

Looking back

Southside life in the 50s & 60s



Annerley Snack Bar, 1962 (BCC-B54-18465)



Yeronga Park Swimming Pool, 1966
(BCC-B54-24813)



Ekibin Bridge, 1950 (BCC-B54-931)



Ipswich Road Tram Depot, 1950 (BCC-B120-30928)

Photos courtesy Brisbane Images, Brisbane City Council Library Services

Message from Tim and Judith

The property market on the Southside is steadily building back its strength – evidenced by the consistently excellent results our team is securing for our clients. We do encourage you to consider the benefits of the extended First Home Owner Boost and, whether you are a first home buyer or seasoned property owner, we welcome the opportunity to help you in your real estate decision-making.

If you would like to join our email or mailing lists please send your name, home address and your email address (if you would like to receive updates by email) to us at tim@rwan.com.au or to our Annerley office, atten: Tim Hollingsworth, and we will send you a neighbourhood snapshot of the property market in your immediate local area.

We look forward to hearing from you.

Tim and Judith Hollingsworth

Principals

Contact us

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Moorooka QLD 4105
Phone (07) 3892 1444

Details correct at time of printing. Please consult original sources to support your decision making.

First Home Owner Boost Extension

First home buyers rushing to sign contracts before July can relax with news the First Home Owner Boost will be extended in full for three months to 30 September 2009. It will then be halved for purchases up to 31 December 2009, and after that date the \$7000 first home owners' scheme continues in its original form.

The grant was raised from \$7,000 to \$14,000 for existing dwellings and from \$14,000 to \$21,000 for new homes as part of the government's \$10.4 billion stimulus package last year. To be eligible for the First Home Owners Boost, you must enter into a contract to purchase an existing home, construct or purchase a new home or buy 'off the plan' by 30 September 2009. Please call us today if we can help you take advantage of this limited opportunity.

Online Home



In between each issue of Southside Life we encourage you to visit our website – our online home – at www.raywhiteannerley.com.au or www.raywhitemoorooka.com.au for the latest property listings and much more.

For buyers – you can register for property alerts, browse current listings and review suburb profiles.

For sellers – you can see what's happening in the market, register for a market appraisal, take advantage of our selling tips and learn more about our team including reviewing client testimonials.

Phone us today • Ray White Annerley 3426 8300 • Ray White Moorooka 3892 1444

Southside Life

Southside Property Market Snapshot

What's up?

- Sales of properties priced under \$500,000 – growing steadily
- First home buyer activity – on the rise supported by the First Home Owner Boost and set to continue following the Government's announcement of a three-month extension

What's down?

- Overall turnover – down by 47% from Sep-Dec 08
- Sales of properties priced over \$500,000 – still the weaker market sector
- Property prices – strong activity at the lower end of the market means average prices are down from Sep-Dec 08. In general, individual properties are still attracting strong sales results

Although we have seen a drop in prices, the inner city location of Brisbane's Southside provides long-term property investment security with the market showing comparative resilience. Importantly, over the start of 2009, our team has attracted a growing number of qualified buyers to our auctions and open houses and is securing quality sales results for our clients.

	Houses and townhouses/villas	Units and studios
Number of sales	193	83
Average sale price	\$506,385	\$327,783

Source: data sourced from Australian Property Monitors, 2009. Suburbs included: Annerley, Coopers Plains, Dutton Park, Fairfield, Greenslopes, Moorooka, Rocklea, Salisbury, Tarragindi, Tennyson, Woolloongabba, Yeerongpilly and Yeronga.

Go online

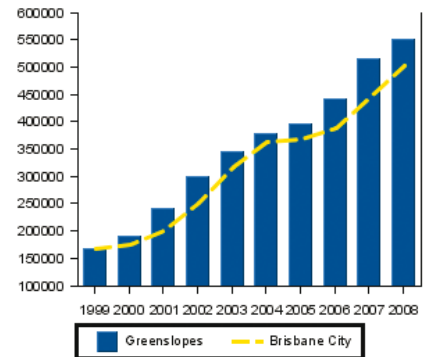
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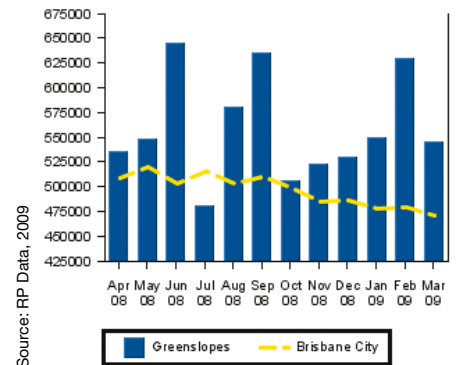
Spotlight on Greenslopes

All houses

Median Price (Past 10 Years)



Recent Median Sale Prices



47 Kingsley Parade, Yeronga

Bought 2005 – \$585,000
Settled 2009 – \$790,000

3 bedrooms • 2 bathrooms • 2 carports

This stunning early 1900s Queenslander, on a 809sqm block, has been renovated over recent years to showcase sleek, modern finishes tastefully blended with some of the home's original features. A dream kitchen, air conditioning, polished floors and open-plan living areas, including timber bi-fold doors that lead to the rear deck, all make living a breeze.

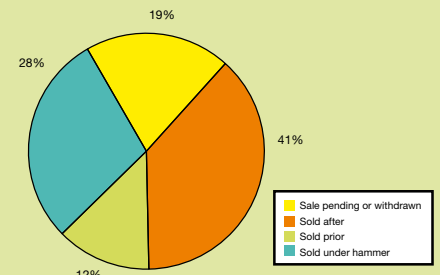
The main bedroom creates a personal getaway with French doors opening to the front deck. After sitting on the market for five months with another agency our team took hold of this property, running a two and a half week marketing campaign. The result – 12 registered bidders at our inroom auction in May and that one word...sold...under the hammer for an unconditional price above the reserve. The owners were ecstatic saying "our only mistake was that we didn't discover Roger Carr earlier".



Auction Results

Our last inroom auction was a huge success with a full house in on the action and both properties selling under the hammer at great prices

Recent auction success statistics



We host monthly inroom auctions at the Yeronga RSL. The next inroom auctions are on Tuesday 9 June and Tuesday 14 July 2009 at 6.30pm.

If you have any questions about auctions, or the inroom auction process, please give us a call today on 3426 8300.

What's On

Wednesday Twilight Fresh Market

Every Wednesday night, the Brisbane MarketPlace Twilight Fresh Market at Rocklea comes alive. Shop, grab some wine and cheese or a coffee and have a chat with friends while you enjoy the market atmosphere with 100 stalls to browse.

When: now to 30 September 2009, 4pm-8.30pm, every Wednesday

Where: 250 Sherwood Road, Rocklea

Cost: \$1 entry or park outside the markets for \$3 (includes market entry)

For more information visit www.brisbanemarketplace.com.au

American Impressionism and Realism

This world-exclusive exhibition features more than 70 impressionist and realist paintings from the Metropolitan, representing some of America's foremost artists of the late nineteenth and early twentieth centuries.

When: now to 20 September 2009

Where: Queensland Art Gallery, South Bank

Cost: Adult \$20; Concession \$16

For more information visit www.qag.qld.gov.au/the_met

Events courtesy of

our  **brisbane.com**

For comprehensive events and entertainment information, visit www.ourbrisbane.com

Flu Fighting Tips

As winter rolls around, the 'dreaded lurgy' seems to be an inevitable fact of life. Nevertheless, there are steps you can take to protect yourself from getting sick, or to ease your suffering if you do.

Wash your hands as soon as you can after sneezing or coughing, touching commonly used items, after going to the toilet, when handling food and when they are dirty.

Wipe down all frequently touched surfaces regularly (eg shared equipment, telephones, computer keyboards, door handles).

Cover a cough or sneeze with a tissue or your arm, not with your hands. This way you avoid getting germs on your hands, reducing the spread of infection.

If you have a sore throat, ease the pain by gargling with saltwater (1/4 teaspoon salt in 225mls of warm water) or sucking on some hard candy.

With these simple steps you can help your body ward off the flu and protect those around you too.

There is a range of free resources for your family, school or workplace available from Queensland Health. For more information on the seasonal flu and prevention tips please visit www.health.qld.gov.au/flu



Winter Warm-Up – Pea & Ham Soup

Ingredients:

1 packet dried, split green peas
1 each of onion, carrot and potato
¼ stalk of celery
200g lean rind-less bacon or ham hock
Salt and white ground pepper (to taste)
1 tsp chicken booster
4 continental frankfurts

Method:

Take one packet of dried split green peas and wash with lukewarm water at least three times. Let the peas stand in lukewarm water for about 10 minutes.
Dice all other ingredients including the peeled potatoes, carrots, onion, celery and lean rind-less bacon or ham hock.
Discard the water from the peas. Place peas in a large saucepan and add cold water (about 1 litre). Now add the diced ingredients, salt and white ground pepper and chicken booster.
Start cooking on a low heat and boil slowly until the peas are soft. Stir from time to time to ensure the peas do not burn.
Serve the soup in a bowl or deep soup plate with a warm continental frankfurt. *We hope you love this winter dish.*



Recipe courtesy of Richard and Eva Dettloff, Black Forest German Cafe Restaurant, 196 Gladstone Road, Highgate Hill. Phone 3217 2180. Visit www.blackforestrestaurant.com.au for more information.

Property Market Watch

Interesting – Deciding Between Variable and Fixed Rates

Although variable home loan rates are at historical lows, and there are indications that the Reserve Bank will lower interest rates further over the coming months, economists and other financial experts believe that these rates will bottom out late this year or early in 2010.

What many existing home owners and those considering borrowing money to purchase property in the near future are currently asking me is, "Should I choose a fixed rate or a variable rate home loan?"

It is likely that fixed rates have reached their low point and that if you do want or require some certainty around your home loan repayments, looking at a fixed rate home loan may be a good idea.

When trying to determine whether or not to fix the interest rate on all or part of your home loan, it is important to take your specific situation as well as the interest rate outlook into account. In particular, consider your goals over the short and medium term; starting a family, moving to a different sized property, investing and renovating. These can all influence whether or not a fixed rate home loan will be suitable.

If you would like to discuss your home loan options, including whether fixing your home loan may be a good move for you, please contact me today.

For more information, contact:

Leah Blackford, Loan Market Mortgage Broker

M: 0406 429 041 E: leah.blackford@loanmarket.com



Introducing Some of Our Team



Scott Bramall

Scott's commitment to his clients' total property needs began when selling real estate at the age of 18. Since then he has been involved in negotiation and marketing to make him a top performer.

0439 738 382



Roger Carr

Roger combines expert marketing and negotiating skills with exceptional, personalised service to consistently deliver great results and keep clients fully informed throughout the sales process.

0403 181 310



Bernadette Howe

Bernadette is an award-winning agent, described by many of her clients as passionate, genuine and a professional who puts her clients' interests first.

0418 625 140



Tony Lewis

Tony's personal style and ability to help people achieve their goals means he provides tailored, exceptional advice and service to each client, making him a standout performer.

0402 770 557



Ann Robinson

Ann is an experienced agent with an excellent local knowledge of the Southside, specialising in Acacia Ridge and providing clients with a high standard of customer service.

0400 431 255



Lyn Rowe

With more than 15 years' experience in real estate, Lyn is committed to achieving the best possible results for her clients backed by a proven track record of success.

0411 664 490

Ray White

Annerley • Moorooka