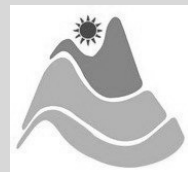


The **ULTIMATE** Customer Newsletter!



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



Looking for respite support for your family?

Sunhaven has begun its unique Respite Service at picturesque Lower Beechmont in a beautiful rural farm setting

The activities at 'Raphael House' by qualified staff operate from Friday afternoon at 5pm until Sunday afternoon at 5pm and is open to all families requiring respite for their children between the ages of 3 and 18 years old.

For all enquiries: **SUNHAVEN**
11 Mirani St. Lower Beechmont
Phn 07 5533 1136
www.sunhaven.org.au Email: info@sunhaven.org.au

Summit Property Group

24 Flemington Road, Beechmont

Mathilde Lewis: 0412 756 958

P: (07) 5533 3110 F: (07) 5533 3119

E: info@summitpropertygroup.com.au

www.summitpropertygroup.com.au

off the mark by Mark Parisi www.offthemark.com



We have tenants looking for RENTALS in Lower Beechmont and the Beechmont area. Enquiries are for 3, 4 and 5 bedroom homes

Fathers Day History

Sonora Dodd of Washington USA, first had the idea of a "father's day." She thought of the idea for Father's Day while listening to a Mother's Day sermon in 1909.



World's Greatest Dad

Sonora wanted a special day to honour her father, William Smart. Smart, who was a Civil War veteran, was widowed when his wife died while giving birth to their sixth child. Mr. Smart was left to raise the newborn and his other five children by himself on a rural farm.

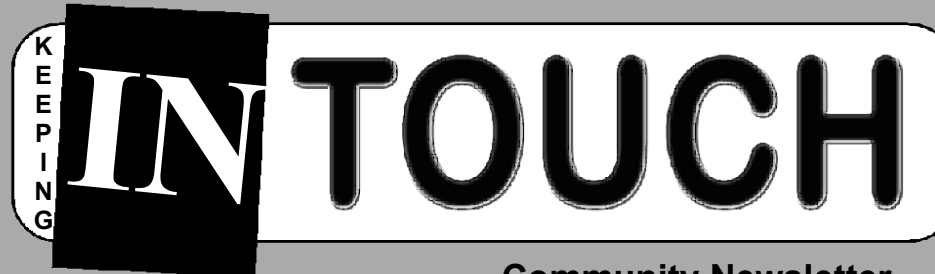
After Sonora became an adult she realized the selflessness her father had shown in raising his children as a single parent. It was her father that made all the parental sacrifices and was, in the eyes of his daughter, a courageous, selfless, and loving man. Sonora's father was born in June, so she chose to hold the first Father's Day celebration on the 19th of June, 1910.

Australians observe Father's Day on the first Sunday of September. It is a day for people to show their appreciation for fathers and father figures.



According to the Australian Bureau of Statistics;

There are 4.6 million fathers in Australia
21% have one child
41% have two children
38% have 3 or more children



Community Newsletter

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

Hinterland Real-Estate



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



Prepare your home for a—Hot Sale

Spring and summer are the most successful and popular months to sell your home.

Families and homebuyers in the market will naturally look for outdoor entertainment areas, patios and landscaping during the warmer months.



With warmer sunny days, gorgeous blue skies, flowers in full bloom and trees fully leaved, its no wonder that spring is the best time to list and sell your home.

With mother nature doing it's part, it is also important that you do yours. The first impression when walking through the front door is critical.

Remove clutter from your home and give it an 'open' feel and limit family photos and personal belongings. Most importantly, ensure any items needing maintenance or repair have been taken care of.

Don't forget to clean your windows and ensure your home and yard is kept tidy.

The key area of a property during summer is the back yard or deck where buyers will envisage a space for the kids and a functional area for a barbecue.

As your agents, we will schedule inspections for a time during the day when rooms are bright and maximum sunlight shines in, but preferably not the hottest part of a summers day.

Speak to Summit Property today about other helpful tips to sell your property during this spring or summer.

Funny Bone



Letter between son and dad

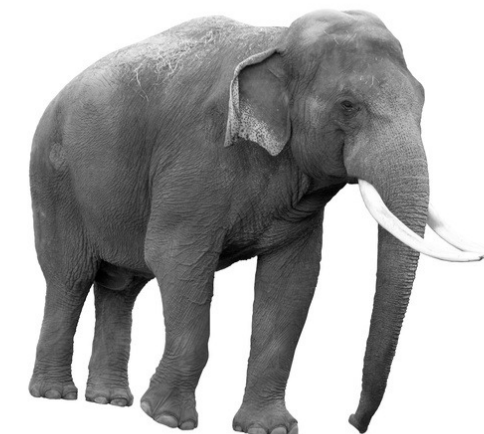
Dear Dad,
School i\$ really great.
I am making lot\$ of friend\$ and \$tudying very hard. With all my \$tuff, I \$imply can't think of anything I need, \$o if you would like, you can ju\$t \$end me a card, a\$ I would love to hear from you.
Love,
Your \$on

The Reply:

Dear Son,
I kNOw that astroNOmy, ecoNOmics and oceanNOgraphy are eNOugh to keep even an hoNOr student busy. Do NOt forget that the pursuit of kNOwledge is a Noble task, and you can never study eNOugh.
Dad

Did you know?

The elephant is the only animal that has four knees – think about it ...



cats, dogs, giraffes and every other four-legged animal have two front legs that bend backward and two hind legs that bend forward.

Calender Our community

- Fathers Day 5th September
- Beechmont Community Markets Sunday 19th Sept. 8am > Midday at the Beechmont community centre
- Broadband for Seniors at the Old School Site— By appointment contact 0422 705 132
- AFL Grand final 25th September
- Massive Garage Sale 18th September 24 Outlook Ave, Lower Beechmont 8am. Inc furniture, tools brickabrack and lots of bargains!

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 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!

Are you ticklish?

Tickling is an act of evoking involuntary laughter by touching a part of the body.



Some parts of the body are more ticklish than the others, the reason for which is still unknown.

Research by Dr Sarah-Jayne Blakemore found that robotic fingers used to tickle people are just as effective as human fingers.

Men and women are just as "ticklish". But a few studies suggest that, men may be slightly more ticklish than women.

Research shows that the normal tickling response may be absent in those with schizophrenia.

Tickling was used as a torture by the ancient Romans (*and my husband*)

The most surprising feature that can be experimented personally is that if one tickles yourself, there is no such stimulation or laughter.

The Animal Welfare League in Coombabah has cats and dogs ready for adoption. Call 5509 9000 www.awqlqld.com.au



At Summit Property Group,
We can help you find a pet friendly home

Hunger pangs vs. snack cravings: What's the difference?

Most of us eat more than we need to. Often it's because we think we're hungry when we're really anxious, depressed, bored, or just tempted by the plate of brownies a co-worker brought into work this morning.

Although you shouldn't wait until you're faint with hunger to eat, pay attention to the signals your body is sending you.

Not sure whether you're really hungry? Ask yourself if something healthy, like an apple or an orange, would make you feel better.

If not—if you think you really, really need that chocolate chip cookie—then chances are you're having a craving, not a real hunger pang. Exercise your will power until your body needs refuelling.



If you are looking for the best local produce, then like us, support Nerang Quality Fruit & Veg in the Nerang Mall (phn 5502 0039)

Also; landies Fruit World. My Centre Nerang

Lance the owner will look after all your fresh fruit and vegetable needs... I'll see you there.

How to study effectively

Getting good grades is usually based on how well you perform on tests and assignments. If you've ever been involved in sports or music, the same principles of performance apply to studying. You must practice on a regular basis and sculpt a lifestyle that does not get in the way of your performance. Here are a few tips to help you develop a successful study regimen:



- Write it all out. Most people wouldn't look at a piece of music and say, "That doesn't look too hard, I'll give it a whirl when a concert comes round." The truth is, you don't really know how hard something is until you try. Write out problems and solutions, or exercises, on paper. What you think you know in your head, might not come out as well on paper. It's better to find out you need more work before the test.

- Practice every day. If you were a football player, you wouldn't put off practicing until the night before the big game and then stay up all night and cram. It's a good idea to set up short study sessions spread out over a period of time, rather than trying to learn everything at a sitting or two. Marathon sessions can cause fatigue, and that can affect your performance. If you go to the library and spend two hours in front of your books daydreaming, don't tell yourself that you put in two hours of work.

- Always do your best work. Remember, sloppy work will probably produce sloppy performance. Be neat and clear in your practice sessions.

- Think about your work and relate it to your everyday life. People who love what they do think about it all the time. They relate it to their lives.

- Concentrate on learning the material—not on making the grade. A good performance usually requires total concentration. Focus on what you are trying to learn.

- Always be prepared for your class. Read everything assigned, so that the classroom discussion and activities are meaningful to you.

Get started on reading to your kids

Reading to your children should start early. Really early.

Reading stimulates brain development and language skills, as well as fostering a closer emotional bond between parents and children. Remember these tips:

- Read widely. Infants respond to voices around them, so start out by reading anything that's handy—sports pages and cookbooks will do, as well as very simple picture books.
- As your child grows older, get him/her involved. Ask them what they think will happen next, or why a character behaved that way. You'll start teaching some basic critical thinking skills, and you'll make the experience more enjoyable.
- Read every day. Make reading a regular activity. Don't just limit it to bedtime.



All praise the humble coconut

Anyone who has either read the book or seen the movie *Papillon* will surely be familiar with the health benefits of the humble coconut – the 'super food' which was smuggled to the main character by a fellow prisoner during his incarceration on Devil's Island.

Commonly found in most countries in its 'mature' form (with a tough, brown and hairy shell), the meat, juice and the oil of the coconut offer a wide range of nutritional and health benefits which include everything from lowering cholesterol, reducing the risk of heart disease and promoting weight loss or helping to maintain a target weight, to boosting energy levels, increasing the metabolic rate and preventing wrinkles. Containing lauric acid, a powerful antiviral and antibacterial agent, it is also believed to be a valuable foodstuff in terms of preventing routine illness and boosting the immune system.

Containing carbohydrates, protein, dietary fibre, natural sugars, calcium, iron, zinc, magnesium, potassium and a whole host of vitamins, the coconut is a real powerhouse which can be safely added to most people's diets, although those who are allergic to other types of nut, may experience a reaction. Not only are coconuts delicious when eaten as a 'fruit', but they also add their own special flavour when used as an ingredient in cooking.

