

# *Newstead Terraces News*

## *November 2021*



### OZCARE SITE PROGRESS



The levels are growing. It looks as though they are up to level 6 now.

### CHRISTMAS DRINKS SUNDAY DEC 19<sup>TH</sup> 4.00PM

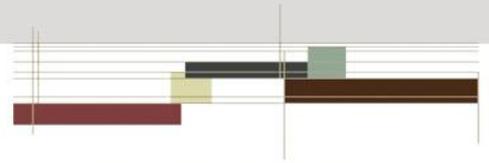
Come along and celebrate the year with your fellow residents. Get to know your neighbours at an informal gathering at the BBQ area on Sunday 19<sup>th</sup> Dec at 4.00pm. Dress festive, bring a plate to share and your favourite drink. There will be ice in the sink to put your bottle in. NO RSVP necessary. All residents welcome. If you are new, don't be shy, come and meet everyone.

### DRESSED FOR SUCCESS!

We have had some recent sales in the complex. Some more successful than others. Why is that? Timing is a big factor, but perhaps the single greatest influence on achieving \$50 000 to \$100 000 over the anticipated price is **styling**. Look at 4-20 Newstead Terrace, recently selling for \$1.1M. Unit 4 was professionally styled, and the photography was stunning.

Dressing your rental property works in the same way. Fabulous photos can be reused again and again. The enquiry rate for a well styled rental property photographed well on Real estate.com exceeds the property that has had a few snaps taken of vacant rooms. An investment of a couple of hundred dollars on good photography translates into dollars in the rental return.

It wasn't that long ago where property owners were urged to do up the garden, increase the street appeal of their properties to earn some extra \$ on the sale price. Now we are urged to also dress up the inside of the property to maximize our return. And why wouldn't you, especially if it is your principal place of residence and your most valuable asset. So..... remember DRESS FOR SUCCESS.



## Newstead Terraces

### TAKE ADVANTAGE OF OUR FREE APPRAISAL SERVICE

We have been patiently waiting for the fever that has hit the housing market to arrive in the apartment market and figures out in the community would suggest that units in Brisbane are enjoying the increase that housing has. But that is not the case for Newstead Terraces. We have had 4 sales just above and below \$1m in the last few months. The hot market has reached us!

If you would like a free appraisal of the value of your unit – whether you are thinking of selling or not, please let me know and I will get it arranged for you. A brief inspection will be necessary to achieve a more accurate result. Remember if you are interested in selling but not ready to list, let me know. I can occasionally put you in touch with interested buyers without a marketing campaign. My shingle is nearly always out.

### TALKING ALL THINGS SALES

Don't forget to talk to me if you are thinking of selling. A number of times in the last 11 years, we have had tenants turn into owners. People come in of the street and love the complex and want to buy into it. If I know that you are thinking of selling, but are not on the market officially, I can often link a buyer and a seller up. I am a valuable resource sitting on your doorstep. Don't forget to use me. I have just recently negotiated a record sales price for a villa by private treaty. No marketing, no advertising, no open homes. I have just put two interested parties together. How much could a conversation with me have saved you, or could save you?

### WELCOME RICHARD AND SOPHIE New owners of U23.



Sophie and Richard are from Adelaide and moved to Brisbane in February this year for work. Sophie is an Engineer and Richard is a Geologist working in the Energy industry. We have been living in Tenerife and decided that we love the area, so decided to stick around! We are enjoying the Brisbane life and spend a lot of weekends up in Noosa/ Sunny Coast.

Please introduce yourselves to our new neighbours when you see them next.

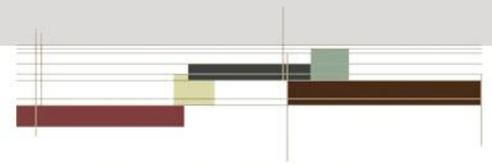
Welcome to our lovely community Richard and Sophie.

### CHRISTMAS AND HOLIDAY PREPARATIONS.

Are you going away for Christmas/New Year? Do I have your current contact details? Do I have a key that will get me into your unit in case of an emergency?

Are all your repairs and maintenance issues up to date? No leaking taps that might turn into an indoor water feature whilst you are on the beach at Noosa! Hopefully I will also be on the beach at Noosa, so let's get all the little jobs done now and be ready for a stress free Christmas.

A great tip is to turn off the water at mains for your unit whilst you are away. If you have emptied the fridge you could also turn off the power and save a few \$ towards an extra cocktail, or a few more prawns for Christmas lunch.....



### A STINKY MESS!

For a few months now we have been trying to find the source of a gurgling noise in the kitchen sinks of U24 and Unit 51, often accompanied by an unpleasant smell. This morning u24 kitchen sink wouldn't drain.

Dave the plumber found an almost fully blocked pipe in the garage, full of fat. The smell was putrid, and it exploded all over Dave! The clean-up took just over three hours and was possibly the worst job I have ever had to do! Next time you wash fat down your sink think back on these images! If only we could capture and share the smell!!!!



### WATER WATER WATER EVERYWHERE!

This wet weather is here to stay for a few more days at least. Water is finding its way into all sorts of places in the complex. Please regularly check your storage cages for any ingress and move precious items to the safety of your unit for the short term. I am unable to get any ingress points fixed whilst it is still raining, so all we can do for the moment is keep what is precious safe and dry until we can get repairs done. Please do let me see any ingress so that I can record it and address it when the sun comes out again.

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