



...ask

## Madeleine

**Your Real Estate Partner**

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### The Selling Season Is On It's Way

Spring is often regarded as the "selling season." Gardens are brighter, the climate ideal and generally better prices are obtained. If you're thinking of selling this spring, now is the time for preparations.

"It's often wise to spruce up your property, finish any DIY projects and make sure your property is ready to attract the best possible price," explained Madeleine Hicks of LJ Hooker Everton Park. "It is also advisable to begin the interview process so that you can select the agent that best suits your needs," said Madeleine. Another advantage of marketing your property in Spring is that buyers and sellers can be moved and established in their new premises, ready for Christmas.

**This spring LJ Hooker is supporting buyers and sellers by offering a total of \$10,000 for home improvements to customers who share their tips on increasing a property's value via registering their tip on [www.ljhooker.com.au](http://www.ljhooker.com.au)\* from 15 September till 15 November 2011 – Make 'The Most Of It Campaign'.**

\*Terms and conditions apply. For more information visit [ljhooker.com.au](http://ljhooker.com.au)



### Feature Property

**9 Gerry Street, Stafford Heights**

4  2  2 

This tri level immaculately maintained cavity brick home is situated in one of Stafford Heights best streets. Quiet, peaceful and private. The unique style of this home is only enhanced by the its many features - four bedrooms, two bathrooms, sparkling in ground pool, fully screened rear deck and two internal living areas, one currently used as a sound proof music studio.

This sizeable home needs a new family, located only minutes to parks, transport, schools and all amenities.



*Thought for the month...*

*"Tough times never last but tough people do"*

*~ Robert H. Schuller ~*

# "Now It's Your Turn To Be Rewarded!"

## Madeleine's Client Referral Program

### This is how it works....

If you introduce Madeleine to a friend or family member who subsequently lists and sells with Madeleine, you will be entitled to receive a **Brand New Apple Ipad 2 – 32 GB with Wi-fi + 3G** upon the settlement of the property.



### How to do I refer my family and friends to Madeleine?

It's simple! All you need to do is call or email Madeleine's friendly team with the person's name, address and contact phone number.

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### Prepare Your Pool

With only a few months left until the warmer weather arrives, pool owners will soon start thinking about taking the covers off and diving in.

While summer officially starts in December warm spring weather in most areas could mean we start using the pool in just 6 weeks. Before doing so pool owners should ensure their pool is safe to swim in order to protect their family's health and safety and reduce environmental and financial impacts. Adopting a simple summer pool care plan will result in a safe environment, sparkling water, reduced evaporation and a saving of money.

Here are some steps to help you get started safely:

- Check all pool fencing and self latching gates.
- Clean around the pool area and remove debris and leaves.
- Remove the pool cover, being careful not to allow debris and water cover entering the pool.
- Check water level. The pool should be filled to midway into the skimmer system.
- Check your pump, skimmer basket and filter. Start circulation system and remove debris.
- Take a water sample to a professional for analysis



## Recent Sales

**SOLD**  
**...ask Madeleine**



47 Parton St,  
Stafford Heights



3 Burlinson Cl,  
McDowall



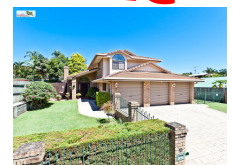
14 Poitier St,  
McDowall



8 Gleason St,  
McDowall



11 Figgis St,  
Kedron



10 Paramount  
Crt, McDowall