

# botanical grace

Where would our Village be without this delightful fashion and homewares shop?

Without a doubt Botanical Grace has saved many marriages (mine included) and relationships in the time it has been at Yeronga.

The luxe gift and homewares shop at Yeronga Village can be counted on for those forgotten anniversary or last-minute birthday, Christmas or Mother's Day gifts.

Julie McAllister has weathered floods and Covid-19 to enter her 17th year at the Village with her last remaining Botanical Grace. Julie had stores at Camp Hill – the original Botanical Grace which opened in 2003 – and Toowong Village.

"It's a pretty good community here and we've been very well supported. I did a stint at Toowong Village but it's a different type of person who floats through a shopping centre," Julie says.

"I think Covid reintroduced us to people. Time and time again, I would have people coming in and saying 'I've lived in the area three years and never knew you existed'.

"We've always had our regulars but Covid put back into people's minds to shop local, especially when we couldn't get things from overseas.

"It's a place to explore and find new things. I honestly don't care if people don't buy anything. It's about the experience, and once they've been in once they tend to come back!"

Julie has always loved the diversity of customers who walk in the Yeronga shop's doors.

"We have people who live on the river and people who live on the other side of the railway line, it's a real variety. I have the quirky customer and I have the classic customer," Julie says.

"It means I can diversify more when I'm buying and we don't have much that doesn't work."

Julie tries to support local and Australian products when she can and is fascinated by the story behind each business. Like a candle range she stocks that comes from a farm in country NSW, where the woman who makes the candles milks cows and works the farm.

Jane loves to purchase settlement gifts and cards & Julie is always looking at new gifts to add to our hampers.

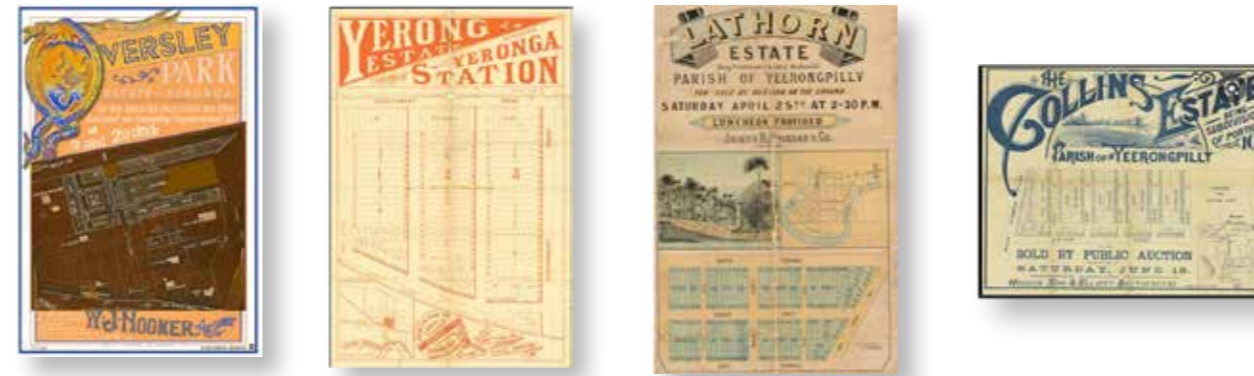


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## The History of Yeronga

Part 14

Dr Michael Macklin



The advertisement for one of the new Yeronga estates appeared in the Brisbane Courier on 12 September 1888 as the Eversley Park Estate with its main streets, Eversley Terrace and Kingsley Parade, being named after Charles Kingsley, the then famous author of the Water Babies, and the Hampshire village of Eversley where Kingsley was the Anglican rector. Above (far left) is a reconstruction of the lithograph used to sell the land. Unfortunately, the original appears to have been lost.

Yeronga and the surrounding area had several such subdivisions normally called estates. Good examples of these are the earliest, Yerong Station Estate, in 1884 and in 1885 the Lathorn Estate in Yeerongpilly and Yeronga. After the 1888 Eversley Park Estate mentioned above, the economic recession delayed the next development for some twenty years. So it wasn't until 1916 that another estate was advertised, the Collins Estate in Yeerongpilly, quickly followed by the Avoca Estate in 1917, the Gilbert Estate in Yeronga in 1920, the River Park and Grimes Estate in 1923 and the St Olaves Estate in Yeronga in 1927.



1. 'WJ Hooker (later Hooker, Son, & Elliott) has been favoured with instructions to sell by public auction on the ground, on Saturday 15th September, at half-past 2 o'clock the whole of that Property being Resubdivisions of Subdivisions of Portion 165A, County of Stanley, Parish of Yeerongpilly, and consisting of 192 Allotments, close to the Yeronga Railway Station on the South Coast Line. This charming Estate, which is only a short distance beyond the Fairfield Railway Station, is most favourably situated, and is immediately surrounded by the residences of CH Buzacott, FS Brown, Scriven, A McNab, WD Grimes, AB Wilson, JW Brown Esquires and within a few steps of the Yeronga Station. To those who have watched the advancement of this suburb during the past few years, this property will recommend itself, as nowhere around the city of Brisbane, have such rapid strides been made as in the vicinity of this excellent estate, and the character of the villas which have been erected and are now being erected stamp this as being most unquestionably the leading suburb of South Brisbane. The numerous inquiries for eligible building sites in the vicinity of the Eversley Park Estate have induced the proprietors to place this property on the market at the present time, and they are fortunate in having purchased at a much lower price than is asked by holders of other such properties in the same locality, they are able, and have determined, to give the public the opportunity of securing the sites at such prices as to guarantee a sure sale in order to close the estate. All roads are a full chain wide, the lots are pleasantly situated and the soil excellent, while there is little or no expense necessary for cleaning. The means of access to and from the city is easy, as there are numerous trains passing at intervals during the day, while the South Coast line now nearing completion must considerably increase the passenger traffic and the certainty of the terminus being shortly removed from Stanley Street to Melbourne Street must certainly enhance the value of all land so close to the city as the Eversley Park Estate. As a further inducement to purchase the terms have been decided in the most liberal scale, namely One-tenth cash, balance by bills at 6, 12, 18, 24, 30, 36, 42, 48 and 54 months with 8 per cent added. One-tenth Cash balance by bills at 3, 6, 9, 12, 15, 18, 21, 24, and 27 months with 7 per cent added or 2 and a half per cent down in Cash. Remember the day of sale. Free cabs leave the Albert Auction Mart, Albert Buildings, Albert Street at intervals from 1 o'clock.'

# Village NEWS

Edition 3 2022

**Botanical Grace**  
Delightful Fashion & Homewares

**Indigo Soul**  
Yoga, Pilates, Wellness

**Dundee Kim**  
Boxing & Fitness



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**Guardian Pharmacy**  
All about flu vaccinations

**History of Yeronga**  
Part 14

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**LJ Hooker**

Annerley/Yeronga/Salisbury

Compliments of Jane Elvin

# Jane's Update

I hope this edition of the Village News finds you all well.

To the flood impacted families I hope you are starting to find some direction, whether that be your insurance company is looking after you, or you have decided how you move forward with your property? I have been spending quite a bit of time talking to property owners in this decision time, as they decide do they renovate, do they knock down and build, or do they take the insurance payouts and move on. There is still not a lot of sales results for the flood impacted properties, but we do have a few more of these to hit the market over the next couple of months. I am just a phone call away if you would like to talk through your options.

I had 5 seconds of media exposure on 7 News recently as they discussed the price drops in Fairfield, which at 5.6% off the back of a 25.2% increase over the year it's not that bad. The reality is we have had a flood in there, and there has not been a lot of stock in Fairfield come to the market or much settled.

But when asked how am I seeing the market, the big change I have noticed is there is less competition and there is more opportunity for buyers to purchase a property under their terms. This really is the big difference with our market, and not something that should be ignored. Buyers are really starting to dictate the terms for properties where there is less competition. They are putting more clauses in, with the biggest change being the subject to sale clauses, a clause 12 months ago vendors would not really entertain, and most vendors would choose an offer without so many conditions.

What the subject to sale clause is also doing is slowing our market, so properties are taking a lot longer to go



unconditional and settle which is pushing out these settlement dates and time on market which then impacts the market stats. In the heat of the market, we were seeing 7 days of clauses or none, and settlements from 21-30 days. Now 90-day settlements are quite common.

I would encourage buyers that don't want to be caught up with buying and the stress of selling where the subject to sale would not usually be entertained, to really look at now being the time to do this transaction. When the market changes again the subject to sale conditions will again not be so favourable. When you are buying and selling in the same market it is all relevant, but if you can buy and sell in the same market under your terms, this is a privilege you may not always get, and this is a great time to take advantage of that.



## Mould

Mould has become an unwelcome guest in many homes after months of heavy rain.

Shoes, jackets, walls, windows (in my case even wooden earrings) ... you name it, it's there, and getting rid of it can be tricky.

In some instances, there is probably no choice but to call in professional mould removing companies.

But if you want to tackle the problem yourself, using some common supermarket items, here are some handy hints for removing mould from the Shannon Lush and Jennifer Fleming book Spotless.

**Mould on painted walls:** Clean the surface twice with hospital-grade bleach. Then wipe bicarb soda and vinegar over the walls with a sponge before you paint them to neutralise the bleach. Also use a mould inhibitor such as oil of cloves before and during the painting.

**Bathroom tiles:** Clean tiles once a week with bicarb and vinegar. Have one sponge with bicarb on it and the other with vinegar on it and put the vinegar-soaked sponge over the top of the bicarb-coated sponge, then wipe. The grout between the tiles is very porous and retains mildew. To clean it, use bicarb and vinegar and scrub with an old toothpaste. To inhibit mould, add a couple of drops of oil of cloves to the mixture. Clean the grout every couple of months to avoid build-up.

**Mould on fabric:** Borax, bicarb soda and tea tree oil or using hydrogen peroxide are natural ways of removing spores. You can also add one to two cups of white vinegar to your normal washing detergent to remove mould and musty odours.

**Mouldy handbags:** Mix a small quantity of vinegar and water and wipe it over the mould with a cloth. Then wipe with a clean cloth. Add one drop of oil of cloves to leather dew on a cloth and wipe over the bag. The oil of cloves will inhibit further mould growth.

**Shoes:** Storing good shoes in a shoe bag or calico bag will stop them from going mouldy. For mould on leather shoes, use part rubbing alcohol or vinegar and water; spray on shoes.

# Live, Love, Local



All your wellness needs are catered for at this one-stop hub in Yeronga

Good news for pilates enthusiasts with Indigo Soul and Wellness on track to open its reformer pilates studio in Yeronga in August.

Studio manager and pilates instructor Emily Poncini says a space has been secured under Yeronga bakery (formerly a solicitor's office), and it will house 10 reformer machines.

Indigo Soul already offers yoga, mat and barre pilates at its Shottery St studio and this is the next step for the wellness business that continues to grow in Yeronga.

Ali Martin opened the studio four years ago for pilates and yoga, and since then Indigo Soul has steadily been building its practitioner base to become a one-stop shop for all your wellness needs.

The welcoming space is now home to a chiropractor, psychologist, naturopaths, nutritionists, kinesiologist and reiki practitioners, remedial massage therapists and an infrared sauna.

In February, Womb to World joined the team. Acupuncturists Angela, Rachel and Shuen are also Chinese medicine practitioners and trained in womb and fertility massage.

Womb to World can help girls and women navigate puberty, hormonal imbalances, menstrual problems, mental health, preconception, pregnancy, post-natal care and menopause.

"We're a one-stop wellness shop, so our practitioners do inter-referrals when necessary and we meet up quarterly to brainstorm and workshop together," Emily says.

"We've got a real community of people here. Our yoga and pilates classes are about so much more than 'getting a workout', rather the focus is on strengthening and connecting the body and the mind through the breath.

"Indigo is a space where people feel comfortable to give it a go, move their body and feel good.

"We have a diverse demographic from uni students around 19-20 to our oldest member who's in their late 80s."

Indigo Soul Wellness held its fourth annual open day on Sunday, July 31. The open day was a free event where the local community was invited to experience yoga, pilates, massage, infrared sauna and a variety of other wellness modalities



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Boxing is not just for the boys as many women and kids in the Yeronga area have discovered after joining Dundee Kim



He trained a boxer to become world champion but Dundee Kim gets the most satisfaction from seeing his everyday clients achieve their fitness goals.

Korean-born Dundee Kim was Jeff Horn's strength, conditioning and padwork coach when he beat Manny Pacquiao to win the WBO world welterweight title in 2017.

More recently he has been working with boxer Joel Camilleri and helped him defend his WBC Australasian Super Welterweight title. Camilleri is now ranked 14th in the WBA world rankings.

But most the time Dundee's busy with his three Dundee Kim boxing and fitness gyms at West End, Yeronga and Indooroopilly.



Through his Indooroopilly gym he offers personal training courses and runs Fit Education, an international college, which often leads to trainer internships for his students, and eventually jobs as trainers.

Being part of the Jeff Horn team certainly boosted Dundee Kim's public profile, but for years he's been doing amazing work out of the spotlight with his clients, including children with special needs.

That's where the real rewards come. Like Michael, an autistic boy who couldn't look at Dundee when his mother brought him to the gym.

"After a couple of years of working with him, he's like 'hey Dundee', he punches my chest, hugs me," Dundee says. "It's great, I went to his house and he barbecued for me. We've helped so many kids."

Andrew An has managed the Yeronga gym since it opened in 2018 and bought the franchise about nine months ago.

The gym offers one-on-one training, group training and boxing for kids.

One member reaping the benefits is 56-year-old Yeronga resident Helen, who lost 15kg in 12 months training with Andrew at the gym.

"My sessions with the trainer involve boxing, functional training and weights," Helen says. "All of this has helped to improve my flexibility and strength, great for people like me who sit at a desk behind a computer all day."

Helen says she wasn't intimidated about joining a boxing gym.

"At Dundees you are taught the boxing technique from scratch. I was not intimidated at all. It's lots of fun learning the different punches and moves," she says.



Vaccination is the best defence against a severe influenza spreading through the community

We're in the grips of a fourth wave of COVID-19 and it's grabbing all the headlines at present.

But that doesn't mean we can become complacent about another danger lurking in the community – the flu – which is also particularly severe this winter.

Pharmacist Lauren Kiryazi at Yeronga Village says there has been an increase of influenza cases in the local community.

The pharmacy has been part of the government's free vaccination program and Lauren says there has been a great response from the Yeronga community, particularly in the past few weeks. The pharmacy can vaccinate from five years of age, younger children need to see their GP.

"We understand people are sick of talking about COVID-19 and the flu, however it doesn't mean they have gone away and the best way to protect yourself is to get vaccinated," Lauren says.

"Having a flu vaccine each year helps to build immunity against the influenza virus and reduces the risk of transmitting the virus to others.

FACTS
You are <b>much less likely</b> to become infected with the influenza virus.
Flu viruses used in flu shots are inactivated so they <b>cannot cause infection</b> .
Get the flu vaccine as soon as possible. It takes <b>2 weeks</b> for antibodies to develop.
The nasal spray is <b>NOT effective</b> . You should get the flu shot to be properly vaccinated.
The flu shot is <b>designed yearly</b> to protect against the highest risk/actively circulating strains of influenza.

"It's important to get vaccinated each year against influenza as each year the experts determine which new strains will be included.

"It has been rewarding for our team to be able to help protect our community against the influenza virus."

Lauren says the easing of Covid-19 restrictions, such as mask wearing and social distancing, as well as more people travelling, are some of the reasons why we're seeing a higher number of influenza cases this year.

If you do find yourself struck down with the flu, Lauren recommends organising a telephone appointment with your doctor if you are concerned about symptoms.

There are antiviral medications available if your doctor advises.

"In the pharmacy we can also help provide appropriate options to help with symptom relief," Lauren says.

"We provide a local delivery service so that you can stay at home to minimise transmission to others."

Lauren encourages anyone who hasn't been vaccinated to ring the friendly team at Yeronga Village Pharmacy and organise an appointment.



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