

# PROPERTY NEWS

Ideas to help you when you're Buying or Selling

# SOLD IN 1 DAY

## Southeast Brisbane Buyers

# Running Hot!



The market is boiling in the Holland Park area, as homes have been selling rapidly in the last couple of months!

Even with the recent rise in Interest Rates, the market looks set to continue in this buoyant manner as owners seek out a quality property in and around the Holland Park/Mt Gravatt/Greenslopes areas.

In the past 30 days, the team at Professionals Gabe Daly Real Estate have consistently sold a string of properties in as little as a few days.

In our special report we go behind the scenes and speak with these owners who have successfully sold. What you will learn could possibly change the way you plan to sell your property.

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*The owner of a David Road property in Holland Park joins Richard Tiainen, Principal at Professionals Gabe Daly Real Estate to celebrate this phenomenal success.*

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Sold in 3 DAYS - Canning Street, Holland Park
- **The value of having a Property Manager**

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Gabe Daly Real Estate

**07 3847 1288**

# A letter from the Editor

Dear Reader,

**Professionals Gabe Daly Real Estate** is excited to bring you the latest issue of our newsletter.

We hope this newsletter will help you with buying or selling your next property. As a registered agent for some fourteen years I enjoy sharing my knowledge and experience of the real estate industry.

In this newsletter we are able only to outline the basics of each concept discussed. That is why we welcome the opportunity to meet with you, so that we can more clearly impart our local knowledge and experience by way of assistance.

Please don't hesitate to contact us at anytime at our centrally located office on (07) 3847 1288.

Yours faithfully,



**Richard Tiainen - Principal**  
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## Strong sales in South East Brisbane suburbs

***While some areas of Australia are experiencing a real estate slowdown in the face of accelerating interest rates and rising petrol prices, the south east suburbs of Brisbane continue to enjoy strong sales.***

In this profile, we reveal how the team at Professionals Gabe Daly Real Estate is enjoying phenomenal activity in their area in recent months and highlight one successful case study.

Principal of Professionals Gabe Daly Real Estate, Richard Tiainen, says buyers are keen to acquire property in south east Brisbane and the real estate market continues to demonstrate great strength.

"Recent months have seen an upsurge of activity, with sellers appreciating the current market conditions and buyers genuinely keen to buy," Richard Tiainen said. "It is a happy and healthy market with genuine sellers and buyers that has resulted in Professionals Gabe Daly Real Estate having very impressive sales figures." One example of the recent sales successes of Professionals Gabe Daly Real Estate is the sale of a property in Canning

Street, Holland Park. The vendor of this investment property was delighted with the speed with which Professionals Gabe Daly Real Estate sold his house and with the price they achieved for it. Having had a very stressful experience selling real estate through another agent in the past, the vendor was especially thrilled with the outcome achieved by Professionals Gabe Daly Real Estate on his Canning Street house.

"Your advice was spot on the money, and the speed in which you acted to manage the sale was exceptional," the happy owner said. "I would like to extend my heartfelt thanks, and to assure you that it has been a pleasure doing business with your company."

Richard Tiainen of Professionals Gabe Daly Real Estate says there are several very important elements driving successful sales in the current market.



**Ridge Street  
GREENSLOPES**



**Marshall Road  
HOLLAND PARK WEST**



**Harold Street  
HOLLAND PARK**

“Presentation is important and having your property presented in an attractive and appealing way scores top marks with today’s busy buyers,” Richard said. “Position is also important but every property will find a buyer if the total package appeals to the buyer.”

But even more important than presentation and position is price! Professionals Gabe Daly Real Estate are able to advise their clients on the correct pricing for their property in the current market. Buyers will act swiftly to acquire property when the price is right.

Richard and the team from Professionals Gabe Daly Real Estate offer a range of real estate services. They not only sold the property in Canning Street, Holland Park in a short time for a great price, they also managed it as a rental property.

The vendor was completely satisfied with the professional manner in which Carmel and the property management team looked after him during the years his house was leased. His faith in Professionals Gabe Daly Real Estate was well placed.

So if you have a property that you need sold or would like a top agency to manage your rental investment property, look no further than Professionals Gabe Daly Real Estate - phone 3847 1288 anytime.

## Rapid sales growth in Holland Park area

### **Holland Road, HOLLAND PARK**

SOLD FOR: \$310,000, 3 bed, 1 bath, 1 carport, 599m<sup>2</sup>

### **David Road, HOLLAND PARK**

SOLD FOR: \$335,000, 3 bed, 1 bath, DLUG, 546m<sup>2</sup>

### **Harold Street, HOLLAND PARK**

SOLD FOR: \$332,000, 3 bed, 1 bath, single lock-up, 405m<sup>2</sup>

### **Marshall Road, HOLLAND PARK WEST**

SOLD FOR: \$319,000, 3 bed, 1 bath, 2 carport, 615m<sup>2</sup>

### **Canning Street, HOLLAND PARK**

SOLD FOR: \$312,000, 2 bed, 1 bath, 1 carport, 647m<sup>2</sup>

### **Kelburn Street, UPPER MT GRAVATT**

SOLD FOR: \$215,000, 2 bed, 1 bath, single car accom, community title

### **Embie Street, HOLLAND PARK WEST**

SOLD FOR: \$365,000, 2 bed, 1 bath, double carport, 637m<sup>2</sup>

### **Grimes Street, YERONGA (house only)**

SOLD FOR: \$110,000, 2 bed, 1 bath, 1 single lock-up

### **Joachim Street, HOLLAND PARK WEST**

SOLD FOR: \$370,000, 3 bed, 2 bath, double lock-up, 622m<sup>2</sup>

### **Marshall Road, HOLLAND PARK WEST**

SOLD FOR: \$295,000, 3 bed, 1 bath, single lock-up, 607m<sup>2</sup>

### **Ridge Street, GREENSLOPES**

SOLD FOR: \$425,000, 3 bed, 2 bath, single lock-up, 539m<sup>2</sup>

# The value of having a professional Property Manager

***The other night we were dining with a friend who is getting out of property investment, because he hates dealing with bad tenants.***

Managing a property by yourself can be a recipe for time consuming hassles most of us don't need.

With government legislation often on the side of the tenant, you can find yourself in hot water that could leave you thousands of dollars out of pocket.

## ***So why do some owners choose to manage property themselves?***

The answer is also simple. They think they can do the job as well as the trained professional. And they also think they will save money in the process.

The reality is that the number one reason why people decide to prematurely unload their investment property is because they are unable to handle the complexities of managing their property.

Managing a property is time consuming and it's hard to remain emotionally detached if you have tenants ringing you up complaining about every little thing.

***Most long-term property investors will tell you a story about their tenant from hell.***

The simple solution to successfully managing your property is to get a professional property manager to do it for you.

Because property management is their field of expertise, a qualified property manager will stay abreast of changes to property legislation and inform you of relevant changes affecting your investment.

They will negotiate this deal on your behalf with a minimum of fuss and make you significant gains that you may have missed out on if you had been doing it yourself.

Another important part of managing a property is carrying out regular inspections to make sure that the property is being properly looked after. When owners do this, they tend to remember their property in better condition than it originally was.

They conveniently forget that there were stains in the carpet and chips in the paintwork. The presence of these normal signs of wear and tear can lead to conflict with the tenant and can end up in costly court proceedings that could easily have been avoided.



Plus, a good property manager will have access to a large number of competent tradespeople that they regularly work with. This means you will receive discounted service fees, representing a significant saving for you.

In addition to all this, your property manager will maintain full records on the property and account each month for all rent paid as well as any money spent.

If you see the value in investing in property and want a team of experts to take away the hassles then we can help.

Since we first opened for business we realised that to have the reputation we wanted we would need to employ topflight property managers.

When you deal with our team you will see that our goal of the best service will be more than met!

Take the hassle out of  
renting your property...



Carmel &  
Candice



If you would like to rent your property without the  
heartache then call our professional property  
management team on **3847 1288** and rest easy!

Mediterranean  
**FLAMES**  
cafe

Eat in or  
takeaway

- ◆ Kebabs
- ◆ Light Meals
- ◆ Burgers
- ◆ And much more...

Trading from Monday to Saturday  
(Closed Sundays & Public Holidays)

982 Logan Rd, Holland Park

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