



Welcome!

Welcome to the April Edition of the Parklands at Sherwood Newsletter, a development brought to you by Pradella Developments. This newsletter aims to keep you up-to-date on the local happenings within the Parklands community.

In this issue



Buyers lured to Parklands at Sherwood

Parklands at Sherwood continues to attract new buyers with more than \$6 million worth of sales in the past four months.

Stages 1 and 2 of Parklands at Sherwood are now complete and the latest sales bring the total amount of apartments sold in the development to more than 65 per cent.

Parklands at Sherwood offers all of the conveniences of inner city living as well as the abundant lifestyle options of a suburban community.

Nestled in leafy Sherwood, Parklands is proving popular with buyers for its close proximity to all amenities including schools, shopping, public transport and weekend markets.

Buyers can choose from a range of options including one, two and three bedroom apartments with prices starting at \$389,000.

NEW OFFER!

Begin your new Parklands lifestyle even sooner, with our flexible Delayed Settlement Options.

*For a limited time you can move in now and settle in up to 6 months! Contact us for more details.**



*Offer valid on select apartments until 30th June 2010. Conditions apply. Prices correct at time of printing

Parklands New Property Managers

At Parklands at Sherwood a new year has brought about changes and we are proud to introduce you to the new Property Managers, Emilio and Kerri Schiliro.

After managing properties in the Brisbane CBD, they are delighted to be out of the hustle and bustle and able to enjoy a more tranquil lifestyle.

Kerri and Emilio have reported that the apartments, townhouses and manors are delivering solid returns for investors. "Demand has been so strong that properties for rent are being tenanted within days" Kerri said.

For rental enquiries phone 3379 1125 or visit the manager's onsite offices.

EMILIO & KERRI'S

Gardening Tips

Emilio and Kerri's previous experience includes managing the famous Roma Street Parklands, so they are ideally placed to offer gardening tips to Parklands residents. With autumn now upon us they offer the following garden advice.

Autumn is a great time to add new plants to the garden and start preparing your plants for the winter months. A few tips include:

- Prune geraniums and pelargoniums back by about one third. Give hydrangeas just a light prune.
- With the cooler months approaching grass growth will start to slow, but the roots will continue to grow. Treat your lawn to a slow release lawn food now and it will come back thicker and healthier.
- Autumn is also a good time for planting particularly after good rainfall. In autumn soils are still warm allowing new planting to establish good root growth before growth slows in winter.
- Immediately after heavy rains pot plants dry out quickly, so make sure you water your pot plants straight after rain so that the plants don't suffer.



Property Report



With the year well underway it is with a degree of relief that 2009 has been put to bed.

That is not to say that there won't be any surprises for 2010, there will, but the shocks are likely to be less toxic and contagious.

There is also a significantly more healthy residential market than many are giving it credit for. Realistically there is very little stimulus being added and the majority of buyers seem to be second home purchasers and up. These are the people that waited for the market conditions to stabilise before venturing out again. Investors who were noticeably absent are also starting to return in greater numbers.

Confidence is also emerging in much of the economic data. National unemployment rates actually declined in January to 5.3%, a fall of 0.2% in seasonally adjusted terms. Purchasers are now confident that their jobs are considerably safer than the same time last year.

Those predictions by leading economists of unemployment reaching 8.5% now look well and truly overstated.

Interest rates continue to be a nationally watched event. Having experienced three consecutive interest rate rises, it was encouraging to see the RBA pause to take a breath in February and only a small rate rise in March. This will allow the residential market to find a form of equilibrium and start to return some form of normality.

Thankfully we now appear to be in the upswing phase of the cycle. SEQ is already starting to see a tightening in rental vacancy rates.

Perhaps the biggest concern facing the broader residential market is the expectation of tighter supply over the next twelve to twenty-four months.

About the author: Matthew Gross is a well-regarded property commentator. He is the founder of National Property Research and has worked in the property industry for more than 14 years.

Sherwood Property Watch

According to the REIQ housing report, as at the end of September 2009, units in Sherwood have increased in value by 66.3 percent over the past five years, while housing prices have remained strong with a 45.4 percent change over the same period. A snapshot is provided right.

	Number of Sales	Median Price	Change over 1 year	Change over 5 years
Unit	61	\$425,000	21.6%	66.3%
House	70	\$674,000	-1.2%	45.4%

Reporting period: 12 months to the end of September 2009. Source: REIQ housing report

At home with Paul Collett



Paul Collett has found the secret to enjoying the best of both worlds. From his little piece of parkland paradise it is hard to believe he lives less than eight kilometres from Brisbane CBD. Paul enjoys the parklands lifestyle and investment opportunity so much that he purchased not one but two properties. Paul is only too happy to talk about his Parklands homes.

WHY DID YOU MOVE TO PARKLANDS?

I was living at Bellbowrie on 2,000 square metre block of land. But now at Parklands I don't have to spend my weekends maintaining a property – now I simply enjoy my weekends! Also being located nice and close to St Aidan's where my daughter attends school was a huge bonus.

WHAT ARE SOME OF YOUR FAVOURITE FEATURES?

The facilities here are fantastic - there is a pool, air-conditioned gym and barbeques. The fact that there is secure parking was also a critical factor in my purchasing decision.

WHAT PROMPTED YOU TO PURCHASE A SECOND PARKLANDS APARTMENT?

When I bought the first apartment there were no available apartments facing north, but I really wanted a view of Mount Cootha, the city and parklands. So when a property became available on the south side I snapped it up. Both properties are great with two bedrooms and a study, and Pradella offered a great rental guarantee return. I'm really happy I did make the second purchase.

Corinda Lawn Bowls take on the Super Challenge



Corinda Bowls Club is fielding a team of 19 players in this year's lawn bowls super challenge.

With more than 322 teams, the annual competition is the centrepiece of the lawn bowling calendar. The club is fielding 12 men and 7 ladies split across singles, pairs, triples and four-player teams.

With the competition in full swing, Club

President Geoff Jensen is keeping the Corinda Bowls Club's chance of a win alive, with consecutive wins in the men's singles.

Pradella's Parklands at Sherwood is delighted to be sponsoring the Corinda Bowls Club and hopes that all players enjoy the comradery that this good-spirited competition brings. We also wish Geoff good luck as he advances towards the finals.

Markets for foodies and treasure hunters

Residents of Brisbane's West have a foodies and treasure hunters paradise right on their doorstep with Brisbane's largest retail Market, **Brisbane MarketPlace**, located on Sherwood Road at Rocklea.

Brisbane MarketPlace runs two distinctive styles of market. Wednesday's Twilight Fresh and Saturday's Fresh Market both offer a tantalising array of fresh food and lifestyle products.

While for those on the hunt for that special something, Sunday's Discovery Market offers a wide range of new and second hand items for the home, backyard, wardrobe and much more.

Each week more than 13,000 people visit Brisbane MarketPlace to enjoy the shopping and live entertainment.



Experience Brisbane MarketPlace

TWILIGHT FRESH MARKET: Wednesdays from 3:30 – 8:00pm

FRESH MARKET: Saturdays from 6:00am – 12:00pm

DISCOVERY MARKET: Sundays from 6:00am – 12:00pm



On Wednesday 31 March, the Wednesday Twilight Fresh Market celebrates its first birthday. There will be prizes to be won as well as an Easter egg giveaway. Come along and join the celebration!

Check out these Parklands at Sherwood Best Buys!



2 Bedroom Apartments from \$445,000[^]

You'll love this 2 bedroom, 2 bathroom low-maintenance apartment, that comes complete with study nook, open plan living, spacious bedrooms and a generous size balcony. Secure basement car park and storage facilities.



3 Bedroom Apartments from \$649,000[^]

These stunning 3 bedroom apartments boast a large north facing balcony, with spectacular views over surrounding parklands, Mt Cootha and beyond. Set over one level, each apartment includes a generous open plan living area, 3 bedrooms, 2 bathrooms, air conditioning, 2 car accommodation and plenty of storage.

PLUS, DON'T FORGET TO ENQUIRE ABOUT OUR NEW OFFER!

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**SALES AND INFORMATION CENTRE
OPEN 10AM - 4PM DAILY.**

Egmont Street, Sherwood, (off Sherwood Road)
Phone 1300 558 172 | www.parklandssherwood.com.au

*Offer valid on select apartments until 30th June 2010. Conditions apply. [^]Prices correct at time of printing

