



Welcome to the April edition of Professionals Redcliffe Sales newsletter, our quarterly newsletter. We will continue to provide up to date, relevant and interesting news and facts about Professionals Redcliffe and the Redcliffe Peninsula.

Please note the following office closure dates.

Easter Long weekend - April 18th, 19th, 20th 21st

Anzac Day- Friday April 25th

Queens birthday Monday June 9th

New Listings



27 Kalimna Drive, Clontarf. 4 bed- 2 bath - 3 car. \$435,000 Listed by Trish Lowe



8/11 Dix Street, Redcliffe. 3 bed- 2 bath- 1 car. \$ 419,000 Listed by Chris Wilson



17 Mayfair Street, Kippa Ring. 3 bed- 2 bath -2 car. \$ 393,000 Listed by Trish Lowe



3/22 Grant Street, Redcliffe. 2 bed -1 bath- 1 car. \$260,000 Listed by Jack Woollett



7/44-46 Georgina Street, Woody Point. 3 bed- 2 bath- 2 car \$460,000 Listed by Jack Woollett



82 Kippa Street, Kippa Ring. 3 bed- 1 bath - 1 car \$330,000 Listed by Chris Wilson



13 Adrian Street, Margate. 2 bed- 1 bath- 2 car \$289,000 Listed by Chris Wilson



27 Beacon Crescent, Newport. 4 bed- 2 bath- 2 car. \$439,000 Listed by Louis Sullivan



17 Cremorne Court, Kippa Ring. 4 bed- 2 bath-3 car \$ 485,000 Listed by Trish Lowe



43 Coronation Ave, Beachmere. 4 bed- 3 bath- 4 car. \$1,390,000 Listed by Jeff Fisher



6 Florence Street, Kippa Ring. 3 bed- 1 bath- 1 car \$348,000 Listed by Jack Woollett and Chris Wilson



33 Lionheart Cres, Newport. 4 bed- 2 bath-2 car \$695,000 Listed by Trish Lowe



33a Lionheart Cres, Newport. 4 bed- 2 bath- 2 car \$725,000 Listed by Trish Lowe



316 Victoria Ave, Redcliffe. 3 bed- 2 bath- 1 car \$395,000 Listed by Louise Sullivan



45a Seaville Ave, Scarborough. 5 bed- 3 bath- 3 car \$650,000 Listed by Jack Woollett



39 Palmtree Ave, Scarborough. 4 bed- 2 bath-2 car. \$665,000 Listed by Jack Woollett



282 Scarborough Road, Scarborough. 3 bed-1 bath -1 car \$350,000 Listed by Jack Woollett



3/37 Wyllie Street, Redcliffe. 2 bed- 1 bath-1 car \$289,000 Listed by Chris Wilson

SOLD

59/56 Miller Street, Kippa Ring – Louise Sullivan

259 Anzac Avenue, Kippa Ring – Chris Wilson

6/3 Rock Street, Scarborough- Chris Wilson

17 Mayfair Street, Kippa Ring- Trish Lowe

6 Barbados Boulevard, Deception Bay- Chris Wilson

27 Kalimna Drive, Kippa Ring- Trish Lowe

82 Kippa Street, Kippa Ring – Chris Wilson

3/22 Grant Street, Redcliffe- Jack Woollett

17 Cremorne Court, Kippa Ring – Trish Lowe

8/23 Albert Street, Margate- Trish Lowe

10/50 John Street, Redcliffe- Jack Woollett

27 Beacon Crescent, Newport – Louise Sullivan

45a Seaville Avenue, Scarborough- Jack Woollett

166 Hornibrook Esplanade, Clontarf- Jack Woollett

6 Florence Street, Kippa Ring- Jack Woollett

Whats happening in Redcliffe?

The Redcliffe Festival of Sails is a colourful seaside celebration of all things Easter and nautical. Head down to Suttons Beach on Good Friday to catch a special visit from the Easter Bunny and get the best view of the yachts from the 66th annual Brisbane to Gladstone Yacht Race as they sail along the Peninsula. You can be guaranteed a fantastic day of family fun with something for everyone. The festival is free to attend and there's plenty for you to do on a tight budget (most activities are free). Take the stress out of travelling to the festival and catch the free shuttle bus from the Redcliffe Showgrounds, a quick 5 minute drive from the festival site.

Date-Good Friday, 18 April 2014

Time-9.00am - 4.00pm

Location-Suttons Beach - Marine Parade, Redcliffe

Cost-Free entry with many workshops & activities free. There is a cost for rides.

MOTHER'S DAY HIGH TEA- Ask your mum what she would like for Mother's Day, and she will humbly say she just wants a happy and healthy family ... what she really wants is to be treated to an indulgent and elegant high tea at the Redcliffe Cultural Centre! Spoil that very special lady in your life with a delightful morning high tea, featuring a wonderful sweet and savoury menu, a range of delicious and exotic teas (both hot and iced), entertainment and a gift and pamper market.

Date-Mothers day, 11/05/2014/

Time-10:30 am

Location-Redcliffe Cultural Centre, Irene Street

Cost- \$35 per person, \$20 children (under 12)

Easter School Holidays- 07/04/14 – 22/04/14
SHAFT is a program introduced by Moreton Bay Regional Council for students who reside in or attend high school in the Moreton Bay region. The exciting range of activities are subsidised by Council, making them more affordable and accessible for students. So if you're attending high school in 2014 and live or attend high school in the Moreton Bay Region you can participate in any of the SHAFT holiday activities. For more information visit-
www.moretonbay.qld.gov.au/shaft



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Battler 'burbs to become national

hotspots in 2014 (Sourced from www.news.com written by *Sonja Koremans*)

SO you didn't make the property ladder this year? Relax, there are many undiscovered suburbs with potential for double-digit growth in 2014.

House prices are rising, listings are shrinking and auction clearance rates are at record highs in Australia's largest housing market - there's no doubt it's a tough time for buyers.

But the good news is, experts agree that next year's hotspots will be more affordable and within reach of the average punter. News.com.au has gleaned the good oil from veteran market commentators Terry Ryder and Peter Koulizos for their picks of the places to buy in 2014. Mr Ryder is a property analyst and the founder of hotspotting.com.au, a site dedicated to helping property investors find the next big thing. He and his team takes dozens of factors into consideration - including population growth, infrastructure, town planning rules, and investment and employment opportunities. Mr Ryder said this year cashed-up investors shaped capital city markets, with buyers busting their budgets to follow the crowd to million-dollar suburbs, particularly Sydney. Savvier buyers would have invested in these areas at least a year earlier, Mr Ryder said. "Buyers have been favouring the upper end of the market in capital cities and I think you will see less of that and smarter buying spread across more affordable middle-ring suburbs," Mr Ryder said. "They will be more rational and targeted in their purchasing, rather than having a herd mentality."

Brisbane In Brisbane, it's all about Kelvin Grove, where rental returns are averaging around the 7 per cent mark. The suburb has already been gentrified but Mr Ryder believes there's still room for strong capital growth. "Kelvin Grove is Brisbane's infrastructure central with a uni campus, major schools a cross-city tunnel and bus links to the airport," Mr Ryder said. Ryder is also enthusiastic about Toowong in Brisbane's inner-west. "Toowong is lovely area and is being targeted by a lot of people working in the mines because it is close to the city and the tunnel airport link. "Buyers should also consider the Redcliffe Peninsula due to the affordable homes, lifestyle features and transport infrastructure, he said. The median house price in Redcliffe this year was \$340,000.

Brisbane hot spots- Chermside, Redcliffe and Albion.



Why would you buy or sell with anyone but a Professional?