

OCTOBER 2009

**GATEWAY PROPERTIES**  
& SIMONS  
LETTING AGENCY

# Gateway Gazette

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## WHAT'S ON IN OCTOBER 2009 ...

- Spring Exhibition at Seaside Artists Gallery
- "Massive Bridges" Exhibition by Jamie Congdon at Seaside Artists Gallery to 8th October
- Jetty Markets each Sunday 8am to 3pm in Anzac Park, Redcliffe.
- For other events in Redcliffe go to [www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au).



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Top Floor, Comino's  
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Seaside Artists  
is a community  
project sponsored by  
Gateway Properties  
& Simons Letting  
Agency

## REDCLIFFE'S POTENTIAL YET TO BE UNLOCKED

Redcliffe City is 'undervalued' with upward price growth expected in coming years according to new research unveiled by leading independent property analyst, Michael Matusik. This is not new to those of us who live here or have investment properties on the peninsula.

Mr Matusik says the peninsula's locational attributes, rapidly improving transport links and significant price differential when compared to Brisbane City are proof of the future potential.

There are a number of notable developers that have taken a position and secured sites on the Peninsula, who are positioning themselves for future growth including the Seymour Group, Walker Group and established Sydney-based developer the Kyko Group.

The former Seabrae Hotel site, is currently being developed by the Kyko Group into a mixed-use project, Mon Komo, featuring 184 residential and short-stay apartments, a hotel (pub), commercial offices and retail space spread across two 12-storey towers with sweeping views overlooking Moreton Bay. Gateway are privileged to be working with Mon Komo so we can show them to you. Just call Rosslyn on 0417 633 228.

## SPLASH INTO SPRING—DELIGHTFUL HOME!

- ◆ Beautifully presented 3 bedroom low-set brick home
- ◆ Private tropical paradise surrounds large fenced inground pool
- ◆ Fabulous entertainer's patio. Study & computer nook
- ◆ Generous sized tiled double living areas with separate dining
- ◆ Combustion heater in family room
- ◆ Well built-in modern kitchen with dishwasher
- ◆ Side access - 2 car accom on 612m2 block + 5000l water tank



**\$435,000**

## SCARBOROUGH TOWNHOUSE WITH BODY CORP AT \$674 PA

- ◆ Triple Treat Townhouse! 3 bedrooms, 3 bathrooms, 3 levels
- ◆ One back from Scarborough beach and shops
- ◆ Polished timber floors, private balcony and ensuite to master
- ◆ Ground floor bedroom has own ensuite and courtyard
- ◆ Magnificent living area has high raked ceilings, aircon & balcony
- ◆ Lock up garage. Includes fridge, LCD TV and dishwasher.



**Offers over \$450,000**

## MARGATE HOT SPOT—GOOD INVESTMENT!

### 22 Ewan Street, Margate

- ◆ 3 bedroom chamferboard home
- ◆ Close to Margate beach, school and shops **\$350,000**
- ◆ Easy care block with fernery at rear
- ◆ Single lock-up garage



## SCARBOROUGH UNIT NEAR BEACH!

- ◆ 2 bedroom first floor unit in a great position just back from sandy Queens Beach!
- ◆ Living and dining open to good sized northern patio.
- ◆ Modern well-built in kitchen. Both bedrooms built-in.
- ◆ Security intercom. Lock up garage.
- ◆ Boutique block of only 8 units with low body corp.
- ◆ Sea breezes and glimpses from this immaculate unit.



**Only \$330,000**

# Reward!

We need more houses to sell so we offer  
**FREE Market Appraisal**  
**FREE advertising & marketing**

**FREE**  
**SCRATCHIE**  
 With your  
**FREE MARKET**  
**APPRAISAL**  
 When you list  
 your property  
 with us!



## The Garbage Truck

One day I hopped in a taxi and we took off for the airport. We were driving in the right lane when suddenly a black car jumped out of a parking space right in front of us. My taxi driver slammed on his brakes, skidded, and missed the other car by just inches! The driver of the other car whipped his head around and started yelling at us. My taxi driver just smiled and waved at the guy. And I mean, he was really friendly.

So I asked, 'Why did you just do that? This guy almost ruined your car and sent us to the hospital!'

This is when my taxi driver taught me what I now call, *The Law of the Garbage Truck*.

He explained that many people are like garbage trucks. They run around full of garbage, full of frustration, full of anger, and full of disappointment. As their garbage piles up, they need a place to dump it and sometimes they'll dump it on you. Don't take it personally. Just smile, wave, wish them well, and move on. Don't take their garbage and spread it to other people at work, at home, or on the streets. The bottom line is that successful people do not let garbage trucks take over their day. Life's too short to wake up in the morning with regrets, so...

Love the people who treat you right.  
 Pray for the ones who don't.  
 Life is ten percent what you make it...  
 and ninety percent how you take it!  
 Have a blessed, garbage-free day!

**IMPORTANT DISCLAIMER:** This is not advice. Clients should not act only on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. The newsletter is issued as a helpful guide to clients and so for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter.

## LEASED THIS MONTH !!

Type	Address	B/R	Rent
Flat	1/63 Duffield Road, Margate	1	\$180.00
Flat	2/63 Duffield Road, Margate	1	\$180.00
T/House	5/14 McNaughton Street, Redcliffe	2	\$230.00
Unit	1/10 Robertson Ave, Margate	2	\$240.00
Unit	5/33 Eveline Street, Margate	2	\$260.00
Unit	6/44 MacDonnell Road, Margate	2	\$260.00
T/House	2/36 John Street, Redcliffe	3	\$265.00
T/House	3/7 Tramore Street, Margate	2	\$265.00
T/House	5/29 Cornelius St, Clontarf (F/Furn)	2	\$300.00
Unit	8/2 Louis Street, Redcliffe	3	\$360.00
Unit	4/7 Annie Street, Woody Point	3	\$375.00
Unit	2/51 Ernest Street, Margate	3	\$380.00
Unit	5/7 Sutton Street, Redcliffe	3	\$405.00
T/House	5/415 Scarborough Road, Scarborough	4	\$420.00
House	23 Albert Street, Margate	3	\$270.00
House	51 Duffield Road, Margate	3	\$270.00
House	113 Anzac Ave, Redcliffe (Casual Let)	3	\$285.00
House	10 Haysmouth Pde, Clontarf	3	\$340.00
House	40 LaSalle Drive, Scarborough	3	\$350.00
House	162 George Street, Kippa-Ring	4	\$380.00
House	16 Glanville Street, Rothwell	4	\$400.00

## PROPERTY MANAGEMENT ACTIVITY FOR OCTOBER!!

Prospective Tenants inspecting available Rentals	80
Applications Received	60
Properties Rented	21

## To repair, or not to repair: that is the question!

In this month's Your Investment Property magazine (p78 November 2009) Tyron Hyde from quantity surveying firm Washington Brown explains what is considered a repair and what is not when it comes to claiming depreciation allowance on your investment property.

In summarising he says there are four basic tests that need to be satisfied before you can claim the work as an outright deduction.

Firstly, the work you do needs to relate to the wear and tear of the property while it is an incoming-producing asset. Secondly, repairs carried out when you first buy the property are actually "initial repairs" and cannot be claimed as an outright deduction. If a whole item is replaced it is not a repair. And if you improve the material it is considered a capital improvement rather than a repair - it is to be depreciated. To find out more details pick up a copy of the Your Investment Property magazine from a newsagent - it has some really good information.