

## COMMUNITY EVENTS

### EASTER FUN DAY

COME JOIN THE FUN. We are having an EASTER EGG HUNT & RACE for the kids at Deodar Park, BURLEIGH WATERS. The fun starts at 9am on SAT 19th April, 2014

REGISTER for the following

- 1) Colouring In Competition (3 x \$75 Toy Store vouchers to give away and a participation certificate for all)
- 2) Easter Egg Hunt & Race for the young ones (Under 10).

You will need to REGISTER your kids to be a part of the fun by phoning or SMS me on 0402 198 088 with the children's names and ages and I will send you further info to get them on the list to participate on the day

# ONEAGENCY

REAL ESTATE BY KYLIE



WIN \$3,500!!



Pay off those Christmas bills or  
start planning your next holiday



You have probably noticed the \$3,500 Market Update Competition in your local Friday Flyer and your letterbox

Its not too late to take advantage of this great opportunity to get your free market update and still have a chance to win the cash prize.

All you have to do to enter is get me out to give you a FREE market Update on the value of your home before the Easter draw which will be held at around 10am on Sat 19th April

Looking forward to seeing you on the day :~)

ONEAGENCY

REAL ESTATE BY KYLIE

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## Getting Real Estate by KYLIE

**SOLD**  
**1 Joy Avenue**  
**\$635,000**

3 | 1 | 1



A record price for a renovator of this type in the street !

Much to our delight Kylie had us signing a contract on the 14th day our home was on the market. Her marketing of our home was excellent and her negotiating skills ensured we received a very satisfactory price for our lovely home. Kylie is a tireless worker who always made herself available and ensured that the process from the signing of the contract to settlement went smoothly. She is the epitome of the professional Real Estate Agent - John & Patricia Arts

**34 Islander Court**  
**Offers over \$635,000**

4 | 2 | 2



# GETTING REAL

With KYLIE from

ONEAGENCY

REAL ESTATE BY KYLIE

Welcome to my March Newsletter, my way of connecting with you and others like us that love living the life in the wonderful Burleigh/Miami area. I am hoping to make this essential reading to keep up with what is happening in our community, so your feedback at GettingReal is encouraged and will be appreciated. If there is anything you would like to see me add to future issues please let me know. I am a local to Burleigh and would love to see more community events taking place as well.

Getting Real will also have tips, competitions and news relating to the shifting real estate market in our little piece of paradise. Since launching my business last year in October, 2013 we have listed 17 homes and sold over 4 million in property. I already keep a number of locals updated with the property market & if you ever need any help with this I'm only a phone call away.

Have a Great Day ,  
Kylie



## IN THIS ISSUE

WHAT HAPPENED LAST YEAR  
PRICES IN 2014?

SPOTLIGHT ON BURLEIGH WATERS  
HIGHLIGHTING LOCAL BUSINESS

## GETTING REAL FOOD



A quick look around the Burleigh/Miami area and you soon discover that it is fast becoming a foodie paradise. Exotic flavours from South East Asia, traditional local food from North and South America, spices from the sub-continent or the classic tastes from Europe are all now easy to find. If want to sample a few different flavours try the The Village markets at Burleigh State School or one of my favourite Gold Coast experiences the Miami Marketta on a Saturday evening.



## WHAT HAPPENED LAST YEAR !

In 2013 we saw a change in the property cycle. The downward turn of the last 5 years took a turn for the better and started to head upwards much to the delight of local residence. In February of 2013 we saw many buyers start to return to the market and each month this increased. Prices hadn't really started to go anywhere though until all the old stock that had been sitting on the market for some time was sold. When this happened, around March/April we then saw prices start to increase along with the demand for property in this area. By the time September/October came around the market was HOT in Burleigh and properties were selling fast and at record prices in some streets. The demand for properties in this area remains strong. In ONE of my homes I had listed, I had 36 people inspect it on the first weekend it was listed.



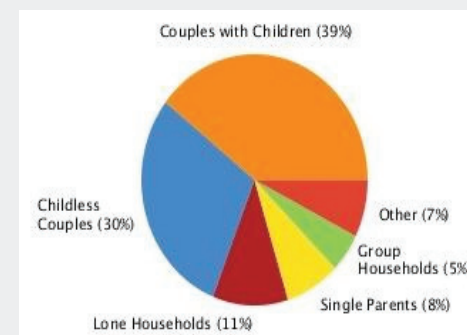
I also achieved the RECORD PRICE for a renovator in JOY AVENUE – The little 3 Bedroom, 1 bathroom Single Car Garage home fetched \$592,000 at AUCTION and today would achieve even greater with the buyers desperate to find something in BURLEIGH'S HOT POCKET!

## SO WHAT'S GOING TO HAPPEN TO PRICES IN 2014?

Well that's always the BIG question isn't it? I have read in the Media recently that we are headed for a BOOM, then the following week in a different paper I read that we are going to have a CRASH. As you are probably aware Prices are generally driven by Supply & Demand and at the moment there is HUGE demand and NOT enough Supply. Although I don't have a crystal ball I do believe that while we have a shortage of homes on the market then the prices will remain STRONG . My prediction for this year is steady growth and to be honest that's just what we need. I also believe we saw our biggest jump in prices for our BURLEIGH/ MIAMI area in 2013. If your property is priced well it will SELL and relatively quickly. If you are thinking of selling, it's a great time due to the shortage of homes on the market and the loads of buyers out there! So things are looking pretty good for us right now.

## SPOTLIGHT ON BURLEIGH WATERS

There is no doubt that living in Burleigh Waters gives the family easy access to the Gold Coast beach lifestyle that we all adore. But what might surprise are the facilities that exist within the suburb which offers many options for property of all types.



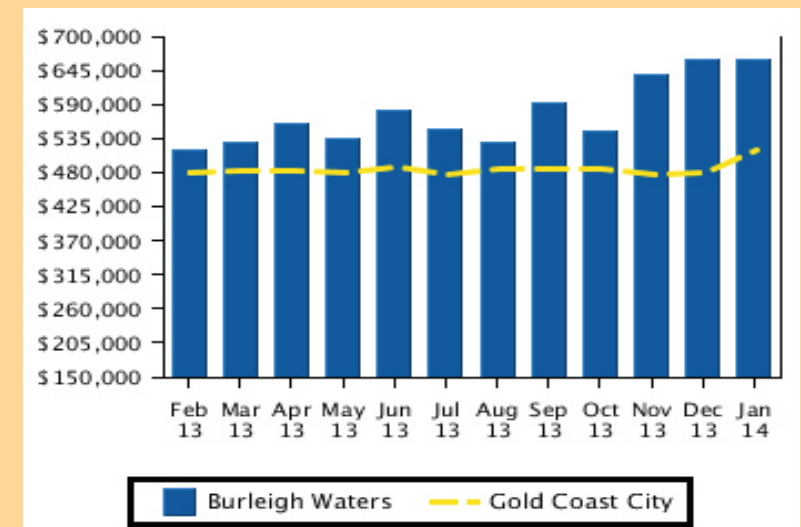
Contained within the borders of Burleigh Waters are three large shopping precincts including

- \* Stocklands Burleigh Town
- \* TreeTops
- \* Burleigh Homespace.

There is a branch library right alongside the Burleigh Sports Club, which has excellent facilities for AFL, Cricket and Tennis.

Education is also well catered for with easy access to Bond Uni, Marymount College and Caningeraba Primary School. A much sought-after area for families ONE AGENCY Real Estate by KYLIE lists properties all over the Gold Coast but specialises in my home town Burleigh/Miami.

Median House Price - Burleigh Waters



## HIGHLIGHTING LOCAL BUSINESS

ONE AGENCY Real Estate by KYLIE is a local business and as such we like to see other local businesses doing well. Today, we talked to Baden from Burleigh Waters who you can call for your own renovation specialist



Contact 1800 465 541 or [baden@bellacasa.com.au](mailto:baden@bellacasa.com.au)



### Kylie: Tell me a little bit about your business?

Baden: Belle Casa are interior fit out experts. Acting a little like your very own Renovation personal assistants.

If you have an idea of what you want, then we will find it for you and negotiate a great price for you,

### Kylie: Describe how this will assist the community?

Baden: We live in a part of the world that is meant to represent the ultimate Aussie Lifestyle, but we stress over lack of time! We can do in hours, what you will do in weeks. This is because we know who to talk to, and HOW to talk to them. No-one saves money trolling through a hundred stores. Not once you factor in the time taken from work and family.

### Kylie: What would you describe as your most successful renovation yet?

Baden: A tiny 2 bedroom rental property in the Xmas rush somehow we replaced the kitchen, paint, fans, lights, carpets, and blinds in 10 days!

### Kylie: How do you help people decide what might be best to renovate?

Baden: If you're selling; then the kitchen and bathrooms need to be appealing and first impressions count for everything. Sometime new carpet, will give off that new home smell as soon as buyers walk in.

### Kylie: Whats your Favourite LOCAL spot?

Baden: We love just pottering around Burleigh! We'll cruise to the Fruit and veg markets at the school, or grab a frozen yogurt from James St and eat it on the Burleigh Hill and watch to sun go down and the city wake up!

March 2014

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REAL ESTATE BY KYLIE