in Leafy Taringa on a Huge 774m2 Block

This post-war property presents an outstanding opportunity for investors seeking steady returns and long-term growth potential.

Situated in the heart of leafy Taringa, enjoy the tranquillity of suburban living while being conveniently close to everything you need. This home is comprised of a main residence with 3 bedrooms, 2 bathrooms, 2 garage spaces, connecting to a granny flat at the rear, via the garage. The granny flat has one bedroom, one bathroom, a spacious courtyard and one garage space.



Sold For

\$1,610,000

Online Enquiries

76

Taringa
13 Kobada Street

4 3 3



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

Stylish Freehold Townhouse in Yeronga

Welcome to your new home in the heart of Yeronga, where style meets functionality in this stunning freehold townhouse. Boasting 3 bedrooms and 2 bathrooms upstairs, along with a convenient powder room downstairs, this residence is perfect for modern living.



As you step inside, you'll be captivated by the stylish appointments and pristine condition of the property. Enjoy the comfort of ducted air conditioning throughout, ensuring year-round comfort. The kitchen is a chef's dream, featuring a gas stove and a beautiful island bench with bi-fold doors that open up to a charming courtyard, perfect for entertaining guests or enjoying a quiet morning coffee.



Yeronga
 1/17 Stevens Street
 3 2 1

Sold For
\$941,000



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

How Much is Your Property Really Worth?



Find Out With a Free Property Appraisal From Calibre Real Estate

Are you curious about how much your property is worth? Don't make the costly mistake of guessing. Our comprehensive appraisal service can provide you with an estimated property value, taking into account factors such as type, size and location. We also compare it to similar properties in your local area, giving you a clear understanding of its market position. In addition to the property value estimate, our report includes valuable insights into your property's history, including the previous sale price, so you can track its growth potential. Alongside a list of comparable properties that can give you a better understanding of the market trends in your area.

How Our Property Reports Can Benefit You

- ✓ **Selling Your Home or Buying a Property**
Rest assured knowing you have the optimal listing price calculated for a successful sale.
- ✓ **Home Improvement**
Don't risk pricing your home out of the market with costly renovations. Plan renovations that align with buyer demands in your area.
- ✓ **Market Insights**
Stay ahead of market fluctuations and make informed decisions about your property's value.
- ✓ **Financial Planning**
Looking to re-mortgage? Assess your property's equity for refinancing or capital release.



Scan the QR code to watch the 1-minute video



A Property Valuation That Goes Beyond A Figure Get Valuable Insights Including:

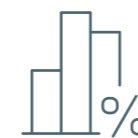
- ✓ **Property Value Estimate**
Get an accurate estimate of your property's current value.
- ✓ **Property History**
Discover the historical selling prices of your property and track its growth over time.
- ✓ **Comparable Properties**
Receive a list of comparable properties to understand how your home stacks up in the market.
- ✓ **Suburb Insights**
Engage with demographics, trends and key data around your Brisbane suburb to help you stay informed.
- ✓ **Schools Nearby**
Learn about the educational opportunities in your area for families considering a move.



Why Calibre?

Calibre is an award-winning boutique real estate agency serving the Brisbane area with end to end real estate solutions.

Our professional and dedicated team combines local expertise with an enthusiasm for real estate, ensuring every client receives personalised, professional and diligent service.



Data-Driven Reports
We use the latest market data and analytics to generate your report, there's no guesswork here.



No Obligation
Our appraisal service is completely free and requires no commitment. You can use it as often as you need.



Instant Service
No need to book an appointment, simply fill out our form and you'll receive an email to view your digital report.

Scan the QR code to get your free report



How to Book an In-Person Appraisal?

Connect with one of our local agents in person or via video call, and get your property valuation in just a few easy steps.



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.

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.

Your 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

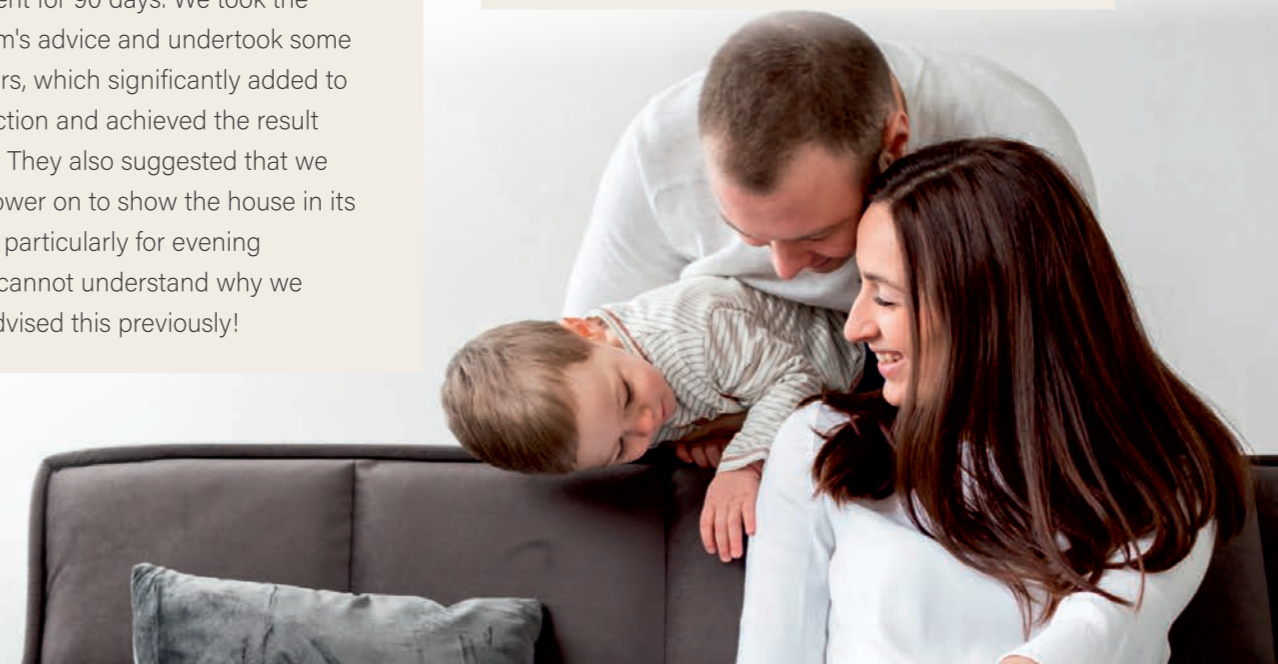
★★★★★

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.



Just Leased

Tranquil retreat in idyllic location

Oozing warmth and charm with privacy and tranquillity at the forefront, this quaint post-war upper level home is set back from the road and offers the ultimate in carefree living in a very desirable locale.

The inviting and spacious living area is an absolute delight with cathedral ceilings, wrought iron fireplace, timber floors and an abundance of louver windows for beautiful cross breezes and a wonderful outlook. This area flows seamlessly to the rear timber deck which overlooks the low maintenance, private courtyard garden.

Perfectly positioned in the leafy foothills of Mt Cootha, across the road from Bardon State School and near to Bardon Kindy and St Joseph's Primary School. Outdoor living is easy with a multitude of bushland parks, walking and cycle paths within reach.



Bardon
 12A Outlook Crescent

3 2 1

Leased For
\$800
 per week

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



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



Spectacular Views and Executive Living!

This stunning contemporary home has been designed by leading Brisbane Architects and designers to establish a level of class and elegance unlike anything nearby. Spread over 3 levels, this home has 4 bedrooms and 2.5 bathrooms spread over an open plan living arrangement. It features 3 decks at the rear of the property which overlooks captivating views of Red Hill and Mt Cootha and the city.

The property has been designed with ducted air-conditioning throughout, polished and bright timber floorboards and a very sizeable kitchen with executive appliances and gas cooking. Spread out with separate living areas and dining and entertain with floor to roof glass sliding doors allowing you to see those views from just about anywhere in the property.




Leased For
\$975
 per week

Days on Market
11

Red Hill
 3/20 Wellington Road

4 2 2

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 tenating 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 our property managers 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.



Fran Bonifacio

Fran is a Leasing Manager at Calibre Real Estate



What is the one book that you would recommend everyone to read?

Think and Grow Rich by Napoleon Hill.

How did you become a real estate agent?

Since I read the book Rich Dad Poor Dad by Robert Kiyosaki, I became interested in Real Estate. Also, Ryan Serhant is such an inspiration.

What do you like about your job?

I love interacting with a variety of people, including prospective tenants, property owners, and investors.

Name 3 famous people you would invite to a dinner party?

Warren Buffet, Tom Bilyeu and David Goggins.

What's one thing you are proud of Calibre Real Estate for?

Their dedication to providing excellent service to their clients, ensuring that they meet their needs and exceed their expectations throughout the selling, buying, and leasing process.



Where did you grow up?

In the Philippines.

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

Win the lottery for sure! I will invest in businesses, real estate, index funds, and lots of gold bars. By doing that, I will consider myself an investor, and that is my definition of a perfect job!

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

An expert in making money, haha! Also, aspiring to become proficient in business.

What motivates you to work hard?

I aspire to achieve financial freedom, enabling me to travel the world without worrying about my finances. Additionally, I am passionate about making a difference in developing countries by providing assistance and support to those in need.

How would you spend a million dollars in 24 hours?

I will invest in real estate, index funds, gold, silver, and livestock. Additionally, I plan to treat my family to vacations or buy them a small business that will generate income for them. Furthermore, I intend to organize an event in the Philippines where I provide groceries to those in my hometown who are experiencing hunger and suffering due to inflation costs.



Scan to know more about other team members at Calibre



Real Estate Agent Commission

Understanding Agent Commission

When you choose an agent to support you with your property sale, you are trusting them with one of the biggest and most important transactions there is – both emotionally and financially. You want to be confident that they have the experience and expertise to get the job done, and that they are going to work hard on your behalf to secure the best possible results.

Real estate agent commission on selling a house can vary dramatically, so you need to know what you're getting for your money. It's crucial that you don't just choose the agent with the lowest real estate commission fee, without doing your research – you could end up paying a high price for this in the long run.

What is an Agent's Commission?

The real estate sales commission for selling property is the service fee that the agent earns from the sale price. This is agreed up front and is the agent's fee for their services in helping you sell your home. There may be additional fees to pay for particular marketing and advertising services, on top of the agent's commission rate, and again these should be clearly stated up front.

The bottom line is that you should make sure that you understand exactly what your real estate agent's commission fee includes, and what you will be expected to pay on top of that, before you sign an agreement and enlist their services to sell your home. That way, you can budget accordingly and won't get any nasty surprises. A good and trustworthy agent will always be happy to discuss the details of their commission with you.

Types of Commission

There are several different approaches to real estate agent commission, including a **flat fee commission**, a **tiered commission**, and a **fixed-percentage commission**. When you have a clear idea of how each method works, you can make an informed choice about which type of commission best fits you and your situation.

Tiered Commission

A tiered commission is proportional to the final sale price of the property. It increases on a sliding scale so it can work as an added incentive for agents to achieve the best possible price. Tiered commissions can be negotiated in advance, before you sign an agreement with your agent.

Flat Fee Commission

Some real estate agent commission is charged as a flat fee, regardless of how much the property sells for. This is an appealing option for many sellers because you know exactly what you will be paying. There is no standard real estate commission rate so this fee can also be negotiated.

Fixed-Percentage

Many agents charge commission as a percentage of the final sale price. This should be agreed up front, along with an estimate for the value of your property, so you have a good idea of what to expect. This fee structure can be beneficial for both parties as the agent is motivated to get the best possible price.

What Does an Agent's Commission Get You?

When you enlist the help of a real estate agent, you are partnering with the experts and benefitting from their experience, reputation and specialist skills. The right agent will bring invaluable insights into the local market, as well as giving you access to their contacts and databases of active buyers. They will be able to plan a strategic campaign for marketing and selling your property, using the most effective channels and techniques.

The amount that you pay in real estate agent commission will also get you expert advice about repairs, improvement and styling that could make all the difference to the sale of your home.

Your agent will be your point of contact with prospective buyers, coordinating and presenting each open house and actively working to sell the property to buyers in person. If you choose to sell your property at auction, your agent will also play a key role in conducting this. When it comes to negotiating with buyers, your agent will work on your behalf to secure the best price. Real estate agent commission pays off in many different ways, including peace of mind and a stress-free experience, a quick and smooth sale, and a premium price.

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 and download your free copy now

Why Call Ashgrove Home?

Submit Your Favourite Photo of Ashgrove

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 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

Immune Gummies

The special ingredient in these turbo charged chews is ZINC to keep your immune system en pointe this autumn. See ya later lurgies.

Ingredients

- 1/3 cup apple or orange juice
- 1/2 lemon, freshly squeezed
- 1 tbsp grass fed gelatin
- 1 tbsp raw honey
- 15 drops of liquid zinc

Instructions

1. Place all ingredients in a saucepan
2. Heat on the stovetop, stirring until gelatin is dissolved.
(*DO NOT bring to a boil as the enzymes in the honey will be destroyed by the high heat)
3. Pour into silicone moulds
4. Place in freezer for 10 mins



“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.



Immune Gummies

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

Website: monicacaligiuri.com.au

To book a consultation call 1800 MMINDS

Email: hello@monicacaligiuri.com.au

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

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

Local Hot Spots

The Hasam Room

The Hamsa Room is Naim Restaurant's newest neighbourhood wine bar! Featuring Middle Eastern style cheeses and charcuterie, its is undeniably Naim but in an intimate little corner wine bar!



Email: theteam@naimrestaurant.com.au
 Phone: 07 3876 4991
 FB/IG: [@thehamsaroom](#)
 Address: 1/169 Latrobe Terrace,
 Paddington QLD 4064

Open Hours:
 Monday - Wednesday: Closed
 Thursday - Saturday: 4:30pm-9pm

Gerbino's Pasticceria & Bakery

Gerbino's is a family run business in its' 21st year (established 2003) located in one of Brisbane's oldest bakeries on Ashgrove Ave.

With a baker from Venice and the pasty team from Sicily the products that come out of their kitchen are as authentic as any you would find in Italy.

Apart from the coffee always available, and their famous Italian celebration cakes and cannoli, did you know that they also make from scratch Italian dinner options that you can heat and serve at home, or you can pick up hot and ready to serve if you give them enough notice.



Email: sales@gerbinos.com.au
 Phone: 07 3356 7913
 FB: @gerbinos IG: @gerbinos
 Address: 166 Ashgrove Avenue, Ashgrove QLD 4060
 Website: www.gerbinos.com.au

Open Hours:
 Monday – Friday: 6.30am to 5pm
 Saturday: 7am – 5pm
 Sunday: 7am – 3pm

The Styled House Case Study

Styling for Practical Luxury: Elevating Everyday Living

In the pursuit of practical luxury, our stylists Alice Hagen and Debbie Child curated every detail to enhance daily living, blending modern aesthetics with timeless charm in the open-plan spaces. From plush furnishings to strategic lighting, they struck a balance between indulgence and practicality, crafting an inviting atmosphere that resonated with discerning buyers seeking both style and functionality.

A Symphony of Space and Functionality

Their styling approach focused on crafting versatile spaces that cater to modern families' diverse needs, transforming bedrooms and living areas into sanctuaries of comfort and serenity. Architectural features were accentuated for visual impact, while practical considerations like ample storage were seamlessly integrated, ensuring our designs adapt to evolving lifestyles.

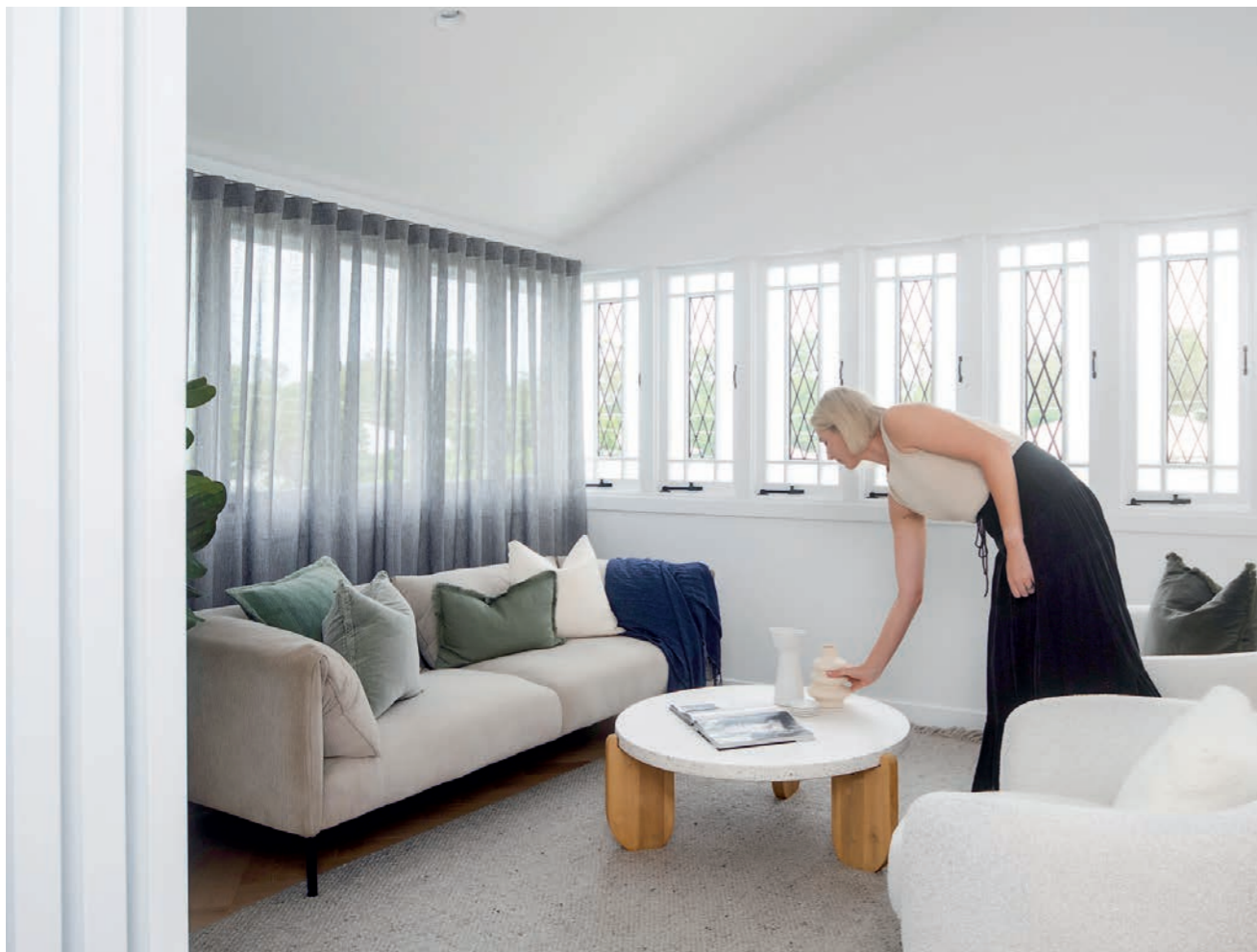
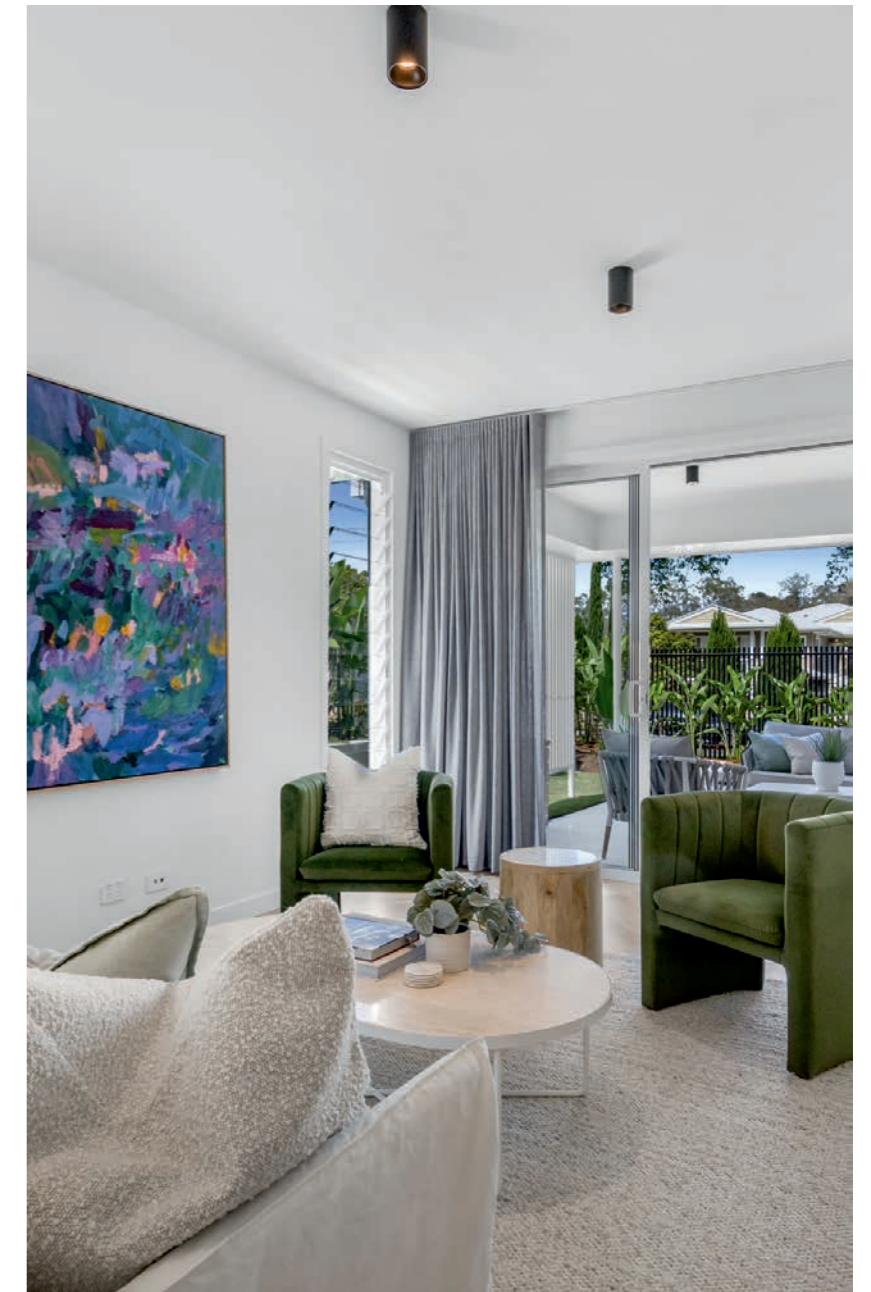
Presentation Power: Captivating Buyers' Interest

In the competitive real estate market, our styling played a pivotal role in capturing buyers' attention and driving successful outcomes. Our meticulous attention to detail and carefully curated palette created a visual narrative that resonated with discerning individuals seeking modern elegance and timeless charm. This resulted in significant interest, with 8,766 views on [realestate.com.au](https://www.realestate.com.au) and 182 online enquiries, along with 151 groups attending inspections. The property sold swiftly for \$3,055,000 after just 26 days on the market, showcasing the effectiveness of our presentation strategy in captivating prospective buyers.



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





Local Business Directory

True local knows where to find awesome restaurants, bistros, patisseries, hairdressers, and more. 30+ local businesses, discover where to eat, shop, play and stay in your neighbourhood.

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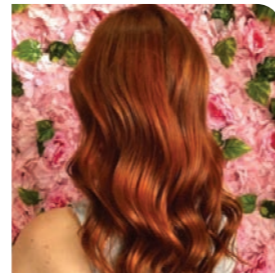
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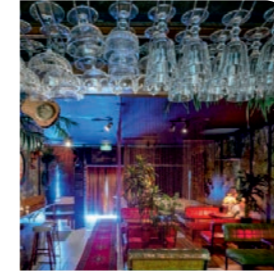
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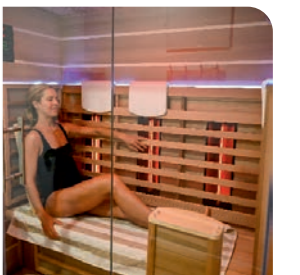
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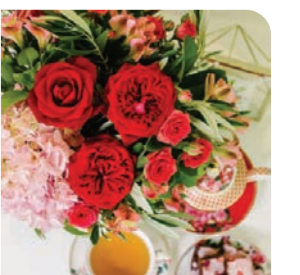
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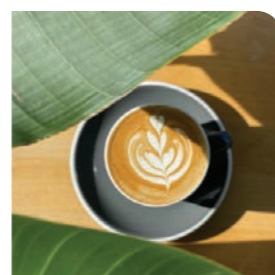


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