



Newly Renovated Family Home - Nest or Invest!

SOLD - 8 Alexander Avenue, Kallangur

Perfect for first home buyers or investors

 3  2  1

\$369,999

624 sqm

About the Property

This newly renovated lowset brick family home is located in Kallangur on a good size 624m2 block. The property has been completely renovated throughout including a lovely new kitchen installed with state of the art appliances eg Smeg oven and is completely re-tiled and repainted throughout the home.

This beautifully maintained property offers -

- ☐ • 3 ample sized bedrooms all with built in cupboards
- ☐ • Master bedroom includes an Ensuite
- ☐ • Main bathroom with bath tub
- ☐ • Separate kitchen and dining areas
- ☐ • Large alfresco area for entertaining
- ☐ • Open plan living
- ☐ • Solar hot water system
- ☐ • Garden Shed

With the newly planned University coming soon this home is a great investment as the property is in close proximity to Dakabin State School and Dakabin State High School, both within 1.5kms, Dakabin train station is less than 3kms away, 3 bus stops within 1km, Kallangur Family Medical Practice is 3kms away and there are many other local amenities nearby.

Kallangur is a bare 10mins to the M1 Bruce Highway as well as local shopping - Westfield North Lakes, Costco, Ikea, Officeworks. Kallangur is situated less than an hour from both the CBD and the Sunshine Coast.

To arrange your inspection, please call Kyle on 0409 022 755.

Links

[Contact the Agent - Kyle Tether](#)

<https://www.affinityproperty.net.au/?/staff/121724/kyle-tether>

Contact Agent



Kyle Tether 0409 022 755 Registration No: 4198978

Kyle and the Affinity Team have many years experience in all aspects of residential sales

Houses, units, townhouses, apartments, retirement living & more …

[CLICK HERE](#) to book your inspection



What our clients say about us



Achieve Your Property Dream

H 1482 Anzac Avenue Kallangur | P PO 565 Kallangur Q 4503 | www.affinityproperty.net.au

Affinity Property Australia | ABN 82 603 030 020 | Real Estate Licence No. 3922224

Affinity History

With a passion for property & a strong will to help others, directors Sean McCreanor and Ken Smith, set out to establish a company that assisted low income earners and retirees to obtain affordable housing.

Several years on and a re-brand later, Affinity is now a well-established and respected diversified property group. Our vision is to be Australia's property advisors of choice, by consistently delivering exceptional service to every person we

have the privilege of partnering with. We honour our landlords, vendors, buyers and tenants alike.

The Affinity Difference

At Affinity, we recognise the role of a real estate agent has fundamentally changed. Nowadays, people want to speak with an Expert Property Advisor. Consequently, in addition to our traditional sales and property management services, today we provide clients with a range of value-added services. We have a highly experienced team and long-established expert partners, who assist clients with all their property needs. This includes: buying; selling; leasing; affordable housing; marketing; property finance; contract negotiation, conveyancing and legal services; due diligence; insurance; maintenance; assistance with accounting and tax services; bill payments; auctioneering; property development; retirement living; body corporate management; property investment services; renovation information and services; styling and staging properties for sale and rent; and property planning in your transition to retirement.

Around The Area



KALLANGUR KEY STATISTICS

- ☐ • Change in Median Price (5yrs) is 19.5%
- ☐ • Annual Change in Median Price (10yrs) is 2%
- ☐ • Median Asking Rent for KALLANGUR is \$375 per week
- ☐ • Median Days on Market is 21 days
- ☐ • Population: 20.4k
- ☐ • 9 Years average length of ownership
- ☐ • 40% renters
- ☐ • 60% owner occupiers

The size of Kallangur is approximately 11.3 square kilometres. It has 73 parks covering nearly 7.7% of total area. The population of Kallangur in 2011 was 18,982 people. By 2016 the population was 20,409 showing a population growth of 7.5% in the area during that time. The predominant age group in Kallangur is 0-9 years. Households in Kallangur are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Kallangur work in a trades occupation. In 2011, 62.7% of the homes in Kallangur were owner-occupied compared with 58.3% in 2016. Currently the median sales price of houses in the area is \$397,000.

HISTORY

Kallangur was a small rural farming community with fruit growing, small crops, poultry farms and timber-getting, the area was viewed as just a northern rural extension of North Pine. Kallangur yielded a wonderful variety of timber: box, ironbark, bloodwood, yellow stringy-bark, oak, wattle and plenty of white gum. For many farmers, the timber provided posts and rails for fencing and stockyards. Timber not used was sold to sawmills and timber-getters.

Originally part of the Redcliffe Agricultural Reserve that was broken up for pastoral and agricultural purposes after separation from New South Wales in 1859, it was part of the Caboolture Divisional Board until 1888 when then it moved to Redcliffe Divisional Board. In 1921 it was transferred to Pine Shire Council. During the 1960s, the rural nature of the district began to change rapidly as sustained residential development commenced.

The region has abundant parks and waterways and its unique characteristics make it a place where people can live and prosper in a pleasant, family oriented community and retain contact with the natural environment.

The redevelopment of the old Petrie paper mill into a university precinct will be fast-tracked after the state government declared it a priority development area. The declaration paved the way for The Mill at Moreton Bay, with the University of the Sunshine Coast at its core, to be up and running by 2020. It will initially be home to some 10,000 students and by 2030 that number will balloon to 20,000 students plus lecturers and administration.

The 460ha precinct, which stretches out to Kallangur and Lawnton railway stations, will not only contain a campus but short and long-term accommodation, retail outlets, restaurants and business.

Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	3 Ilinga Place Kallangur	3	2	1	24/09/18	600 sqm	\$385,000
2	1326 Anzac Ave Kallangur	2	1	1	18/12/17	1118 sqm	\$352,000
3	26 Boyanda Drive Kallangur	3	2	1	30/11/18	607 sqm	\$472,525
4	40 Winter Road Kallangur	3	2	1	28/08/18	646 sqm	\$390,000



Why Moreton Bay Region is a great Place to Live

MORETON BAY REGION SET FOR MASSIVE GROWTH IN THE NEXT 10 YEARS!

The Moreton Bay Region is one of the fastest growing urban areas in Australia with residential land sales outpacing the rest of South-East Queensland. The region boasts beautiful waterways, national parks, thriving towns and communities and great amenities for residents. Moreton Bay Regional Council has delivered record investment in community and transport infrastructure over the past six years and the region is home to more than 420,000 residents.



REASONS WHY PROPERTY PRICES WILL RISE IN THE REGION OVER THE NEXT 10 YEARS

Population Growth

Currently home to more than 425,000 people, the region's population is set to grow by more than 75,000 people in the next 10 years

Large Infrastructure Projects

The region is home to some of Australia's largest infrastructure projects, including:

Petrie University Precinct With the first enrolments planned for 2020, the former Petrie paper mill site and surrounding suburbs have been declared a priority development area by the Queensland Government. The new university is expected to have 10,000 university student placements, 6,000 ongoing jobs and \$950 million in economic benefit through the creation of a major new University. For more information visit [USC Moreton Bay](#)

Caboolture West (30,000 new dwellings/80,000 people) This master planned area covers approximately 6,500 hectares of land immediately west of Caboolture and Morayfield. The area is bound to the north by the D'Aguiar Highway and Caboolture River Road to the south. In creating a prosperous community, focus has been placed on housing choice for all budgets, value for money / investment, access to travel choices and a sense of place. The area will include up to seven new suburbs, three high schools, nine primary schools and new commercial and industrial areas. The net benefit to the community from the development is expected to exceed \$10 billion.

Redcliffe Seaside Village Rejuvenation The award winning refurbishment of the Redcliffe Seaside Village has delivered an exciting and vibrant lifestyle precinct that continues to generate significant economic benefits for the region.

Significantly Improved Transport Infrastructure

The recently completed Moreton Bay Rail Link Project (\$1.1 billion, over 3,000 jobs) saw a 12.6km dual-track rail line constructed between Petrie and Kippa-Ring servicing six new train stations at Kallangur, Murrumba Downs, Mango Hill, Mango Hill East, Rothwell and Kippa-Ring. The new rail link and upcoming university are already driving significant property investment in the region.



Improved Public Amenities

Significant expansion and growth of shopping centres, services, parks, and schools, has been led by Westfield's massive investment in the expansion of North Lakes Shopping Precinct. The addition of international retailers Ikea and Costco and potentially Amazon have added world class retail outlets to the region's fast-growing community.

Growing industry diversification

More than 43,000 jobs were created in the Moreton Bay region in 2015, thanks to a combination of infrastructure projects and community initiatives. The local economy has increased by more than 50% in the last decade and is set to continue its strong growth trajectory.

```
.embed-container { position: relative; padding-bottom: 56.25%; height: 0; overflow: hidden; max-width: 100%; }
.embed-container iframe, .embed-container object, .embed-container embed { position: absolute; top: 0; left: 0; width: 100%; height: 100%; }
```

Make a Contract Offer



Would you like to Make a Contract Offer?

Making a contract offer is quick and easy. You only need \$1,000 initial deposit to commence the contract process. To submit your contract offer, please complete the Contract Offer Form below and send this to the property sales agent.

Links

[Contract Offer Form](https://reawebbooks.com.au/affinity/module_resources/pdf_module/5/78_AffinityLetterofContractofferform.pdf)

https://reawebbooks.com.au/affinity/module_resources/pdf_module/5/78_AffinityLetterofContractofferform.pdf

[Contact the Agent - Kyle Tether](https://www.affinityproperty.net.au/?/staff/121724/kyle-tether)

<https://www.affinityproperty.net.au/?/staff/121724/kyle-tether>

Advice for Buyers & Sellers

Our Property Management Services



Our Service Commitment to You

At Affinity we understand the importance of renting your property to the best possible tenant/s who will care for your property and ensure the property is maintained to a high standard. We also understand the importance of achieving the best possible rent and getting your property let or re-let in the fastest possible time.

Communication is Fundamental

We recognize the fundamental importance of reliable and ongoing communication and understand the requirements of each property owner are different. Most property owners do not wish to be notified of minor management issues, whilst other property owners wish to be notified of all occurrences. At Affinity Property we welcome your specific requests regarding levels of communication and pledge to abide by them throughout our association with you and your property.

We make this pledge due to our advanced systems and training that provides us with the tools required to ensure all property management team members are fully aware of each owner's requirements and specific requests.

You can also expect the highest standard of communication throughout every change relevant to your property, our team or industry requirements. It's just one of our guarantees and we have no doubt you will love our hands on, caring approach to ensuring all our clients feel special and looked after.

How we get your property rented

We take great pride in marketing our rental properties with the same high quality marketing that most agencies devote to selling properties. This high quality marketing achieves the best possible price in the shortest time, ensuring my client landlords minimize vacancies and maximize their rental income whilst also capturing the largest possible pool of good prospective tenants.

We aim to achieve the best possible rental price for your property by ensuring it is marketed correctly to the widest audience of potential tenants. Marketing through our high traffic web site is complemented with advertising through national real estate portals such as realestate.com, Domain and realestateview.com, along with social media marketing (on Facebook, Instagram and [Youtube](#)) and direct marketing to our extensive databases. A well maintained and smartly presented property that is marketed effectively can often achieve a 50% - 100% increase in enquiry which can mean an extra 5% - 10% in the weekly rent. Our rental property marketing achieves a high volume of tenancy applications per property.

Our company has the best marketing in the industry and we have a highly experienced team who can assist clients with all their property needs including buying, selling, property management, marketing, due diligence, insurance, maintenance, assistance with accounting and tax services, bill payments, auctions, development and body corporate management.

Rent Collection & Arrears Management

We have a dedicated [Trust Accounts Manager](#) and have a very strong focus on maximising cash flow for our property owners. Our arrears management is the best in the industry and we consistently have arrears at less than 1%. **For the 2017-18 year we achieved arrears at less than 0.5%.**

Our rental receipting and rent arrears process is performed daily and we have strict financial process controls in place. We commence the rent arrears follow-up process from day one of arrears so you can be confident that the financial management of your property is being managed effectively to maximise your monthly income.

We disburse rental funds twice per month; mid-month and end of month. The disbursements are sent to your nominated bank account unless otherwise instructed.

Payment of Bills

We understand that many investors' lead busy lifestyles and they wish for their property manager to be responsible for all aspects of their investment property. As such, we can arrange the payment of bills from funds collected, before the due date. Included in this service is the payment of local authority rates and charges, insurance premiums and any other costs as they fall due. We'll take care of the entire process and make your investment the easiest asset you own. Expenses that Affinity Property can pay on your behalf can include:

- ☐ • Water Rates
- ☐ • City Council Rate
- ☐ • Body Corporate Fees
- ☐ • Property Insurance invoices

- Repairs & Maintenance invoices

Tax Deductible Fees

Affinity Property's fees are set out in the schedule of fees. Fees are charged monthly or twice monthly during mid/end of month account finalisation and transfer. All fees attract GST and this is automatically deducted. All fees are tax deductible and are itemized for your convenience in monthly statements. Record keeping for end of financial year is a breeze with Affinity Property. We provide the End of Financial Year Statement breaking it down for each property to show revenue, expenses, fees and commissions for each (GST is also shown on the statement).

Income Security

Affinity Property ensures all tenants pay a bond equivalent to four weeks rent. This bond is lodged with the RTA in a trust until both parties agree, usually at the end of the tenancy, to distribution and refund of the bond. Should a dispute arise regarding the distribution and refund of the bond, dispute resolution and possible Small Claims Hearings could result so that neither party can unfairly claim the bond. This process is done through QCAT, Queensland Civil and Administrative Tribunal.

Client testimonials

Please check our [client testimonials on our web site](#). We have many very satisfied clients.

Recently leased properties

We aim to have properties re-let within 5 days from the end of a tenancy. In many instances we turn properties around within 48 hours. Please [see link to our recently leased properties](#).

Local market knowledge

Our company has been operating in the South East Queensland property market for more than 10 years and we manage properties on the Sunshine Coast, Moreton Bay Region, Brisbane & Ipswich Region.

Our team

The [depth of our team is outstanding](#). We can guarantee you great service that will deliver excellent outcomes for your investment property

Existing Tenants

We have a large portfolio of existing quality tenants and past tenants (more than 1,200) that we regularly communicate with through our CRM (Client Manager) system.

Tenant Inspections

We personally invite every quality prospective tenant to inspect the property at specific times. All inspections are attended by our Property Managers. For those prospective tenants who are unable to attend an inspection, we provide: full colour photography property report; an online tenancy application form to create a sense of urgency for the tenant to apply for the property; and other relevant information that presents your property in the best possible light.

Request Rental Appraisal

If you would like us to provide a management appraisal for your property, we always inspect a property prior to quoting and liaise with you to determine the management package that works best for you. Please contact us today if you would like to arrange a time for us to inspect your property and provide you with a tailored appraisal and quote?

[Request Appraisal](#)