



Newsletter



RENOVATION

Take a peek inside the fabulous renovation of the old chemist shop at 674 Ipswich Road, which is the new home for our large Body Corporate Team... they're back!...p.02

RENTALS

This year has demanded a very special kind of resilience from our team and they've delivered in spades. Renovation, COVID, pregnancy and the relentless pace of real estate... p.03

NEW LOOK

Our commitment to constant improvement sees us update software systems regularly. Landlords can expect a new-look statement in their inbox for October from Console...p.03

SELLING IN SPRING

If you're thinking about selling your property, spring could be the best time to press refresh on your plans and finish this year on a high.

As we launch into the Spring selling season we are encouraged by a return in buyer numbers, helped along by the numerous incentives on offer from the government.

If you are waiting for the right time post-COVID, then getting the jump on the competition could be the right decision to achieve the price you're hoping for. With many buyers still extremely active and with fewer properties to choose from in the area, early action could certainly tip the scales in your favour.

Sales appraisals are offered obligation-free. If you'd simply like to chat to an expert about your circumstances and your property's potential asking price, call Russell Matthews.



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RENOVATION

THE OLD CHARDON'S CORNER PHARMACY GETS A MAKEOVER

When the opportunity to purchase the four shops next door on Ipswich Road, the Matthews Family wasted no time securing the site, after all, they had the perfect tenant all lined up.

For the past five years, half of the 38 person Matthews Team have worked across busy Ipswich Road after outgrowing the existing corner site.

Body Corporate Management has always been an important and large portion of the business. The increase in unit developments throughout Brisbane has seen the department grow very fast over the past 10 years, a trend that it seems, will continue.

The shops at 674 Ipswich Road were recently occupied by the African Market, and were once home to long standing tenants, both Pharmacists dating back to the late 1920's.

William Cadden ran the pharmacy from around 1928 followed by his nephew Doug Cadden.

Next Rob Coombs and his wife Alison took over the pharmacy and also developed photos as a Kodak development agency for many years.



Above: Chardon's Corner Pharmacy when it was owned and operated by Rob and Alison Coombs ca. 2005

Top left: Interior of the Chemist store run by Rob and Alison Coombs
Top right: The new look office space for the Body Corporate team of Matthews Real Estate features nods to the previous owners.



“ As a family who appreciates history, it was important to acknowledge our long term neighbours ”



Above left: 674 Ipswich Road in the 1990's, and right, the street view of the shops purchased by the Matthews Family.

Lower left: The Chemist sign bequeathed to us by Rob Coombs
Lower right: Renovating and double glazing the shop front.

As a family who appreciates history, it was important to acknowledge the previous tenants who have been our Chardon's Corner neighbours for over 87 years.

In the newly renovated kitchen is the old Chemist sign from the Coombs store, along with a collection of old bottles from the pharmacy on display.

In the new double glazed windows, Matthews will display another series of heritage photographs from the south side of Brisbane alongside old advertising write-ups from the newspaper depicting the many and varied properties for sale and for rent over Matthews' long history.



Above: new signage for Matthews Body Corporate Management and right, the new office interior.



RENTALS

YOUR PROPERTY IS IN SAFE HANDS!

The challenges of this year have strengthened our team and our resolve to continue to provide a personalised service to our tenants and owners. Compassion and common sense have been the key characteristics of our Property Managers as they have navigated the year dominated by COVID-19.

We are almost complete with our renovation of the rentals office with new window signage to come. Watch this space!

NEW BABY!

Congratulations to Jessica Doyle (Residential and Commercial Property Manager) and her partner on the birth of their baby daughter Penelope. She's beyond adorable and we wish them all the best as they navigate parenthood!



Left: New parents Jess and Ash with baby Penelope. Right: Console's new-look owners statement and invoice will be arriving in your inbox from October.

NEW LOOK

OUR NEW-LOOK OWNERS STATEMENTS ARE ARRIVING SOON

The first of October will see the brand new cloud-based Console system installed at Matthews. Console is the software that governs all of our landlord and tenant records and keeps our trust account records.

We are looking forward to a more streamlined and accessible platform!

For our property owners, that means a new-look statement / invoice in your inbox, so look out for it as we roll over to the new system from October 1st.

“ *Console Cloud has streamlined our property management tasks to make life a whole lot easier* ”

Matthews
Real Estate

Owner Statement
Tax Invoice

Account:	MOURNF02
Statement number:	194
Statement period:	14 July 2020 - 14 July 2020
For property:	14 Ragsmuffin Dr, Coomera QLD
Current Tenancy:	Romelu Lukaku Rent: \$30000 Weekly Paid to: 20/07/19

JOSE MOURNF02

Balance Brought Forward	\$ 224.79
Income	
Romelu Lukaku - RENT - 01/07/2019 to 20/07/2020	\$19000
14/07/20 - Romelu Lukaku - Income - Invoice 194, Water Rates 1st Quarter	\$71.21
Total Income:	\$19071.21
Expenses	
14/07/20 - Quarterly Rates 01/06/2020 to 30/06/2020	\$91.04
14/07/20 - Quarterly Gas 01/06/2020 to 30/06/2020	\$24.01
14/07/20 - Rent Commission Fee to Agent BACAMUFFINA - 14 Ragsmuffin Dr, Coomera QLD	\$23.75
Total expenses:	\$148.80
Includes GST of:	\$21.21

Rents withheld for the following upcoming expenses:

- Forward payment for Jim Hardyman - Lending: \$100.00
- Forward payment for Rent - Council Maintenance (rate: \$18.00.00)



OUR HISTORICAL WINDOW DISPLAY



We care about your property goals & the community we share.



Trusted by locals since 1933

Above: This historical window vinyl has been installed on the Ipswich Road side of the new shop at 674 Ipswich Road.