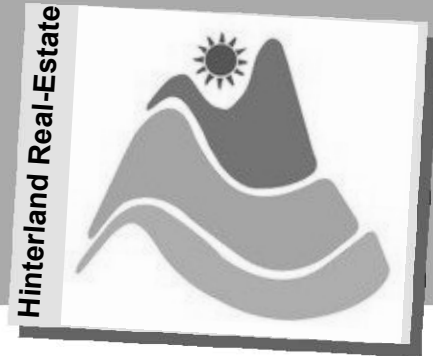


KEEPING **IN TOUCH**

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



DEBT REDUCTION is now the primary focus when it comes to decision making for a home buyer on the Gold Coast.



Before the Global Financial Crisis, it was all about upgrading (luxury) and upsizing. Typically, a second home buyer is a young married couple with a small family looking at upgrading from a small home or unit into a larger house. These buyers were also choosing building a new house over an existing house and bigger over smaller.

Funny Bone



The secret life of cats

Ever wonder what your cat is thinking?
Maybe it's something like this . . .

- "I could have sworn I heard a can opener."
- "What's with that irritating noise humans make with their mouths?"
- "Why doesn't the government do something about dogs?"
- "No, really, that's a can opener."
- "How come they make tuna-flavored cat food and chicken-flavored cat food, but no mouse-flavored cat food?"

"The second home buyer is more mindful of current uncertainty"

However, due to the GFC, the second home buyer market is being more mindful of current economic uncertainty and is opting to decrease debt. They are most likely to buy older/existing dwellings and renovating, or purchasing near new homes that are selling well below replacement cost rather than build new (unlike four years ago).

The typical property being purchased by these types of buyers are detached dwellings that are priced around the \$450,000 to \$600,000 bracket. And have a block with a bit more space to restore their sanity—suitable for 2.5 kids and pets. Living in the hinterland is still seen as a great lifestyle choice

Sellers are recognizing that the current market is their new reality, so sales are happening for those that have their properties priced right.

This is a market where upgrading makes sense and we are seeing some early signs of this happening. If you can afford to buy, now is a good time to look at upgrading to a better home.

There are no real secrets to buying well. It's about knowing what you want and being informed in the market so that you can move quickly when an opportunity presents.

Calendar *Our community*

- Melbourne Cup 1st November
- MoVember—Prostate awareness
- 11th Nov—Remembrance day
- 18th Beechmont State School Disco
- Beechmont Community Markets Sunday 20th Nov. 8am > Midday at the Beechmont community centre
- Book & Op Shop at the Beechmont Old School Library 20th Phn 5533 3358
- 25th Nov. White Ribbon Day

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 websites 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!

Friendship The Key to a Longer Life

Experts are full of useful suggestions for extending our life expectancies. They tell us to stop smoking, limit our alcohol intake, exercise regularly and eat a healthy diet to ensure that we live longer. Did you know, though, that it has been proven that having lots of friends also adds years to our lives?



Researchers believe friendships are so important to longevity because being surrounded by trusted allies with whom we can share our troubles reduces our levels of stress. Clearly, there is a lot of truth in the old adage “A problem shared is a problem halved.”

Stress, of course, can be a huge contributory factor to all kinds of illnesses, not least of all high blood pressure and heart disease. So, what better excuse do you need for spending quality time with your friends? They are just what the doctor ordered for your heart, soul and body!

Encouraging Good Behavior by Keeping It Simple



In order for children to make sense of the world that they are growing up in, they need to be taught what is right and wrong, and they need consistent application of the rules that they are expected to adhere to. Young children in particular need rules to be simple in order to understand and follow them.

After all, if you start introducing complicated conditions that a child can't make sense of or remember easily, your rules are certain to be broken, your child is likely to face continual punishments that may be unfair, and he or she may even give up trying to follow your rules altogether.

Another thing to avoid is too many rules, because these are likely only to make your child feel so constrained that he or she becomes determined to rebel. Instead, try to prioritize the behaviors and actions that you want to encourage or discourage, and set a few simple rules that focus on the most important of these.

Having numerous complex rules for children to follow essentially sets them up for failure rather than success, so make sure that your rules are few and simple.



© Original Artist
Reproduction rights obtainable from
www.CartoonStock.com

search ID: abrn373

“Have you started being good for Christmas yet?”

THANK YOU:

Thank you to all the wonderful mums and dads out there and all the volunteers who helped at the **Beechmont Family Fun Day**.

Thank you very much!! What an absolutely awesome day. A big thank you to all the children for being so beautiful and creative, you all worked hard for the opening of the hall. Everyone had a great day—even those who were dunked for a good cause.

Punch your way to health.

You don't have to have any aspirations to become the next Mike Tyson to use a punching bag, but this great piece of equipment will help tone and strengthen your biceps, triceps, shoulders and upper body, not to mention burn off around 100 calories in just 15 minutes.



Unlike many other pieces of gym equipment, the punching bag presents a great way to get rid of stress and frustration. After a hard day at work or a difficult confrontation, or whenever you begin to feel that things are getting on top of you, a session with a punching bag is the perfect way to release tension without taking your frustrations out on anyone else.

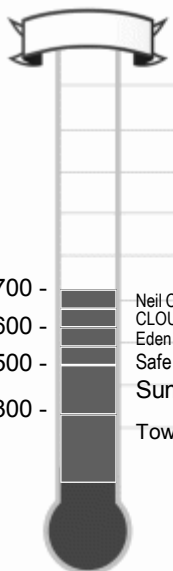
Whether you use a punching bag at your local gym or invest in your own to hang outside in the garage, it could be the key to physical and mental health and a boon to your relationships!

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.



\$5,000
Our goal

Neil Connolly Electrical
CLOUDS On Beechmont
Eden Seeds
Safe Solution Termite & Pest Control
Summit Property Group
Townsend Building Services

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



Puzzles and Games Great for the Grey Matter!

Learning, of course, doesn't take place just in formal settings or dry, stuffy atmospheres, and perhaps more so today than ever before we are surrounded by opportunities to enhance our learning through a vast array of puzzles and games. Those in the medical profession have been recommending crossword puzzles for improving mental agility for many years, but alongside these and other more traditional puzzles that help stretch our minds and build our vocabularies, there are now countless online and electronic games that serve the same end and provide hours of entertainment.

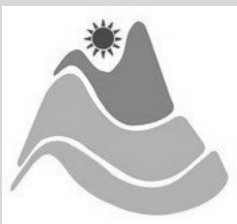


The great thing about the puzzles and games found on the Internet is that if you are already paying the basic connection fee, you have access to these for free. Many of the popular newspapers, for instance, publish their daily crosswords online, but there are also numerous game sites that cost nothing to join. Games such as Spell-Or-Starve on Neopets.com, for example, lets you pit your wits without paying a cent.

Fans of the Nintendo DS, meanwhile, can choose from a whole range of games that help keep the old grey matter in peak condition. Dr Kawashima's Brain Training, for instance, puts you through a series of exercises and then assesses your mental age from your results so that you can work toward the optimum age of 20.

Remember, learning can be fun too!

"Your present circumstances don't determine where you can go; they merely determine where you start."



**From the desk of
Mathilde Lewis**

Selling your home is a big decision & 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 all properties in the Gold Coast Hinterland

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.

Summit Property Group now offers a **free service** called **'Staging'** with every listing. We spend time with the home owner doing a detailed room by room inspection outlining the best way to present the home to a buyer. This difference can add tens of thousands of dollars to the final price the buyer will receive for their home.

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



A kindergarten pupil told his teacher he'd found a cat, but it was dead.

"How do you know that the cat was dead?" she asked her pupil.

"Because I pissed in its ear and it didn't move," answered the child innocently.

"You did WHAT?! ?" the teacher exclaimed in surprise.

"You know," explained the boy, "I leaned over and went 'Pssst!' and it didn't move."



Natural Chemical free products



- ~Groovy Baby Products
- ~Organic Mineral Makeup
- ~Natural Bodycare / Haircare
- ~Henna Indigo & Plant Powders
- ~Gift Vouchers Available

www.cosmica.com.au
Sarah: 0409 350 794
info@cosmica.com.au

- ~ Colorbond Fencing & Gates
- ~ Licensed Asbestos Pull Down & Removal
- ~ Pool Fencing
- ~ Timber Paling Fencing



YK CONTRACTORS

Yuii: **0413 117879**
ykcontractors@bigpond.com
ABN: 88 797 869 763
QBSA: 107 1153

Come Grow With Us

Babies School Age -Before and After School Care.
Vacation Care. High Quality Accreditation
Family Owned Centre— Long Term Staff
Educational & Development Appropriate Programmes
Government Subsidy for all eligible Families
Nutritional Morning Tea, Lunch and Afternoon Tea



OPEN 6am—6pm

Nerang Early Childhood Centre
76 Yarrimbah Drive,
Nerang, 4211
Ph/Fax: 5596 5961
Email: neccl23@bigpond.net.au

**Give your child a head
start for School with our
pre-prep program**