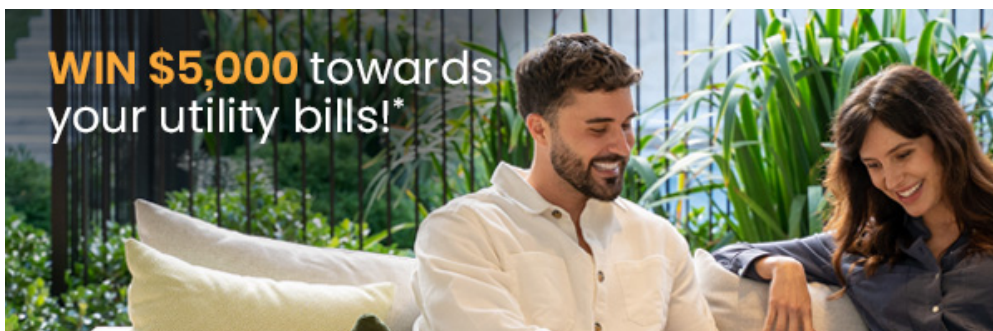




**LJ Hooker Annerley | Yeronga | Salisbury**

## Not All About Property





Happy FriYay!

I hope you are having a great week.

As I sit here typing up the newsletter, I am listening to the team sitting at the lunch table chatting away while they eat their lunch, which on Friday's we have what we call "Fat Friday". Fat Friday is more about buying lunch than it being a fatty, and we like to use this time to try out different local restaurants and cafes. The staff take turns in choosing somewhere and we can spend quite a bit of the week talking about what we are having, conversations gaining momentum as the week progresses. Friday by about 9.30am you start to hear the "so what did we decide for Fat Friday".

Today we had lunch from the Doc Brown Café (inspired by the movie Back to the Future) and chosen by Leticia one of our Property Management team members. I had the roast beef sandwich with Jalapeno relish, Joey the sausage roll (mine was delicious but the sausage roll was the winner!)

<https://www.facebook.com/docbrowncafe/>

Apart from my lunch, what has put the smile on my face is listening to the chatter between the team and realising not how far we have come in the last year, but how happy the office is. I still after all these years love what I do as in selling real estate, but I also love coming in to work as I get to share my days with such a diverse, all-inclusive, and amazing team. Our morning connection usually starts with a group chat as we do Wordle and share our results, or share a news story or funny meme, and then flows into the office and what the day has ahead.

A nice, feel good, Friday moment for me. Surround yourself with good people, the rest will look after itself.

### **STOP IT! STOP CLICKING ON A LINK TO FIND THE VALUE OF YOUR HOME!**

These online valuations are not only costly, but they can be so inaccurate, and I find most vendors only believe the high values. If a homeowner receives a value way below what they think they don't believe it, but if a value comes in way above where they thought they believe it. As the old saying goes, if it is too good to be true it probably is.

Your home or your investment property could be one of the biggest investments you will ever own or ever sell, if you want to find out the "real" value or the right time to sell you need to talk to an agent, and you need to talk to an agent that is in there doing the business and understanding the market as the market changes constantly and can change very quickly. These online valuations are relying on old data to "guess" your value, do not have the settled or under offer sales which is the most relevant, and aren't out on the streets talking to the buyer's and the sellers.

I was reading one of my friends posts on Facebook the other day, she had filled in one of those online quizzes – if you weren't a human, what would you be – her answer was a Rainbow! Just as accurate as an online valuation.

Also remember if you are doing an online valuation and they are asking for your details – e.g., address, email, phone number – you have given out your contacts and then those contacts get sold back to us as leads and as per my recent newsletters, these referral portals are now charging us up to 28% and guess what, the agents don't just take 28% out of their wages with every transaction, so they increase their fees which means that stress free, easy, online valuation that came back to you instantly could have cost you thousands in increased commission fees.

Please, **STOP CLICKING AND START RINGING THE AGENT DIRECT!**

## RENTALS OF THE WEEK

We unfortunately have nothing vacant available to rent this week to share in this part of the newsletter, which is a rarity! If you would like an updated appraisal and proposal for your investment property, please reach out. If you are looking at changing property managers, we can also talk you through that.

Property Management has been through some changes over the last couple of years with our team and our structure, the team we have at present would have to be the best I have worked with, and we really have found our stride. If you haven't met them yet, here's a little intro below.

### Our Property Management Team:

- **Camille** – Senior Property Manager – She has been with us for 7 years. Camille is the first one in the office each day and loves to pick up the phone to chat to her portfolio. C is for Camille & Consistency!
- **Nhi** – Joined us this year – she is the quite achiever, gets in and works hard, has the cutest laugh and great at creating content for social media. The team love the energy and calmness she brings to the office.
- **Leticia** – we hired “green” and have developed her into the position. Leticia is known by many as she was an owner of local coffee shops, this experience has made her transition into property management seamless. Her calm and friendly manner are indicators she is going to be a fabulous property manager.
- **Rhys** – joined us this year as reception and leasing manager. Rhys comes from Real Estate Royalty, his mum is the CEO of the REIQ (Real Estate Institute of Qld), a very respected and strong leader. Rhys has learnt his base from the best and is also studying a Bachelor of Business full-time. He comes to work in his full suit, dressed for the job he wants, another quiet achiever with a witty sense of humour. We love having Rhys in the team.
- **Jess** – has been a very important part of bringing our team together, managing the day-to-day challenges of the property management team, dealing with anything technology based and being that sounding board we all have become used to having. Jess has a property management and sales background, there is not much she can't do or doesn't know.

## PRICE ADJUSTMENTS

**ANNERLEY – 2/19 Gibson Street** – 2 Bed, 1 Bath, 1 Car - Courtyard plus a Study / Multi-Purpose Room – **Now Priced at Offers Over \$485,000**. Open this Saturday @ 10:30am – 11:00am.

<https://property.ljhooker.com.au/residential-annerley-qld-unit-2-19-gibson-street-11byh31>

## WHAT'S NEW

**FAIRFIELD – 11 Turley Street** – 5 Bed, 2 Bath, 2 Car, Pool – House on 473sqm – Move in ready modern home without the new build price tag. New School Catchment – Inviting Offers. First Open this Saturday @ 11:30am – 12:00pm.

<https://property.ljhooker.com.au/residential-fairfield-qld-house-11-turley-street-8rch31>

**YERONGA – 41 Violet Street** – 3 Bed, 2 Bath, 2 Car – House on 607sqm – Prime Yeronga Real Estate - Inviting Offers. First Open this Saturday @ 12:30pm – 1:00pm.

<https://property.ljhooker.com.au/residential-yeronga-qld-house-41-violet-street-1a94h31>

## WHAT'S AVAILABLE?

**FAIRFIELD – 1/32 Ashby Street** – 4 Bed, 2 Bath, 2 Car Town Home – Oversized Plan with a yard & large double garage – Offers Over \$929,000 – Under Offer Pending Conditions. Open this Saturday @ 10:00am – 10:30am.

<https://property.ljhooker.com.au/residential-fairfield-qld-house-1-32-asbhy-street-1a18h31>

**FAIRFIELD – 18 Turley Street** - 860sqm Land Opportunity – Located in the New School Catchment – Build a Flood Resilient Home or Bring a House In – Interest in the \$800,000 Range. Open this Saturday @ 11:30am – 12:00pm.

<https://property.ljhooker.com.au/residential-fairfield-qld-house-18-turley-street-10wmh31>

**MOOROOKA – 177 Mayfield Road** – 3 Bed, 1 Bath, 2 Car - House on 718sqm – Nicely Elevated with a Deck and Modern Extension – Inviting Offers. Open this Saturday @ 9:45am – 10:15am.

<https://property.ljhooker.com.au/residential-moorooka-qld-house-177-mayfield-road-1a8uh31>

**YERONGA – 3 Oriana Crescent** – 4 Bed, 2 Bath, 1 Car – House on 607sqm - Located Within a Private Cul-De-Sac with an Inground Swimming Pool – Inviting Offers. Open this Saturday @ 9:00am – 9:30am.

<https://property.ljhooker.com.au/residential-yeronga-qld-house-3-oriana-crescent-13nnh31>

**WHAT'S AVAILABLE PRIOR TO ENTERING A FULL MARKETING CAMPAIGN ... LISTINGS I HAVE BEEN ABLE TO WIN!**

**FAIRFIELD** – 3 Bed, 1 Bath, 1 Car, Pool – House on 779sqm – In the BSSSC Catchment

**YERONGA** – 4 Bed, 2 Bath, 2 Car, Pool – House on 717sqm – Modern, Low Set Home in Tightly Held Estate

**FAIRFIELD** – 3 Bed, 1 Bath, 1 Car – House on 549sqm – In the BSSSC Catchment

Have a great weekend. We look forward to seeing you at one of our open homes over the weekend. I have some fabulous new listings that have the phone ringing and a “skip in my stride”.

### VILLAGE NEWS

Click on the link below if you're interested in reading the most current Village News. You can also find all previous editions here as well.

[The Village News - Home](#)

Regards

Jane Elvin

**0408 344 417**



## Feature Property



**11 Turley Street**  
FAIRFIELD

5 2 2

### CONTEMPORARY HOME IN THE NEW SCHOOL CATCHMENT

Located in a tree lined street, with a local park metres away, 11 Turley St is within the highly sought after Brisbane South State Secondary College Catchment, perfectly positioned to tap into the Olympic Games action. The modern, contemporary home was designed with family in mind, built when building was affordable and reliable! Showcasing two complete levels of living, this 5-bedroom home of...

[Read more >](#)

**For Sale**  
INVITING OFFERS

**View**  
26/08/2023 @ 11:30AM -  
12:00PM

[annerleyeronga.ljhooker.com.au](https://www.annerleyeronga.ljhooker.com.au)

**Agent**  
Jane Elvin [0408 344 417](tel:0408344417)

[Joey Elvin 0457 000 897](tel:0457000897)

**LJ Hooker Annerley | Yeronga |  
Salisbury**  
[07 3848 7369](tel:0738487369)

## Property For Sale



**2/19 Gibson Street**  
ANNERLEY

2 1 1

### MUCH MORE THAN MEETS THE EYE

PROPERTY INFORMATION: Body Corporate Fees: \$859 /qtr  
Sinking Fund Balance: \$18,317.84 Brisbane City Council  
rates: \$480.95 /qtr CURRENTLY TENANTED UNTIL THE  
24/01/2024 AT \$515 PER WEEK 2/19 Gibson Street, Annerley  
is a unique offering and is more like a townhouse than a unit.  
With modern finishes and an easy living layout you'll love the  
extra bonus's this property offers. Enter the side g...  
[Read more >](#)

**For Sale**  
OFFERS OVER \$485,000

**View**  
26/08/2023 @ 10:30AM -  
11:00AM  
[annerleyyeronga.ljhooker.com.au](https://www.ljhooker.com.au/annerleyyeronga)

**Agent**  
Jane Elvin 0408 344 417  
Joey Elvin 0457 000 897  
**LJ Hooker Annerley | Yeronga |  
Salisbury**  
[07 3848 7369](tel:0738487369)



**1 32 Ashby Street**  
FAIRFIELD

4 2 2

### CONVENIENTLY LOCATED, SMALL LOT HOME

PROPERTY INFORMATION: Body Corporate Fees:  
\$612.50/qtr Sinking Fund Balance: \$4,963.43 Brisbane City  
Council rates: \$575.85/qtr 1/32 Ashby St is located within the  
heart of Fairfield in a rare, boutique complex of only 3  
townhouses within walking distance to every convenience  
imaginable. Number 1 is freestanding home and sits on a  
north facing 346sqm allotment at the back of the complex.  
Th...  
[Read more >](#)

**For Sale**  
OFFERS OVER \$929,000

**View**  
26/08/2023 @ 10:00AM -  
10:30AM  
[annerleyyeronga.ljhooker.com.au](https://www.ljhooker.com.au/annerleyyeronga)

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Joey Elvin 0457 000 897  
**LJ Hooker Annerley | Yeronga |  
Salisbury**  
[07 3848 7369](tel:0738487369)



**18 Turley Street**  
FAIRFIELD

4 2 2

### FABULOUS OPPORTUNITY IN FAIRFIELD

Riverside living doesn't get much more affordable than this  
opportunity at 18 Turley St, Fairfield with the added bonus of  
being located within the highly sought after Brisbane South  
State Secondary College Catchment. Set on a large, leafy  
860sqm block with an 15.5m frontage beside the park, this  
property offers plenty of potential for the savvy investor –  
demolish the existing house and build...  
[Read more >](#)

**For Sale**  
INTEREST IN THE \$800,000  
RANGE

**View**  
26/08/2023 @ 11:30AM -  
12:00PM  
[annerleyyeronga.ljhooker.com.au](https://www.ljhooker.com.au/annerleyyeronga)

**Agent**  
Jane Elvin 0408 344 417  
Kylie Hall 0401064471  
**LJ Hooker Annerley | Yeronga |  
Salisbury**

07 3848 7369



**177 Mayfield Road**  
**MOOROOKA**

3 1 2

**HILLSIDE LOCATION, METRES TO THE TOOHEY FOREST**

177 Mayfield Rd is located in a peaceful hillside location at the top end of Mayfield Road just metres from Toohey Forest with views from Moorooka to Mt Coot-tha. The north-facing aspect creates lovely natural breezes and light flow. Walk through the front gate, onto the porch into the original part of the home. To the left is a sitting room or ideal office for those who work from home. Wit...

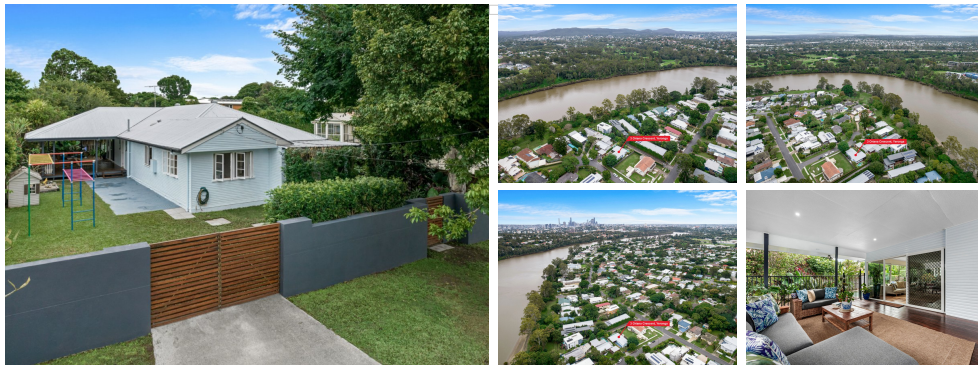
[Read more >](#)

**For Sale**  
**INVITING OFFERS**

**View**  
26/08/2023 @ 9:45AM - 10:15AM  
[annerleyyeronga.ljhooker.com.au](https://www.ljhooker.com.au/annerleyyeronga)

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**Salisbury**  
[07 3848 7369](tel:0738487369)



**3 Oriana Crescent**  
**YERONGA**

4 2 1

**RELAXED, RIVERSIDE LIVING**

3 Oriana Crescent, Yeronga is located in a much sought-after cul-de-sac, with entry to the riverwalks via Hibiscus Lane. Positioned on a good sized 607sqm block with a 17.1m frontage, this post war home offers a lovely move in ready home for the astute buyer; or opportunity to remove and build the home of your dreams (Subject to Council Approval). The pocket is coming alive with new builds and ren...

[Read more >](#)

**For Sale**  
**INVITING OFFERS**

**View**  
26/08/2023 @ 9:00AM - 9:30AM  
[annerleyyeronga.ljhooker.com.au](https://www.ljhooker.com.au/annerleyyeronga)

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**LJ Hooker Annerley | Yeronga |**  
**Salisbury**  
[07 3848 7369](tel:0738487369)





## 41 Violet Street YERONGA

3 2 2

### CHARM & CHARACTER, POSITION PERFECT

Positioned in arguably one of the best pockets in Yeronga, 41 Violet Street offers 607sqm of prime, flood free real estate. Enjoying a north/south orientation and a wide, residential street known for throwing some of the best street parties, this outstanding property needs to be inspected to truly appreciate all that is on offer. Admired by many over the years, behind the manicured hedge lies...

[Read more >](#)

**For Sale**  
INVITING OFFERS

**View**  
26/08/2023 @ 12:30PM - 1:00PM  
[annerleyyeronga.ljhooker.com.au](https://www.ljhooker.com.au/annerleyyeronga)

**Agent**  
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## Upcoming Opens

### ADDRESS

### VIEW

3 Oriana Crescent, YERONGA

26/08/2023 @ 9:00AM - 9:30AM

177 Mayfield Road, MOOROOKA

26/08/2023 @ 9:45AM - 10:15AM

1/32 Asbhy Street, FAIRFIELD

26/08/2023 @ 10:00AM - 10:30AM

2/19 Gibson Street, ANNERLEY

26/08/2023 @ 10:30AM - 11:00AM

11 Turley Street, FAIRFIELD

26/08/2023 @ 11:30AM - 12:00PM

18 Turley Street, FAIRFIELD

26/08/2023 @ 11:30AM - 12:00PM

41 Violet Street, YERONGA

26/08/2023 @ 12:30PM - 1:00PM



RENTING WITH LJ HOOKER



BUYING WITH LJ HOOKER



SELLING WITH LJ HOOKER

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443 Ipswich Road ANNERLEY QLD 4103

[07 3848 7369](tel:0738487369) | [admin@ljhookerproperty.com.au](mailto:admin@ljhookerproperty.com.au) | [annerleyyeronga.ljhooker.com.au](https://www.ljhooker.com.au/annerleyyeronga)

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