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Wynnum Manly

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19/320 Manly Road, MANLY WEST

## Welcome

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Thank you for your interest in 19/320 Manly Road, Manly West .

When buying a home such as this, there are always questions you have about the property. As such I have attached for your perusal some information regarding the property you may find useful.

I will be in touch with you to discuss any questions you may have. If you have a more pressing question that hasn't been answered in the following brochure, be sure to send me an email or jump on the phone.

Thanks again for your enquiry. I look forward to working with you to find your new home. You never know, this might just be the one.

Warm regards

Kelly Isaacs

0409393692 | 07 3893 2000

[kelly.isaacs@fnwm.com.au](mailto:kelly.isaacs@fnwm.com.au)



## About the Property

19/320 Manly Road, Manly West QLD



Imagine coming home everyday to a beautiful outlook, elevated with cooling bay breezes and still enjoy the benefits of a low maintenance and well maintained townhouse.

Downstairs is spacious and open plan, with a great size lounge room, separate meals area and very functional kitchen which all opens out to a lovely courtyard and outlook making both day to day living and entertaining a breeze! There is also a separate laundry (not in the garage!), WC and single remote lock up garage.

Upstairs features a really good size main bedroom with two wardrobes and ensuite, the other two bedrooms also have built in wardrobes and the main bathroom is huge and includes a separate bath and shower.

There is a lovely pool to cool off in the complex as well as a communal BBQ area to enjoy.

Close to schools, shops and just a few minutes from the waterfront, you will want to act quickly to secure this property.

Other details you may wish to know:

Currently tenanted (with a lease in place) until 28 July 2022 with a great tenant paying \$400 per week.

Body Corporate Fees: \$89.50 per week

19/320 Manly Road, Manly West QLD



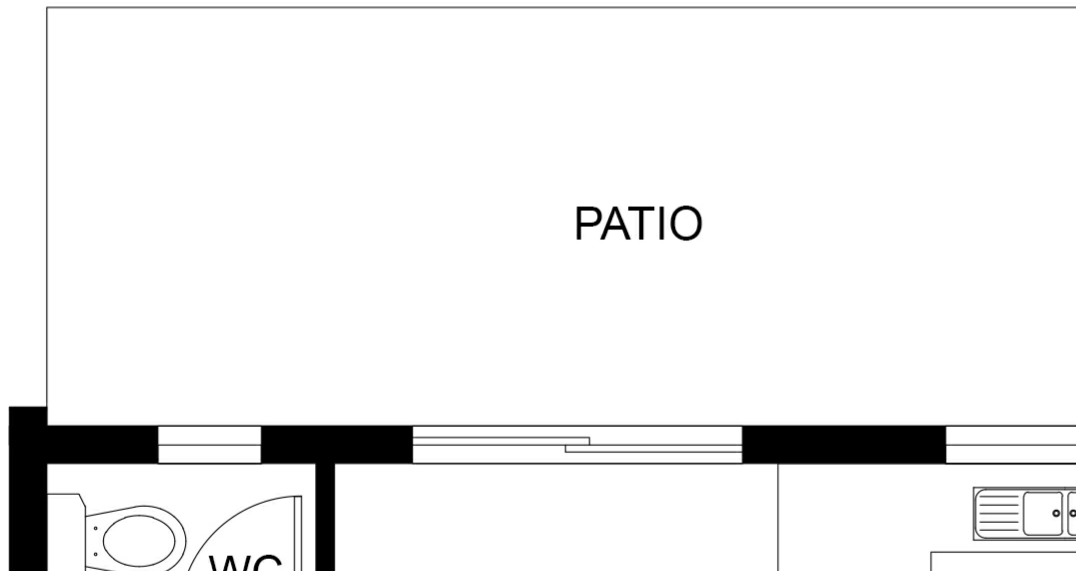
## Property Photos

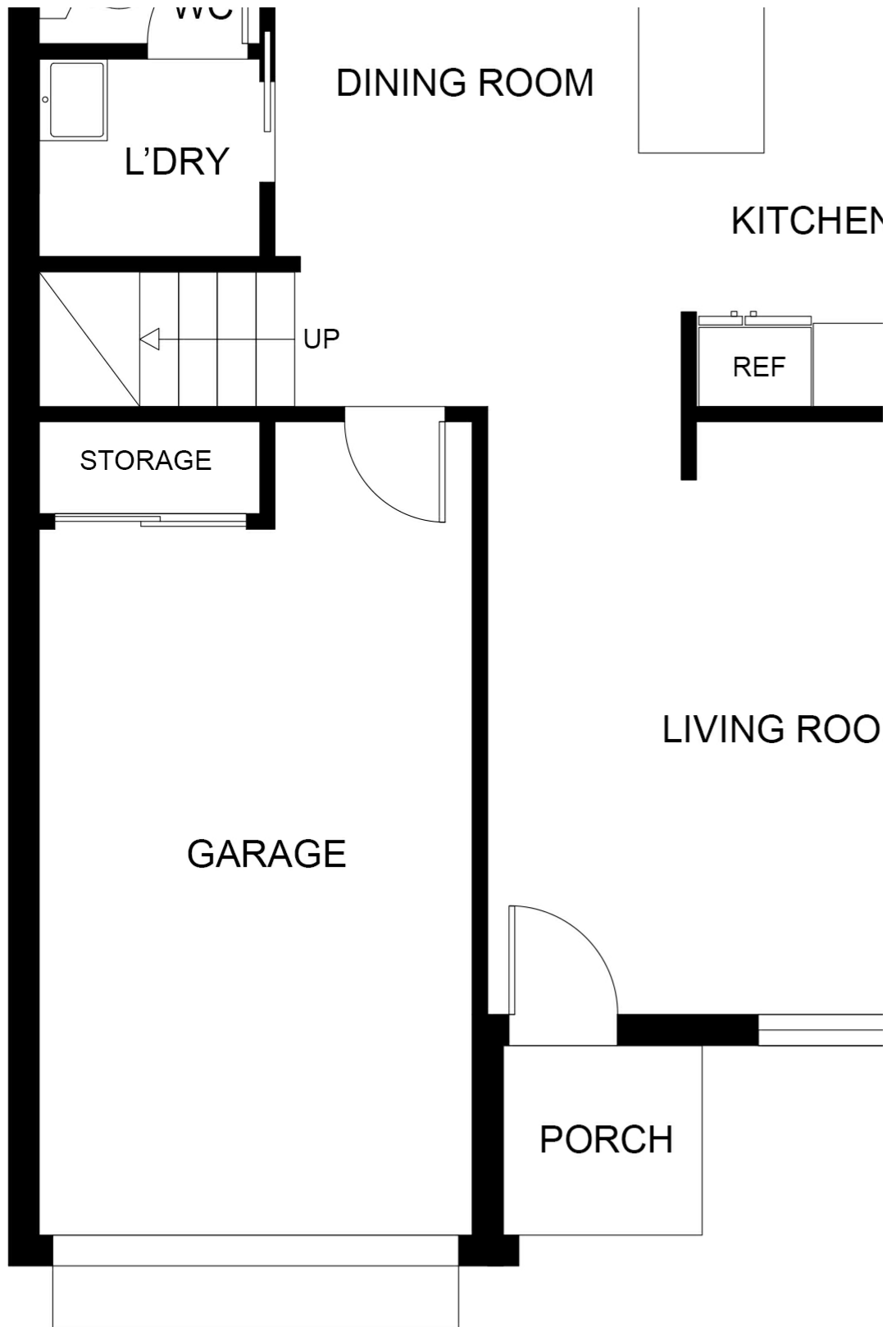


19/320 Manly Road, Manly West



## Floor Plan





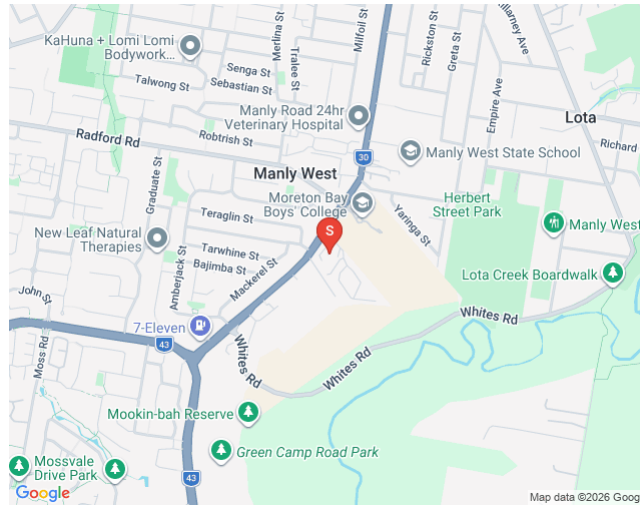
# LOWER FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are for information only.  
The Agent gives no guarantee, warranty or representation as to the accuracy of the information.  
All enquiries must be directed to the agent, vendor or party representing the property.

# 19/320 Manly Road, Manly NSW



## Location





## Property Information

Lot 19 on SP 116534

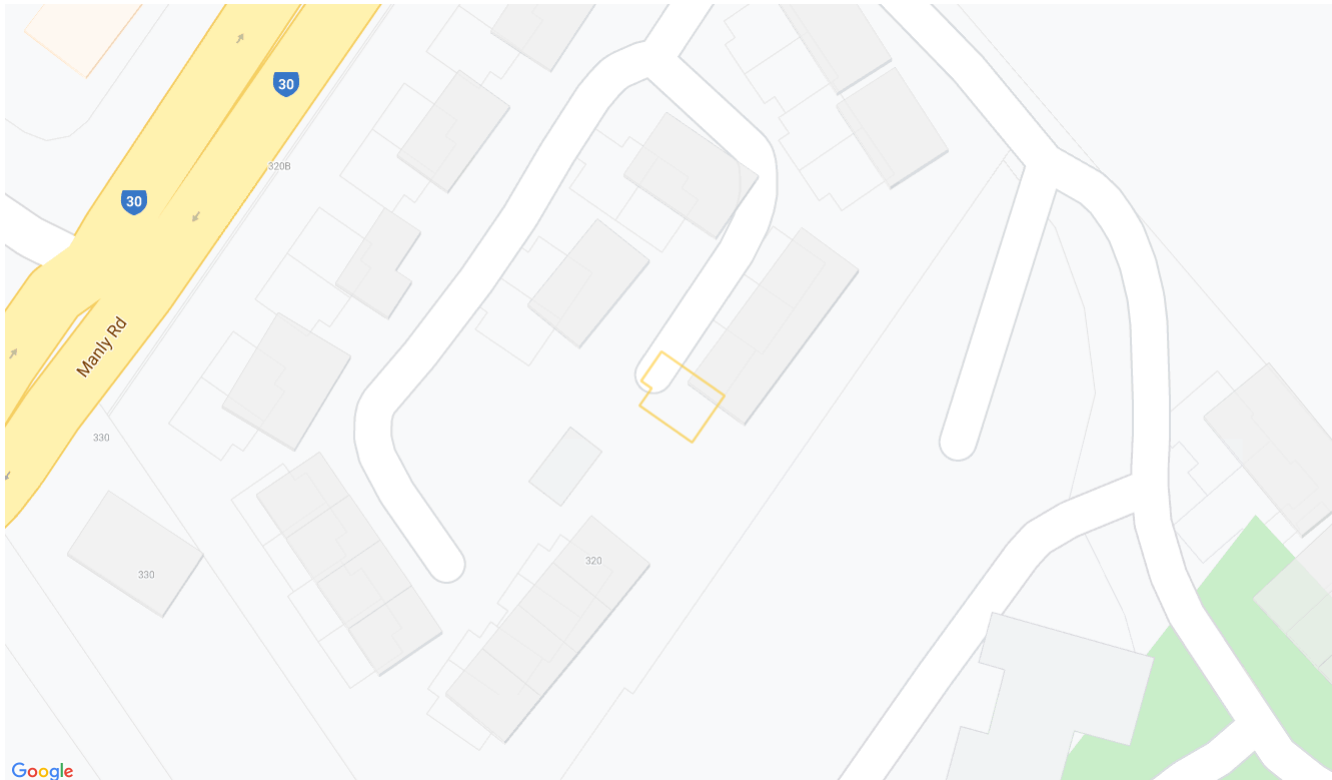
Title Reference Number: 50264848

Brisbane City Council Rates: \$360.16 / quarter

Body Corporate Fees: \$1163.60 / quarter or \$89.50 / week

NBN Information: Connected

Year Built: 1999



[Body Corporate Disclosure Statement](#)

[Body Corporate By Laws](#)

[Pool Safety Certificate](#)

[FloodWise Property Report](#)



## Suburb Profile



The size of Manly West is approximately 5.1 square kilometres. It has 14 parks covering nearly 3.8% of total area. The population of Manly West in 2011 was 11,194 people. By 2016 the population was 11,962 showing a population growth of 6.9% in the area during that time. The predominant age group in Manly West is 40-49 years. Households in Manly West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Manly West work in a professional occupation. In 2011, 70.4% of the homes in Manly West were owner-occupied compared with 70.4% in 2016. Currently the median sales price of houses in the area is \$745,000.

[Suburb Report](#)



## Meet the Agent Kelly Isaacs



First National Real Estate - Wynnum Manly

3893 2000 | 0409 393 692

[kelly.isaacs@fnwm.com.au](mailto:kelly.isaacs@fnwm.com.au)

Its not just years of experience that makes a good real estate agent with over 25 years real estate experience in the local area, though Kelly certainly has that covered. Kelly has acquired a great reputation as a true real estate professional with an outstanding knowledge and expertise in all facets of residential real estate.

Taking an active role in developing and managing the entire sales process, Kelly's client focus enables her to develop targeted, property-specific marketing campaigns for her clients that deliver results.

Kelly provides her clients with honest, reliable advice about the potential sale or purchase. Those who have worked with Kelly report that she is unfailingly willing to "go the extra mile". If you require assistance with any of your real estate needs, please give Kelly a call.

#### Speciality Suburbs:

- Manly & Manly West
- Wynnum & Wynnum West
- Lota
- Gumdale & Wakerley
- Hemmant
- Belmont & Tingalpa



## Contract

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[Contract for 19/320 Manly Road, Manly West](#)

[Body Corporate Disclosure Statement](#)

[Title Search](#)



## Making An Offer

You have inspected the property and like it! So what now? Talk to the Agent who will assist you through the process of making an offer.

In most cases, we can start the process with you completing a Letter of Offer. This sets out the price and conditions you wish to purchase the property for. We can use this document to commence a discussion with the Seller. Once we have agreement we can then complete a formal Contract (which you can find under the Contract tab) and have both parties sign.

Please note that this process may differ from property to property and we recommend you speak to the Agent who will confirm the steps to purchasing this property.

[Letter of Offer Document](#)

## Making an Offer When There are Multiple Offers

We understand buying a home can be daunting enough, let alone when the property you have just found is exactly what you have been looking for but you are not the only one who likes it. Below we explain what happens when you find yourself in a multiple offer negotiation.

As the two words suggest a multiple offer situation occurs when more than one buyer has decided to place an offer on the same property at the same time.

Once a property becomes the subject of multiple offers an extra form (or in the case of FNWM there is an additional section on our Letter of Offer document), the Buyer is presented with an extra form called "Acknowledgement of Multiple Offer". This form is designed to advise any buyer that there is more than one offer on the property - it effectively puts a buyer on notice that they may only get this one opportunity to present a price / conditions to the owner. What this form looks like may differ from office to office but, accredited members of the REIQ must adhere to a strict code of professional conduct, especially in this situation.

When you find yourself in a multiple offer situation, it has been our experience that you don't always get another chance to negotiate as the Seller has been advised you have signed a document in good faith advising this is your best and final offer.

So how do you make the decision on what your offer should be?

**This is the best advice we can give - make your offer at the level that if you are successful you are genuinely thrilled; but if you miss out you do so in the knowledge you have given it your best shot.** A trustworthy real estate agent would never advise you of what the other offers are and won't disclose your offer to other buyers. It is not professional, not fair to anyone and erodes the trust you can have in an agent.

Does the highest offer in price always get the prize? Not always! Here are some things to consider and some examples of real case scenarios;

**Property X:** Both offers came in a \$465,000, both were subject to finance and building and pest inspections. Where the contracts differed was the size of the deposit. One offer had a deposit of \$1,000 and the other had a deposit of \$30,000. The Seller accepted the offer with the \$30,000 deposit as they felt this provided a more secure contract. Lesson: put down as much deposit as you possibly can as it is generally a great indication of finance approval ability and give the Seller confidence your contract will go through.

**Property Y:** Six offers on a property were reduced to two for consideration by the Seller. One offer at \$440,000 subject to building and pest (7 days) and subject to finance (14 days). The other offer was \$435,000 subject to building and pest (3 days) only and no other conditions. The owner in this situation chose to accept the offer at \$435,000 as it represented the stronger contract in their eyes as there were less and shorter conditions.

So as you can see, it's not always about price.

A good real estate agent shouldn't encourage you to make an offer that makes you feel uncomfortable in any way. If you require a finance clause then include it in your offer. If you want a building and pest inspection then include that. Just remember price is important but it is not the only card you can play when negotiating to buy a property. There are other things than price that can make your offer look a lot more attractive to an owner in a competitive multiple offer situation.

If we can help, please do not hesitate to discuss your situation with us. We are here to help!



## Investing? First National Wynnum Manly Property Management Services

We know it is a big decision when selecting an agency to manage your investment property and you will have lots of questions. Below we have included a link to **Our Professional Plan For The Successful Management of Your Investment Property** which explains how we will look after your interests every step of the way. We have also listed a few things below that we believe set our agency apart that may be of interest to you. If you have any questions or need some advice, we'd love to help! Please feel free to call us on 3893 2000 or email - [info@fnwm.com.au](mailto:info@fnwm.com.au).

### FIVE THINGS THAT SET FIRST NATIONAL WYNNUM MANLY APART WHEN IT COMES TO PROPERTY MANAGEMENT

- 1 Stable Team.** If you have had a property managed where the Property Manager changes every 3 months, you will know how valuable this is. At First National Wynnum Manly we have not only a stable team, we also have a good ratio of properties to staff – giving the team time to properly manage your property. Finally, we are a mature team with life experience that combined with our years of local property management experience allows us to achieve the best outcome for our clients.
- 2 A Principal Who is Actively Involved in Your Business.** And not just collecting their money at the end of month. I have been actively involved in Property Management for over 20 years and know the ins and outs of day to day property management as well as understanding the bigger picture. Ideally, we work really hard not to have any problems but if there is a problem with your property, it is also my problem and I will work with both you and the team to get the best outcome.
- 3 Backed By A Brand With A Genuine Belief in “We Put You First”.** This is one of the biggest reasons we are a First National Real Estate office. First National is a collective group of agencies where the focus is on the client and what we can do for them. All the resources available through First National are designed to assist us in making that happen.
- 4 Dedication to Getting The Right Tenants For Your Property, QUICKLY.** We all know how crucial this part is but it is a tricky balance and one that needs careful management. We have a much better plan than just putting an open home time on the internet and hoping people turn up. We also know the right tenant is more important than just any tenant, it's about having a hands on approach and the experience to know what is going to achieve a successful tenancy.
- 5 Great Systems and Process.** Having a great team is critical, when combined with great systems and processes this equals amazing success. Rather than being content with the status quo we have looked for systems that allow us to streamline our processes, offer better service and support the hard work we do. One of the biggest features of this system you will enjoy as an owner is an Owner Portal where you can access everything to do with your property – inspections, statements, maintenance and tenancy details at any time that suits you.

## Want to know more about how First National Wynnum Manly can help you with Property Management?

We know choosing a Property Manager can be a daunting task - we have created a straight forward guide that sets out how we look after you, your property and your tenant. Click on the link below to find out more.

Link: [How FNWM can help you with Property Management](#)



## Rental Appraisal

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Rental Appraisal - 19/320 Manly Road, Manly West