

AUCHENFLOWER CHRISTMAS NEWSLETTER



SIMON SAYS...

Market Update

As Christmas approaches, the working year comes to an end and starts to slow, children begin their school holidays and families get ready to go away for the holiday break. This can result in the property market starting to slow down in the last few weeks of the year as people focus on their Christmas and some well-deserved time off.

However, by mid-January there is an influx of new buyers in the market looking to upgrade their home or looking for change in the New Year. If you have been thinking about selling, then the first few weeks of the New Year is one of the best times to place your property on the market. Buyers are open to different opportunities and are looking to make changes that they may not have considered previously. This means that the property market starts to get hot very quickly and there is a large number of transactions in the first few months of the year.

In addition to this, interest rates remain low and are expected to lower again. This is continuing to encourage buyers to take the steps to invest or purchase the home they have been dreaming about all year.

What You Can Do To Prepare

While you have some time off over the Christmas period, it is a fantastic time to start preparing your home in preparation for you to sell. It is not always necessary to renovate a property to achieve the best sale price. Making a few small adjustments can have a real impact on the first impressions of potential buyers, without changing the existing structure of your home or

spending too much money. Here are some top tips to increase the value of your property:

Be Prepared Inside & Out!

Outside – Start clearing, cleaning and tidying the outside of your home. Clear your yard of unnecessary items – trim back trees, weed the garden beds, clear the front and sides of the house. Wash down the external walls of the house and clean windows.

Inside – Clean every room from top to bottom, leaving no mess behind. Cleaning is the most inexpensive way to completely enhance the look of a room. Kitchens and bathrooms should be shining, windows should glisten, and carpets should be shampooed and odourless.

Define the Space

Start organising furniture in such a way so that the purpose of every room is clear to buyers. This makes it easier for buyers to imagine themselves living there with their furniture in the property.

De-clutter

Eliminate junky or unnecessary items to make the house look tidier. If you don't want to part with these items then simply put them into storage until after your house sells. An emptier and tidier room is better than a full and cluttered room when it comes to selling.

Style to Sell

Create warm and inviting spaces in your home to stir buyer's emotions. Lighting can have a significant difference on a room's appearance. Brighten a room with the addition of lamps or update lamp shades to achieve a modern look. Fresh curtains and blinds can also modernise and update the look of the room. Small changes such as a change in linen, the addition of new rugs, cushions or feature furniture can have a big impact on the style and feel of a room.



Community News

Opening of Frew Park

On Saturday the 29th November Frew Park was officially opened to the public by Lord Mayor, Councillor Graham Quirk. Since the 21st October, local residents have watched as the former Milton Tennis Centre and Milton Bowl has been transformed into a 3.5 hectare inner city parkland.

The Brisbane City Council has funded the rejuvenation of this inner-city site to showcase the Roy Emmerson Tennis Centre, which includes six tennis courts, a rebound court and amenities for the public. The parklands also include an architectural play space for children called 'The Arena', shared picnic and barbeque facilities, car parking for 50 cars, exercise equipment and interpretive signage and artwork showcasing the site's history.



Bardon Community Markets

Where: Cnr Rainworth Rd & Baroona Rd, Paddington

When: Every Sunday from 6:00am to noon.

Bardon Market is a local food and craft market that is open every Sunday from 6:00am to noon. These markets offer patrons an array of wonderful fresh fruit and vegetables, fresh farm eggs, fresh meats and seafood, as well as bakery goods, including fresh baked sourdough breads. The market also hosts a range of different craft and miscellaneous stalls that are growing in size and number every week. Come down and support these local markets in your community.



The Bounty Restaurant & Bar Opening

The Bounty Restaurant and Bar is set to open on Wednesday December 3rd. The new local hang out will welcome patrons for breakfast and lunch seven days, and dinner six nights. The menu consists of an array of modern Australian foods as well as bar snacks and a selection of craft beer and quality wines. The 60-seat restaurant and bar will open in Rosalie Village on Baroona Road next to Sushi Lovers.

CHRISTMAS RECIPE – CHRISTMAS BALLS



Ingredients

4 Cups of desiccated coconut
395g can of sweetened condensed milk
2 teaspoons of finely grated lemon rind
½ Cup (100g) red glace cherries, finely chopped (or dried apricots if you would prefer)

Method

Preheat oven to 180°C/160°C fan-forced. Line 2 baking trays with baking paper.
Combine coconut, milk and lemon rind in a bowl. Add cherries. Stir until coconut mixture turns pink. Using 1 level tablespoon mixture at a time, roll mixture into 40 balls. Place balls, 3cm apart, on prepared trays.
Bake, swapping trays halfway, for 12 to 15 minutes or until balls are lightly browned. Cool on trays.
Serve.

If you are thinking of placing your property on the market or would like to find out what your property is currently worth, then please contact me to arrange an appointment before Christmas.

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