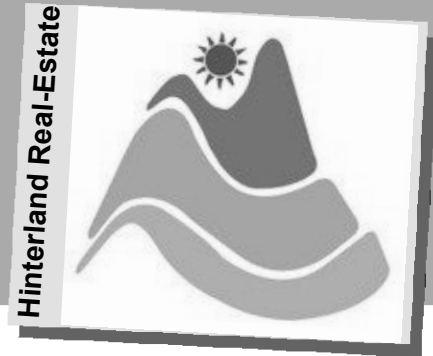


KEEPING IN TOUCH

Community Newsletter

Summit Property Group is helping people to buy, sell or invest in Real Estate in the Gold Coast Hinterland



Hello!

This issue of *In Touch* is being sent to you courtesy of the **Summit Property Group**

It is our way of saying that you are important to us and we truly value your business. Please feel free to pass this newsletter on to friends, staff and colleagues

Enjoy!

Mathilde Lewis
0412 756 958



The benefits of home staging How to sell faster, for more money

We all know that selling in today's market can be challenging. By utilizing a few techniques for home staging, you'll be attracting many more prospective buyers, and getting that SOLD sign up quicker than you think. The longer your property remains on the market, the higher the change of you having to reduce the sale price.



You only get one chance to make a good first impression

Many Realtors will tell you that curb appeal is one of the first places to start when wanting to list your home – which is true – but curb appeal will only get potential buyers to the front door. Ask any property expert and they will tell you what lies behind the front door is what will make or break the deal.

Although your buyer will be considering things like how many bedrooms there are, the location, the price, but what will really seal the deal is how they feel when they enter the home, and if it's a place they can visualize their family living. That is exactly what staging your home can accomplish for you ... and them. Your home should evoke the appropriate mood and style. Of course it must be stylish and unique, but it should also be functional, practical and comfortable.

It doesn't have to cost a fortune to get your home up to standard if you know what to do and what the buyers are looking for. It will take some of your spare time & energy, but the end result will be well worth while, result in a faster sale, plus more cash in your pocket. A lot of vendors are now using a professional stylist to enhance the appearance of the home so that they sell faster, for more money.

Remember, people buy homes instead of houses.

For more helpful information, hints and tips—or an obligation free quote; Contact Mary Baranov from HABITAT Home Styling on 5500 0416 or email mary@habitaths.com.au *Everyone can have that professional look at a budget price! - From only \$220. Money well spend!*

Funny Bone



A humorous look at life

- Do not argue with an idiot. He will drag you down to his level and beat you with experience.
- The last thing I want to do is hurt you. But it's still on my list.
- If I agreed with you, we'd both be wrong.
- I asked God for a bike, but it turns out God doesn't work that way. So I stole a bike and asked God for forgiveness.
- We never really grow up. We only learn how to act in public.
- A bus station is where a bus stops. A train station is where a train stops. On my desk, I have a workstation . . .
- I thought I wanted a career. Turns out I just wanted a paycheque

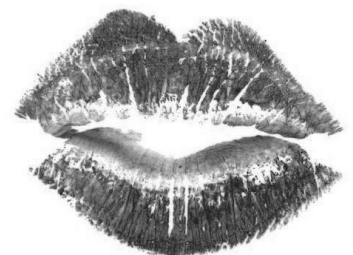


Did You Know?

Most cats have a total of 18 toes – five on each of their front paws and four on each of their rear ones.

Did You Know?

The practice of using the letter "X" as a symbol for a kiss can be traced back to the Middle Ages, when the rate of illiteracy was so high that the only way many people could sign documents was by marking an "X" instead of their name. To show that their mark was sincere, they would kiss it.



Calender Our community

- Beechmont Community Markets Sunday 16th Sep. 8am > Midday at the Beechmont community centre
- Book & Op Shop at the Beechmont Old School Library 16h Phn5533 3358
- Family Fun Day—23rd October
- STALL HOLDERS WANTED \$10 per site, contact Michelle 553 31 168
- Halloween 31st October

Obligation Free Appraisals and pricing advice

Hinterland Real-Estate

Are you thinking of Selling?
If so, we would LOVE to talk to you.

Top 7 Reasons you should use Summit Property Group to sell your Home

- 7 We offer you the excellent high quality service that you deserve
- 6 Your property will be listed on our, as well as realestate.com and other web-sites for potential buyers to see 24/7
- 5 We constantly monitor the market to make sure your home stays competitive, we provide you with regular analyses.
- 4 We provide regular feedback so you are never left in the dark wondering what buyers thought of your property.
- 3 You will always have someone available to help you. We ensure that you are taken good care of.
- 2 We will do our absolute best to ensure that you get the most money in the shortest time with the fewest problems.

And...

The #1 reason you should use Summit Property Group when selling your home...

- 1 We offer a 100% Satisfaction Guarantee! If you are not completely happy with your service at any time, you can terminate your contract with us at no cost.* Some Conditions apply

For further information, please call me,
Mathilde on 0412 756 958
between 8:30am to 6pm, 7 days per week

Same day property inspections are normally available to buyers within 25 minutes so you can see the entire property and have all your questions answered. With no sales pressure—guaranteed!

Beechmont State School Family Fun Day & Art Show

Beechmont State School is having its family fun day and art show on **Sunday 23rd October, 2011** - The day will help raise much needed funds for the school and to buy equipment for the new School and Community Hall.

There will be a giant jumping castle/slide, laser skirmish and a mechanical surf board for the family to have fun on. Entertainment will be provided, food and drinks can be purchased along with face painting and pony rides.

The school is selling tickets for its Giant Raffle to be drawn on the day. There are heaps of prizes including - 2 night's accommodation for 2 at Binna Burra Mountain Lodge with breakfast; a 1 hr sunset gondola cruise for 4 adults on the Broadwater; and a Jetscream - jetboat ride for a family of four. Tickets are \$2.00 each and can be purchased from the school, Binna Burra Mountain Lodge and from the kids who may knock on your door over the coming weeks!!



The school Art Show/competition will be set up in the Hall on Graceleigh, so come and have a look at the talent we have on the mountain. This year's theme is family.

Entry to the Family Fun Day is free and the school will be selling arm bands for all-day access to the jumping castle, laser skirmish and mechanical surf board. Arm bands can be purchased prior to the day from the school for \$20 or on the day \$25. Individual turns will cost \$5 each. Stalls will be set up by each grade at the school and offer games and items for purchase. **We think there will be a big line up for the dunking machine featuring Mr Murphy...!**

The school is looking for stall holders. If you are interested in being part of the day, contact Beechmont School on 55459100 or Michelle Moyce on 5533 1168. The cost per stall is \$10.00 for the day.

The school invites all residents to come and help make the day a successful fundraiser and to celebrate the official opening of our new community hall.

Spread the word - Help us make this day a huge success.



Trick or treat? Enjoy Halloween with a safe costume

Halloween is coming, and your children are no doubt excited by the prospect of dressing up as their favorite animal, superhero, or celebrity. But as a parent it's your responsibility to be sure they're safe as they walk from house to house trick-or-treating in their costumes.

- Flame retardant materials are a must. Check the label on any costume you buy from a shop. If you're making your child's outfit, use only synthetic, flame-retardant fabrics.
- Don't blend into the dark. A bright, colorful costume is best, but if your child is determined to dress as Batman or the Grim Reaper, a few strips of reflective tape will help him or her show up more effectively in streetlights and car headlights.
- Avoid bulky masks. Makeup is usually better than a mask, as long as it's nontoxic and doesn't contain anything likely to cause an allergic reaction. Masks that are difficult to remove quickly can be hazardous in an emergency. If your child insists on a mask, make sure the ear, nose, and mouth openings are wide enough for him or her to see and breathe easily.
- Wear comfortable shoes. You don't want your little princess stumbling over high heels. Children walking door to door (accompanied by you or another adult, of course) should wear sport shoes or some other reasonable footwear.



Make sure to wash those fruits and veggies

What could be better for your health than fresh fruits and vegetables? But even the ripest apple or the leafiest lettuce can carry dirt and nasty bacteria that need to be thoroughly washed off before it's safe to eat. Follow these tips for making sure your produce is untainted:



- Start with a clean slate. Wipe down your kitchen counter, scrub your knives and cutting boards, and wash your hands before cleaning your food.
- Water is best. Don't use soap or detergents to wash your produce; they can seep into the items and potentially make people sick. Use cool water and wash for 30 to 60 seconds in most cases. Some nutritionists say that a mixture of white vinegar or lemon juice is even more effective, as long as you thoroughly rinse the produce when you're done.
- Wash peeled food, too. Dirt and microbes can hide in the crevices of such fruits as orange and bananas, so even though you don't eat the skin, washing it prevents the spread of harmful material from the peel to the fruit through contact with your fingers.
- Don't wash and store. Wait until you're ready to eat the item in question. If you wash it and then stick it in the refrigerator, it will retain moisture and spoil faster.
- Use a brush. For firmer fruits and vegetables such as apples and potatoes, a stiff vegetable brush can do a good job of removing dirt and particles you don't want to eat.

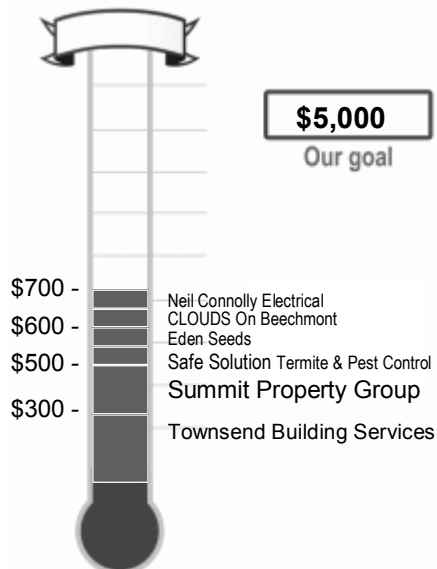
ATTENTION, URGENT COMMUNITY HELP NEEDED

Beechmont State School are having **Carols By Candlelight** (*To be called Carols in the Mountains*) on the 10th December, 2011 and we need your help to create a little bit of magic at Christmas time for our lovely community. **Please help to raise funds** for the stage, lighting, sound and FIREWORKS.

We know that times are tuff but PLEASE support this event. Any individual or business who are able to contribute financially to our Carols fund please contact the School on 55459100 or Michelle Moyce 55331168 or send your cheque directly to the School.

It doesn't matter if it's \$20, \$200 or more, it will all add up.

All those able to help with sizable donations will be named in the next couple of issues of this Summit Community newsletter.



A Beautiful Garden on a Budget

Just because you're strapped for cash doesn't mean that you can't create a beautiful and highly productive garden.

Here are a few tips for gardening on a budget.

Set aside part of your garden for growing seasonal vegetables. Even a relatively small patch of ground will produce enough to fill a freezer and save you money on your grocery shopping.

Grow flowers and vegetables from seed rather than buying plugs or fully established plants, which cost considerably more.

Use household waste such as yogurt and butter containers instead of investing in regular plant pots.

Take cuttings from flowers and shrubs to increase your collection.



During the winter, keep your plants and cuttings "undercover" or indoors to minimize the risk of loss.

Use a bowl in the kitchen sink for washing your hands, vegetables and so on, and then recycle the water to keep your plants hydrated.

Place a lidded plastic container underneath the kitchen sink and use it to collect food scraps for composting instead of forking out money for fertilizer.

Don't waste all those leaves that you rake up in the garden. Turn these into rich compost too.

Whenever I fill out an application, in the part that says, "In case of emergency, notify . . ." I put "DOCTOR."



The **ULTIMATE** Customer Newsletter!

Summit Property Group

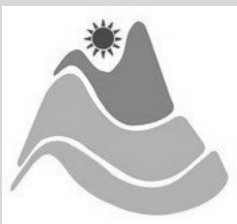
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www.summitpropertygroup.com.au



**From the desk of
Mathilde Lewis**

Selling your home is a big decision and using the right agent is vital.

At Summit Property Group you will receive a professional and friendly service that will achieve your goal, whether you are buying, selling or renting.

We specialise in properties in Lower Beechmont, Advancetown, Beechmont and Binna Burra plus surrounding areas.

You deserve great service whether you are looking for your first hinterland home, upgrading, selling your tenth home, or exploring investment opportunities. I will help you understand what is happening in the hinterland real estate market.

I am an expert at helping both buyers and sellers but even if you're not ready to buy or sell a home right now, we like to keep you up to date and informed through this newsletter and property guide.

Best wishes, and I'll write again soon.

Mathilde

0412 756 958



"Dear, could I suggest one small change for our next custom built tandem?"

Halloween

Halloween is observed on October 31.

Common Halloween activities include trick-or-treat, wearing costumes and attending costume parties.

The ancient Celts believed that the borders between this world and the otherworld became thin on Halloween allowing spirits to pass through.

It is believed that the need to ward off harmful spirits led to the wearing of costumes and masks. The purpose was to disguise oneself as a harmful spirit and thus avoid harm.



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Email: neccl23@bigpond.net.au

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