

# CALIBRE & COMMUNITY

YOUR WAY HOME

PROPERTY & LIFESTYLE MAGAZINE | WINTER 2024



What's the Investment in Quality  
Real Estate Advertising?

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Property Market  
Update – Auchenflower

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Do You Have Multiple Debts  
in Place and You're Not Sure  
Which One to Pay off First?



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## Welcome to the Winter Edition of Calibre & Community

As the chill of winter sets in, we are thrilled to bring you another packed issue, filled with insights, updates, and exciting features that highlight the dynamic world of Brisbane real estate.

Firstly, we are proud to showcase our recent successes in the *Just Sold and Leased Properties* section. Each transaction represents not just a home, but a story of new beginnings and dreams fulfilled.

Investing in real estate is a significant decision, and we delve into the nuances of effective marketing in our feature on *What's the Investment in Real Estate Advertising?* Discover how strategic advertising can maximise your property's visibility and appeal.

For those eyeing opportunities in Auchenflower, our *Auchenflower Property Market Update* provides the latest trends and forecasts, helping you make informed decisions in this sought-after suburb.

To assist you further, we offer a *Free Instant Property Report* to help you understand your property's true worth. Additionally, our *The Complete Guide to Selling Your Property* book is available for free download, providing you with comprehensive advice on navigating the selling process.

We are proud to partner with *Studio Pilates Ashgrove* and support the Good Box charity, providing essential items to the homeless. It's an initiative close to our hearts, reflecting our dedication to making a positive impact.

Lastly, we are excited to introduce you to a new gem in the local dining scene - *Gnocchi Gnocchi Brothers*. Their exquisite dishes are a testament to the vibrant culinary culture thriving in our community.

We hope you enjoy this edition of Calibre & Community. As always, our team are here to assist you with all your real estate needs. Stay warm, stay informed, and let's make this winter season truly exceptional.

Warm regards,  
Alice Hagen

Co-Founder/Principal  
Calibre Real Estate

**CALIBRE**  
REAL ESTATE

# About Calibre Real Estate

Calibre is an award-winning boutique real estate agency serving the Brisbane area with full cycle real estate services.

We are a local team of fully qualified and dedicated real estate agents who specialise in supporting our clients throughout their property journey. We are known for our outstanding customer service, transparent communication, and exceptional outcomes.



### Our history

Established more than a decade ago, Calibre is a family business with family values and these principles of integrity and trust continue to provide the foundation for our personal customer service. We work in partnership with our customers and develop lasting relationships. Born and raised in Brisbane, we have been proudly serving our local community with quality real estate services for 15 years.

### Our team

Our agents are the best of the best. We live locally, and we know the Brisbane property market like no other. Our dream property market like no other. Our dream to excellence and a personal dedication to our loyal customers. We are all fully licensed and experienced agents, and we love what we do.

### Our values

The values that shape and define Calibre are trust, integrity and quality. We are known for our open, honest and transparent communication and our unrivalled customer service.



### Why choose Calibre

We are here to support you in your real estate journey, from beginning to end, giving you the benefit of our experience and proven strategies. Our team is local to the Brisbane area, so we have an intimate and invaluable understanding of the local property market and current trends, which equips us to get the best outcomes for you. We have a solid track record and our achievements have been recognised with multiple industry awards. When you choose Calibre, you choose a real estate partner you can depend on.

### Supporting our community

At Calibre, we understand that real estate is about more than property transactions. We believe that we have a vital role to play in building neighbourhoods and bringing communities together, and we take this responsibility seriously. We have led the way in investing in community growth and development, and giving back to the communities we serve, through initiatives such as Cancer Council, The Legacy Organisation, and Brain Child.

### Experience the Calibre difference

As a boutique agency, with a local team, we are able to provide a dedicated and personal level of service that you wouldn't get with many larger agencies. We put our customers first and show exceptional attention to detail. When you partner with a Calibre Real Estate agent you get an experienced and knowledgeable advisor, and a trusted advocate.



# Property Market Update - Auchenflower



Auchenflower, located just 2.5 kilometres west of Brisbane's CBD and adjacent to the Brisbane River, is a residential suburb known for its hilly terrain and lush green spaces. This suburb offers its residents picturesque views and ample recreational opportunities, making it a desirable location for both families and professionals.

## Houses

### Median Value

The median value of houses in Auchenflower has seen a significant increase, currently standing at \$1.65 million. This represents a 17.5% growth over the past 12 months, indicating a robust upward trend in property values.

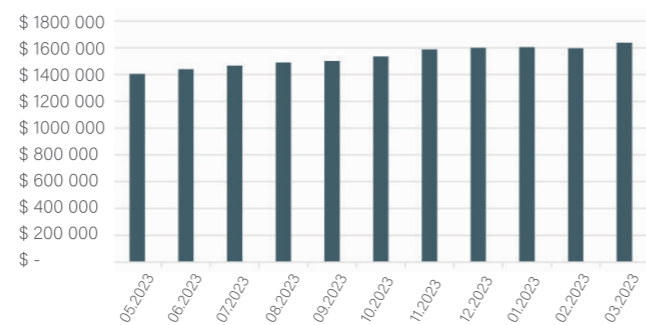
### Number of Sales

The sales volume has also shown positive momentum, with 58 houses sold, marking an 11.5% increase from the previous year. This rise in sales volume suggests a growing demand for residential properties in the area.

### Median Days on Market

Houses in Auchenflower typically spend 43 days on the market before being sold, which reflects a relatively balanced market dynamic between buyers and sellers.

Median Value - House (05/2023 - 04/2024)



## Units

### Median Value

The median value of units has experienced a sharp rise of 20.4%, reaching \$694,000. This substantial increase highlights a strong investor interest and potentially limited unit availability driving up prices.

### Number of Sales

There has been a 7.3% increase in unit sales, with 103 units sold in the past year. The higher transaction volume indicates a sustained interest in smaller residential formats.

### Median Days on Market

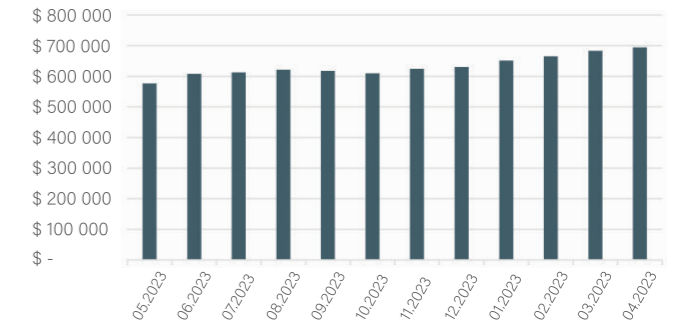
Units are selling faster, with the median days on market now at just 12 days, a decrease of 3.8% compared to the previous year. This rapid turnover rate underscores a high demand for units, likely fueled by both affordability relative to houses and the attractive location.

### Investment Opportunities

Given the strong growth in property values and the quick turnover rate for units, Auchenflower presents a compelling opportunity for both residential buyers and real estate investors. The suburb's proximity to Brisbane's CBD, combined with its scenic charm, makes it a highly attractive option for long-term investment and residential purposes.

Auchenflower is currently experiencing a vibrant and growing real estate market. With increases in median values and sales volumes across both houses and units, coupled with relatively quick sales periods, the suburb stands out as a prime area for investment and living close to the heart of Brisbane. Investors and homebuyers looking for promising opportunities in a thriving Brisbane suburb should consider Auchenflower a top choice.

Median Value - Unit (05/2023 - 04/2024)



Scan the QR Code to Get the Latest Market Report

Or call the Justin Hagen Team on 0401 856 161 for an accurate in-person appraisal.





## 74 Nestor Avenue, Bardon

Just Sold

\$2,125,000

4 2 2

Scan QR code  
to find more details  
about this property



Groups at Inspections 143

Online Enquiries 145

- 1,228 m2 block
- Open plan kitchen with quality appliances
- Master bedroom with walk-in robe and ensuite
- Two spacious living areas
- Air conditioning and ceiling fans throughout
- Ducted vacuum system
- Electro-heated pool with cooling capability
- Crime safe screening

### A Tranquil Retreat - Only 6kms from the CBD

Discover serenity in this secluded, contemporary sanctuary nestled at the foothill of Mt Coot-tha. Tucked away at the end of a private driveway, this unique split-level retreat offers an idyllic escape from the hustle and bustle of city life, yet remains conveniently close, only 6km from Brisbane's CBD.

### The Justin Hagen Team

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# 34 Sunrise Street, Ashgrove

Just Sold

\$1,652,000

3 1 1

Scan QR code to find more details about this property



Groups at Inspections **56** | Online Enquiries **79** | Days on Market **10**

- 3 bed, 1 bath, comfortable living spaces
- Additional tiled sitting room
- Sweet front and back patios
- Lush greenery and manicured gardens
- Refreshing pool
- Close to local shopping centres, cafes, and bars
- School catchments: Ashgrove SS & The Gap SHS

**Great Home on the Bardon border.**  
 Introducing 34 Sunrise Street, Ashgrove. Nestled on the cusp of Bardon and Ashgrove, this delightful 3-bedroom, 1-bathroom residence exudes charm and character. Surrounded by parks, and peaceful streets this substantial 622m2 block, offers a myriad of possibilities.

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## 37 Leiper Street, Stafford

Just Sold

\$1,000,000

4 1 1

Scan QR code to find more details about this property



Groups at Inspections 35 | Online Enquiries 60 | Sold within a Week

- Fully airconditioned throughout & fans in bedrooms
- Fully fenced yard
- Neat and well presented home, with character charm
- Padua Precinct
- School catchments: Stafford SS and Everton SHS
- 5 minutes drive to Stafford Shopping Centre
- 10 minutes drive to Prince Charles Hospital

### Beautifully Presented Home with Character Charm

This beautifully presented 4-bedroom residence offers a perfect blend of space and location, making it an ideal haven for a variety of buyers seeking a vibrant suburban lifestyle. Walking distance to parks and cafes, and a number of local restaurants as well as only a 5 minute drive from Stafford Shopping Center (Kmart, Aldi, Woolworths & a number of specialty retailers), easy access to airport link, Sunshine Coast & Gold Coast Highways. Everything is at your fingertips.

### The Justin Hagen Team

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# Get Your Free Instant Property Appraisal



## Property Value Estimate

Get an accurate estimate of your property's current value.

## Property History

Discover the historical selling prices of your property and track its growth over time.

## Comparable Properties

Receive a list of comparable properties to understand how your home stacks up in the market.

## Schools Nearby

Learn about the educational opportunities in your area for families considering a move.

## Suburb Insights

Engage with demographics, trends and key data around your Brisbane suburb to help you stay informed.



## Scan the QR Code for Your Instant Property Report

Or call the Justin Hagen Team on 0401 856 161 for an accurate in-person appraisal.



# Testimonials

Our customers know they can trust us to put them first, with a personal service, clear communication, and excellent outcomes. These are the voices that matter most to us, and this is why we take great pride in what we do. We love to hear from our customers because we are always open to learning about what we're getting right and what we can do better. Find out what they have to say about their experience with the team at Calibre.



Great team at Calibre Real Estate, your work, knowledge, professionalism, and care are very much appreciated by our family.

*Maria A. / Google reviews*



Justin made the sale of my house a very easy process. He was always positive and a pleasure to deal with. I'm very happy with the outcome of the sale and highly recommend Justin.

*Susan L. / Google reviews*



We have been using Calibre to manage our property in Brisbane and are delighted with the exceptional service our manager, Lorrae, provides for us. Her professionalism and love of her work are always evident in our dealings with her. Recently, she purchased and hung new curtains for us! We live in Mackay and love that she can do this for us. 10/10.

*Greg N. / Google reviews*



Keaton was amazing at helping us sell our house. Kept us up to date on potential buyers and where the market was at the time. Couldn't ask for a better person to sell our property. He brought excitement and support with every conversation we had.

*Gabrielle & James / realestate.com.au reviews*



The team at Calibre has been absolutely amazing and a breath of fresh air ever since I switched to them to manage my rental property. Always quick to help and offer advice on tenant queries and repairs, professional, communicative, and very knowledgeable of the industry. I had been using another agency that was not performing to expectations. Calibre managed the transition from the other agency with speed and professionalism, bringing the property up to rental standards and finding a quality tenant in no time. I can't recommend them enough.

*Patrick / Google reviews*



We rented our home through Emily and the Calibre team for two years, and they were exceptional. We've rented through other agencies before, and this has by far been the best experience. We would rent from Emily and the Calibre team again in a heartbeat.

*Nick B. / Google reviews*





# 33 Dover Street, Wilston

Just Leased

Leased for \$850 per week

2 2 1

Scan QR code to find more details about this property



- Spectacular gourmet kitchen with quality appliances
- Open plan living area
- Designer deck with built-in BBQ
- Master bedroom with walk-in wardrobe and twin ensuite
- Second bedroom with built-in robes
- Second bathroom with standalone bathtub
- Polished timber floors throughout
- Ducted air conditioning and ceiling fans throughout
- Leafy low maintenance rear yard
- Carport plus plenty of lock up storage

### Designer residence in walking distance of Wilston Village

Perfectly positioned on a premium street in Wilston, this impeccable residence offers contemporary living in a highly desirable location. It's just an easy 700m stroll to either Newmarket Train Station or Wilston Train Station, and it falls within the catchments of Wilston State School and Kelvin Grove College.

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## 34/60-66 Ethel Street, Chermside Just Leased

Leased for \$675 per week

2  2  1 

Scan QR code to find more details about this property



- Open plan kitchen
- Tiled and air-conditioned living area
- Bedrooms with walk-through robes
- Air-conditioned bedrooms
- Fully tiled bathroom
- Security building with intercom and lift access
- Oversized balcony perfect
- Secure basement parking for one car

### Modern two bedroom apartment within easy reach of Chermside Shopping Centre

Perfectly positioned to take advantage of all that Chermside has to offer, this modern and spacious two bedroom apartment will soon be ready for its newest tenants to enjoy.

Located within walking distance to Prince Charles Hospital and easy reach to Chermside Shopping Centre. Aldi accessible at the end of Ethel Street and bus route on Hilltop Avenue with additional services accessible via Webster Road & Gympie Road.

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# Is Your Investment Property in Line with the Current Market?



A rental appraisal is a detailed property analysis that takes into account the features of your property and assesses how it compares to other similar rental properties in the local area. It can also include recommendations for improvements to help you maximise the return from your property.

## Get Your Free Appraisal in 3 Simple Steps

Connect with us and get your free rental appraisal in just a few easy steps.

### 1. Book your appraisal

Complete the form with your contact details and your preference for an in person or virtual visit.

### 2. Property visit

Your local Calibre agent will be in touch to organise an informal visit at a date and time that works for you.

### 3. Appraisal report

You will receive a comprehensive property valuation report, an overview of the current market, and an accurate price guide.



Scan the QR Code to book your free appraisal and get 3 months free property management service



## One-on-one with Rusty Gimaev

Head of Marketing, Calibre Real Estate  
BEd (Hons), GradCertBA (UQ)

### What do you like about your job?

What I enjoy most about marketing is its dynamic and creative nature. It's an ever-evolving sphere where core principles remain constant, yet channels, tools, and strategies change almost daily. This constant evolution keeps the job engaging and presents a rewarding challenge to stay updated and adapt effectively. Moreover, Calibre Real Estate is an amazing place to work, and I'm fortunate to collaborate with some truly open-minded and brilliant people.

### What motivates you to work hard?

What motivates me to work hard is the inspiration I find in setting and achieving ambitious goals, constantly seeking new ways to innovate and improve. I thrive on exploring unconventional approaches that can revolutionise our methods and enhance the customer experience. Even when there's uncertainty, I'm driven by the opportunity to challenge the status quo and pave new paths. Embracing experimentation allows us to learn and evolve, presenting valuable opportunities for growth and improvement.

### If you could write a book, what would it be?

I've written a book titled '20 Years of Marketing Expertise in Under 20 Minutes,' where I share practical hacks distilled from two decades in the field. This concise guide offers actionable strategies for crafting effective marketing plans, boosting sales, managing teams, and more. Drawing from real-world success stories, it's a shortcut to accelerating your business growth.

### What are your all-time favourite quotes?

"Energy and persistence conquer all things." by Benjamin Franklin, "People who feel good about themselves produce good results" by Kenneth H. Blanchard

### What is your favourite place to eat around here?

We've had great dining experiences at several places: The Wharf Mooloolaba, The Fish Tank - Fish & Chips in Southport, and Istanbul Chargrill & Kebab Palace in North Lakes.

### What is the one course that you would recommend everyone to take?

I highly recommend any course by Chris Croft, an online trainer from the UK. He has created a range of courses on topics like sales, marketing, life mastery, customer service, time management, and career development. What sets his courses apart is how he condenses existing knowledge into practical advice that you can immediately apply. I've purchased most of his courses on Udemy and find myself returning to them regularly. If I had to choose one, I'd suggest starting with his time management course – it's a game-changer.

### Rusty Gimaev

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# Meet the Team

## Sales



**Justin Hagen**  
0439 672 163  
Director / Licensed Real Estate Agent



**Alice Hagen**  
0410 430 537  
Principal



**Garun Snow**  
0423 635 069  
Property Consultant



**Josh Peake**  
0415 200 190  
Property Consultant



**Keaton Luck**  
0426 966 124  
Sales Director Red Hill



**Lucy Jones**  
0411 890 296  
Property Consultant



**Marlene Baker**  
0423 799 727  
Licensed Real Estate Agent



**Peter Ellison**  
0414 680 744  
Licensed Real Estate Agent

Join The Calibre Team  
Get in Touch  
with Justin Hagen  
on 0439 672 163 Today

## Property Management



**Emily Williams**  
0411 582 871  
Business Development Manager



**Lorrae Aitken**  
0427 841 628  
Senior Property Manager



**Janine Andrews**  
0480 092 916  
Senior Property Manager

## Operations



**Patrick Meehan**  
0416 771 500  
Leasing Manager



**Rusty Gimaev**  
Marketing Manager



**Alice Luo**  
Marketing Coordinator



**Jasmine Winter**  
Office Manager



**Nesnie Nicdao**  
Property Management  
Administrator



**Sheena Bacani**  
Sales Administrator

# What's the Investment in Quality Real Estate Advertising?

Naturally, you want to keep the costs down when trying to sell your property, but real estate marketing is a necessary investment if you want maximum exposure and the best sale price. There is a sliding scale, but you will need to spend a certain amount in these areas if you want to see results.

Justin Hagen, Licensed Estate Agent at Calibre Real Estate, shares his professional opinion on how much you can expect to invest for quality real estate advertising and marketing. Below, you can find some typical marketing mediums. Talk to a Calibre Real Estate agent to find out more about why each are important to achieving a great result for your property.

## Professional Photography

Professional photography is one of the best ways of attracting buyers to your home. The price you pay for this service will depend on how many photographs you require, as well as the particular package you choose. Some photographers offer twilight or dusk shots to show your home in a particularly appealing light, the addition of virtual furniture, or drone footage to show off the plot as a whole.

\$200 - \$500+

## A Detailed Floor Plan

Floor plans complement still photography by helping buyers to understand the proportions and aspect of each room, and how they connect together.

\$100 - \$150



## Property Video

Video is a powerful asset as it has been shown to engage buyers on a deeper level than still photography. Moving images bring the rooms to life and helps buyers to imagine themselves in the property.

\$695 (approximately)

## Matterport Property Tour

3D virtual tours have proven to be invaluable in property marketing. They allow buyers to tour your home remotely and in their own time, giving you a much wider reach. An instant virtual tour is both highly efficient and effective in engaging prospective buyers with your property.

To experience one of our recent Matterports for yourself, visit our website.

\$450 - \$550

## Online Real Estate Sales Portals

Online sales portals are very often the first stop for people who are looking to buy. Sites such as domain.com.au and realestate.com.au compile huge numbers of property listings in a searchable format, making it quick and easy for buyers to find property matches in their area.

The investment to advertise on realestate.com.au, or a similar online portal, can vary dramatically as they offer various different packages. Your agent will be able to advise about the most relevant portals to use for your target market, and which package is right for you.

Agencies sometimes have their own sales portals where long time, engaged buyers looking in the area regularly check.

\$370 - \$2,800+/each

## Professional Copywriting

Copywriting is about more than just listing the details of your property. Compelling copy can inspire buyers and get them excited about your property from the word go, so this can be a valuable asset in your marketing campaign. Some agencies will have in-house copywriters to write your listing, and produce copy for brochures and other marketing materials. Others will outsource to a copywriter and charge you an additional fee.

\$0 - \$350

## Social Media Campaign

Targeted social media campaigns allow you to directly reach out to a wider audience of active buyers, and to motivate people who might be interested but who haven't yet taken the first step. Your agent will have experience of social media marketing so will be able to manage a strategic campaign for your property.

\$300 - \$2,500 (depending on client's budget)

## Brochures

It is a good idea to have printed brochures on hand at every open house, so that prospective buyers can take one away with them. A professionally designed brochure, printed on high quality paper or card, will cost more than an in-house brochure supplied by your agency. Your agent will be able to advise about how many copies to print so that you don't over-order and over-pay.

\$0 - \$150+





# Download The Complete Guide to Selling Your Property



## Property Signage

Signage options vary from the standard agency "For Sale" signboard to a sign that specifically showcases your property, with photos and tailored copywriting. It is important to check whether there are any local council restrictions on signage before putting one up outside your home, but they are an effective way to catch the eye of passers-by.  
\$100 - \$350

## Newspaper Advertising

A good number of prospective buyers still prefer to check property listings in print, so this is another avenue to consider. The investment of print advertisements will depend on the newspaper or publication, the size and location of the advert, and whether it includes images.  
\$250 - \$3980

## Letterbox Dropping

Dropping printed cards through letter boxes in your local area is a simple and effective way of getting the word out about your property. The price will vary depending on the size, quantity and quality of the letterbox cards.  
\$0 - \$450

## Additional Marketing

Additional marketing tools include things like SMS marketing, office window cards, open homes, and more... Your Calibre Real Estate agent will work with you to develop a strategic marketing campaign that combines various channels and media, while tailoring it to your goals and budget.

Calibre Real Estate's marketing campaigns find the balance between maximum exposure and engagement, and an affordable property marketing package that suits your budget. As we explore the various marketing options with you and offer expert and tailored advice, you can rest assured that we have done the very best to achieve the sale price your property deserves.



Get the most out of your sale with this comprehensive 70-page guide.

Discover expert advice, tips and insights for a quick, smooth and successful property journey.

- How to Sell - Step by Step
- Buy or Sell First
- Prepare & Add Value to Sell for More
- How to Market Your Property & Get the Best Price
- How to Qualify a Good Real Estate Agent
- What's My Property Worth



Scan the QR Code and download your free copy now



## Do you have multiple debts in place and you're not sure which one to pay off first?

In this example, we look at someone with multiple loans including:

1. Credit card A - \$2,000,
2. Credit card B - \$5,000 at a higher interest rate of 17%,
3. Personal loan for \$12,000,
4. Home Loan

So, which one do you attack first? One strategy might be to try and pay off the loan or the credit card that has the highest interest rate. And that may work very well for some people, but what we'd actually suggest is attacking the loan or the debt facility (credit card) that has the smallest amount owing.

By doing this it's going to give you a sense of confidence that you're making progress. This method is also going to make it feel much more achievable by clearing a debt that has the smallest amount owing compared to the other facilities you have in place.

Start by getting the smallest debt removed then move on to the next debt or credit card that has the lowest balance from your remaining facilities. Progressively work your way through the debts until you're hopefully in a position where you've got just your home loan remaining, and you've got surplus income to try and hit that home loan and get it down as fast as you can.

This is called the snowball effect, and we really hope that you can put it in place if you're in a situation similar to this one.

**Credit Card \$2,000**

@ 14% interest p.a



**Credit Card \$5,000**

@ 17% interest p.a



**Personal Loan \$12,000**

@ 9% interest p.a



**Home Loan \$350,000**

@ 3.5% interest p.a

by **Richard Jefferies**

Mortgage Broker at Newbridge Home Loans

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www.mynewbridge.com.au

## Strawberry Thumbprint Cookies Recipe



These 5-ingredient cookies could not be easier to make or more delightful to eat! They are nutritious, with 3 grams of protein per cookie, but most importantly, they are delicious. Bake a big batch this weekend to enjoy with a cup of tea.

### Ingredients (12 servings)

- 1 1/4 cups almond flour
- 1/4 cup coconut oil
- 3 tablespoons maple syrup
- 1/4 teaspoon sea salt
- 3 tablespoons strawberry jam

### Tips:

- Keep in the fridge in an airtight container for up to 4 days.
- Try with blueberry or raspberry jam for a different twist.

### Instructions

1. Preheat oven to 180°C and line a baking tray with baking paper.
2. In a large bowl, add the almond flour, coconut oil, maple syrup, and sea salt. Stir until well combined.
3. Roll the dough into balls, roughly one tablespoon in size, and place them on the baking sheet. Use a 1/2 teaspoon to press down the center of each cookie and fill it with strawberry jam.
4. Bake for 10 to 12 minutes, until golden.

by **Monica Caligiuri**

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# Earn \$1,000 Per Successful Referral With Calibre Affiliate Program

Are you interested in becoming a Calibre affiliate and earning \$1,000 when we make a sale? We would love for some of our valued customers to share in our successes, so we are inviting you to join our affiliate partner program!

## Earn money with clicks, enquiries, listings and sales

It really is that simple – all you need to do is recommend Calibre to others in your networks and then sit back and reap the rewards!

You can do this by sharing your affiliate link to our website or by handing out the Calibre gift cards, vouchers and flyers included in your free affiliate welcome pack, each printed with your unique QR code. From the moment they click on your unique link or scan the QR code on the card or flyer, they are tagged in our system as one of your referrals, and you automatically get paid for every step of their property journey with Calibre. Clicks, enquiries, listings and sales – it all translates into income for you.

## It's passive, flexible and convenient

The more people you refer to Calibre, the more money you make change to the more money you earn – it's as simple as that! If 5 of your referrals reach settlement with help from Calibre, you get \$5,000. Refer 20 clients and you get \$20,000. There is no upper payment limit, so your income can grow with your audience.

Every time one of your referrals reaches a settlement on their property you get to cash in. You can receive your payment in the way that best suits you – via PayPal or bank transfer. It's passive, flexible and convenient.

You can also get paid for referring people who are renting out their property and need property management services (including switching to Calibre).



## Do your friends and connections a favour

And it's not just you that benefits. As well as the exceptional service they get from Calibre, your referred parties will receive a special \$500 discount on marketing their property – a fee that they would have had to pay without your referral.

In addition, your referred parties won't pay any property management fee for the first 3 months of service when renting out their property through Calibre.

## Get started in less than 10 minutes

You can start making money in just a few simple steps:

1. Give Calibre gift cards, vouchers and flyers to your friends, family and networks.
2. Email your custom Calibre affiliate link to your contacts.
3. Add our banner to your website, blog or community page.

We provide a brief guide and training to get you started, as well as a dedicated affiliate program manager who will continue to support you. In the affiliate portal you will find ready-made banners and other creative media, so you don't need to be an expert in design or marketing.

Scan the QR Code to learn more about Calibre affiliate program





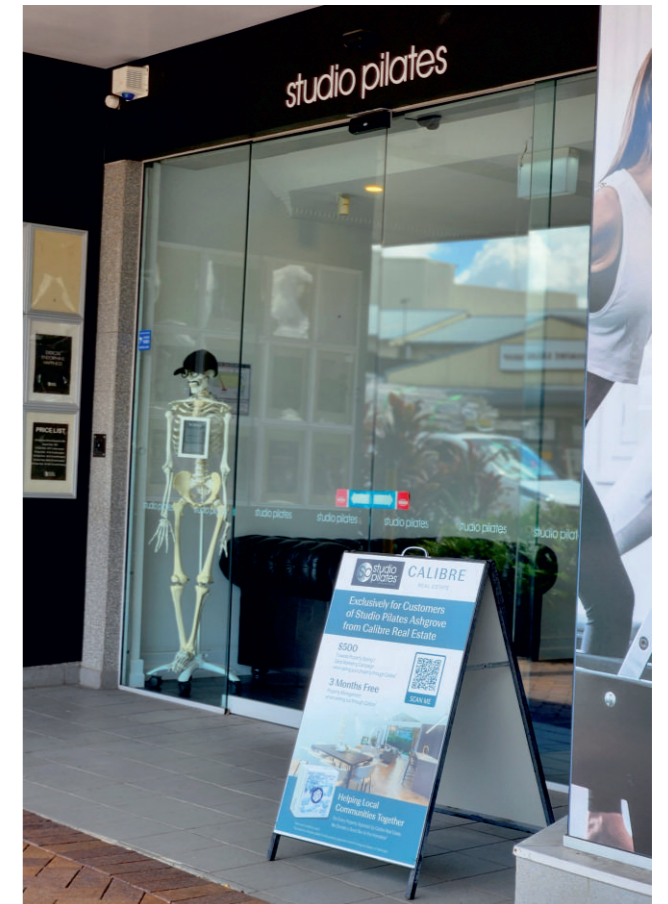
## Studio Pilates Ashgrove

### **Beat Driven. Muscle Burning. Reformer Pilates.**

Nestled in the heart of one of Brisbane's beautiful suburbs, Studio Pilates Ashgrove promises an unparalleled reformer Pilates workout experience.

A luxe studio with 15 beds, a serene ambiance, and expertly designed classes, their sessions leave you feeling stronger and more flexible. From early mornings to late evenings, they accommodate all schedules. Plus, with plenty of nearby cafes, your post-workout coffee fix is sorted. Choose from various class packs with no commitments. Join today and discover that Studio Pilates Ashgrove is more than just a workout—it's a wellness journey tailored to you.

Get started with 6 classes for \$60!



### **Where Fitness Meets Community Spirit**

Studio Pilates Ashgrove is proud to collaborate with Calibre Real Estate. We are thrilled to support the work of the Australian charity, The Good Box, a social enterprise that creates gift boxes for people experiencing homelessness in Australia.

Every property appraisal made by Calibre Real Estate means a Good Box filled with essential items is given to the homeless.\* Together, we're making a difference one move at a time.

\*Terms and conditions apply. The donation campaign applies to sales property appraisals in Red Hill, Ashgrove, Bardon, or Paddington.

**Studio Pilates Ashgrove**

0439 669 197

230 Waterworks Rd, Ashgrove

ashgrove@studiopilates.com

studiopilates.com/studios/ashgrove





## Gnocchi Gnocchi Brothers

From a two-person market stall in Brisbane serving fresh handmade gnocchi, to opening Australia's First 100% dedicated Italian Gnoccheria in Paddington, to establishing a chain of busy Gnoccherias, Gnocchi Gnocchi Brothers are absolutely dedicated in their pursuit of serving you seriously good gnocchi. They offer a fun casual dine in experience, fast affordable take away & home delivery and they also cater for corporate or private events.



**Gnocchi Gnocchi Brothers**

07 3113 3587

210 Given Terrace Paddington, QLD 4064

[gnocchignocchibrothers.com.au](http://gnocchignocchibrothers.com.au)



# Local Business Directory

True local knows where to find awesome restaurants, bistros, patisseries, hairdressers, and more. 30+ local businesses, discover where to eat, shop, play and stay in your neighbourhood.

## Ashgrove

**Cakes by JudyC**  
Specialty Cake Shop and Coffee Bar

cakesbyjudyc.com.au  
(07) 3366 9111  
1/227 Waterworks Rd, Ashgrove



**Corn St Café**  
Local Community Café with Latin and Mediterranean Dishes

cornst.com.au  
0402 165 240  
Shop 2/498 Waterworks Rd, Ashgrove



**Gerbino's**  
Traditional, Handmade Italian Bakery

gerbinos.com.au  
(07) 3356 7913  
166 Ashgrove Ave, Ashgrove



**Hashtag Burgers & Waffles**  
Best Burgers in Brisbane - Differently Delicious!

(07) 3366 9025  
10 Stewart place, Ashgrove



**Home Café Ashgrove**  
Great Coffee and Food in Cozy Atmosphere

homecafeashgrove.com.au  
0405 402 340  
4/20 Stewart Rd, Ashgrove



**Meat at Billy's**  
A Butcher Like No Other

meatatbillys.com.au  
(07) 3366 2912  
241 Waterworks Rd, Ashgrove



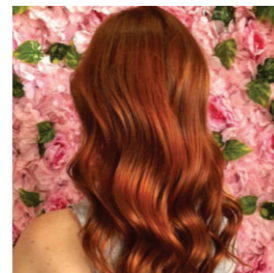
**Rufus King Seafoods**  
Australian Caught Seafood

rufuskingseafoods.com.au  
(07) 3366 2526  
243 Waterworks Rd, Ashgrove



**Savvy Hair Artistry**  
Hairdressing Salon in Ashgrove

savvyhairartistry.com  
(07) 3366 3385  
3/15 Stewart Rd, Ashgrove



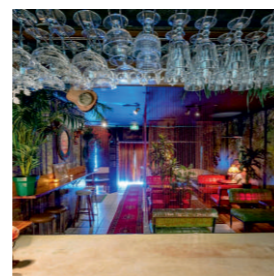
**Studio Pilates Ashgrove**  
Beat Driven. Muscle Burning. Performer Pilates.

studiopilates.com/studios/ashgrove  
0439 669 197  
230 Waterworks Rd, Ashgrove



**The Junk Bar**  
Brisbane's First and Finest Hole-in-the-Wall Small Venue

thejunkbar.com.au  
(07) 3366 9025  
215 Waterworks Rd, Ashgrove



**UBX Ashgrove**  
World-Class Boxing Workouts

ubxtraining.com/gym/ashgrove  
0466 816 377  
11/486 Waterworks Rd, Ashgrove



**Wine & Larder Bistro**  
Ashgrove's Neighborhood Wine Bar

larderwinebar.com.au  
479 Waterworks Rd, Ashgrove



## Auchenflower

**The Frog 'N' Toad**  
Family - Owned Sandwich Bar, Takeaway & Café

(07) 3371 7823  
68 Lang Parade, Ashgrove



## Bardon

**Bardon Bowls Club**  
Barefoot Bowls, Music, Food Trucks and More

bardonbowls.com  
(07) 3366 2981  
69 Bowman Parade, Bardon



**Bardon Thyme**  
Specialty Coffee, Artisan Baked Goods, Breakfast & Lunch 7 Days

FB/IG: @bardonthyme  
0435 043 759  
5 Morgan Terrace, Bardon



## Bowen Hills

**Trimira Audio**  
Brisbane Superlative High Fidelity

trimira.com.au  
(07) 3854 0406  
1/141 Campbell St, Bowen Hills



## Brisbane City

**Comuna Cantina**  
Latin Street Food Inspired Restaurant

comunacantina.com.au  
0484 200 067  
12 Creek St, Brisbane City



## Online

**Monica Caligiuri**  
Clinical Nutritionist  
and Food Coach (Adv Dip Nm)

monicacaligiuri.com.au  
0412 733 546



**Noir Paddington**  
Multi-Level Boutique Wine Bar

noirpaddington.com.au  
0418 569 007  
216 Given Terrace, Paddington



**The Styled House**  
Maximise Your Sale Price  
with Property Staging

thestyledhouse.com.au  
0410 430 537



**Sassafra of Paddington**  
Sustainable and  
Dog Friendly Cafe

sassafraofpaddington.com.au  
0408 088 961  
88 Latrobe Terrace, Paddington



**Align Coffee**  
Coffee, Toasties, Art and Gifts

IG: @aligncoffeebrisbane  
3 Windsor Road, Red Hill



**Mother Down Under**  
Own Your Birth Rather Than  
Feel Overwhelmed By It

motherdownunder.com  
0432 829 368  
2 St Barnabas Place, Red Hill



## Paddington

**The Hamsa Room**  
Natural Wine Bar and  
Function Space

(07) 3876 4991  
1/169 Latrobe Terrace, Paddington



**Couverture & Co.**  
Local Artisan Chocolatiers

couvertureco.com  
(07) 3367 3000  
19A Enoggera Terrace, Red Hill



**Vikasati**  
Brisbane's Holistic Fitness  
and Wellness Centre

vikasati.com.au  
0481 138 473  
147 Musgrave Road, Red Hill



**Blackout Paddington**  
We Serve People Coffee,  
Not Coffee To People

theblackbcoffee.co  
0411 119 517  
173 Latrobe Terrace, Paddington



**Yavanna**  
Plant-Based Bar & Eatery

(07) 3554 0267  
9/2 Latrobe Terrace, Paddington



**Five Star Cinemas - Red Hill**  
Movie Theatre

fivestarcinemas.com.au  
(07) 3707 5444  
14 Enoggera Terrace, Red Hill



## The Gap

**Gnocchi Gnocchi Brothers**  
Australia's 1st 100%  
Dedicated Gnoccheria

gnocchignocchibrothers.com.au  
(07) 3113 3587  
210 Given Terrace, Paddington



## Red Hill

**Naïm**  
Modern Middle Eastern  
Restaurant

naimrestaurant.com.au  
(07) 3876 4991  
14 Collingwood St, Paddington



**Arthur Terrace Coffee Shop**  
Breakfast, Brunch and  
Takeaway

0412 569 462  
94 Arthur Terrace, Red Hill



**Forager's Nest Art Space**  
Local Handmade Gift Shop  
& Workshop Hub

foragersnestartspace.com.au  
0405 402 340  
47 Enoggera Terrace, Red Hill



**Francesca's Flowers**  
A Boutique Brisbane Florist

francescasflowers.com.au  
0411 349 772 / 0420 394 990  
15 Woorama Rd, The Gab



**Le Coin Bistro**  
Traditional French Restaurant

lecoinbistro.com.au  
(07) 3366 3385  
5/1 Enoggera Terrace, Red Hill



**Are you a local business in Brisbane's North West?**

We are committed to helping local businesses to reach more customers, please email us at [marketing@calibrerealestate.com.au](mailto:marketing@calibrerealestate.com.au) to get listed in our local business directory for free!

# Why Call Brisbane Home?



## Win a \$200 Gift Card by Submitting Your Favourite Photo of Brisbane

Are you proud to call Brisbane your home? Do you have stunning photos showcasing the beauty of this vibrant and charming city? This is your opportunity to share your photos and be in with a chance to win a \$200 gift card.

Introducing the Brisbane photography competition, brought to you by Calibre Real Estate. Whether you're a seasoned photographer or simply live in this remarkable neighbourhood, let's embark on a journey to discover; Why Call Brisbane Home?



1. Select your favourite Brisbane photo you've taken that captures what makes this suburb special to you.
2. Scan the QR code and use the form to enter your name, email address and phone number. Don't forget to attach the photo you want to submit!
3. Winners will be announced on our social media channels, so be sure to follow us to stay updated.

Scan the QR Code and Complete The Form For Your Chance to Win a \$200 Gift Card.



