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agent
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Transform your home with custom-built cabinetry designed to suit your style and space.

We supply and install quality kitchens, vanities, wardrobes and more — all crafted with precision and built to last.

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Elevate your home with cabinetry made just for you.

📍 Sunshine Coast, QLD 📞 0434 705 904

✉️ Harrisonwalter96@gmail.com





Local Agent

HONEST – ACCURATE – TRUSTED

Family owned and proudly independent, Local Agent has been serving the real estate needs of local and interstate families and investors for more than 20 years.

Not constrained by the restrictions imposed on franchised agencies, Local Agent is free to tailor its approaches to meet the needs of individual owners and their varying circumstances.

Offering exceptional service and unrivalled local knowledge, our agency has the personnel and experience necessary to secure the best sale price for your home, to professionally manage your rental property, and to achieve maximum returns on your holiday investment.

Boasting an in-depth knowledge of the Caloundra area, we provide each and every one of our clients with expert guidance in both buying and selling property. Whether you're a first-time homebuyer, an investor, or looking to sell, Local Agent Caloundra is dedicated to making the process as smooth and stress-free as possible.

Local Agent is the trusted partner you need to achieve your Sunshine Coast real estate dreams with confidence and ease.

No need to look elsewhere – give us a call - we are Caloundra's LOCAL REAL ESTATE EXPERTS!

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WWW.LOCALAGENT.NET.AU

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About Us

WHAT SETS US APART

Discover the real estate difference – with an agency that puts people ahead of commissions, relationships ahead of profits, and customer satisfaction at the forefront of everything we do!

Providing a unique blend of traditional values with cutting-edge marketing techniques and strategies, our success is built upon decades of local real estate knowledge, an unrelenting commitment to customer satisfaction, and a legacy of thousands of happy past customers.

With a goal to continually exceed every client's expectations, our team sets standards of excellence others struggle to copy.

Our dedication to customer service, innovation, honesty and openness have been the cornerstones of our agency's record of success over many years.

And that record speaks for itself - with more than a billion dollars in property sales, hundreds of properties under our management and a proud history of repeat customers, we must be doing something right!



ERIC SEALEY & TANYA SEALEY





Our Sales Difference

Whether it's your family home or an investment property, buying or selling is a big deal. It can be emotional, financially challenging and at times – highly stressful! We understand that!

Selling property is so much more than contracts, commissions and money. It is about people, connections and relationships!

That's why we take the time to listen, and to understand what buyers and sellers are looking for.

Our agents have the experience to guide you through the entire process – providing honest and open advice throughout the complete journey - from your first enquiry to contract settlement... and well beyond!

Proudly local, our agents grew up and live on the Sunshine Coast. Unlike the claims of many others, they are the true 'local agents' for the Caloundra area. With unrivalled local knowledge, the sales team works tirelessly to ensure every property achieves its best result, and every property owner is well pleased with the result.

Our agency leaves no stone unturned in its efforts to sell properties. By harnessing the highest level marketing available, Local Agent engages wider audiences, experiences more views and attracts more buyers.

Premium level marketing ensures our sale properties are promoted above others, appear more regularly in buyer search results, and achieve higher buyer enquiry. Coupled with e-brochures emailed to targeted audiences, regular bumps to the first page of realestate.com.au, and pre-sale 'Coming Soon' promotions, our agency ensures every property achieves the best online marketing available.

Supported by social media campaigns on Facebook and Instagram, we capture the attention of all demographics - maximising the exposure of your property to all potential buyers.

Traditional marketing including letter-box drops, sign boards, pamphlets, open-homes, newsletters and office window displays work in tandem with our online promotions to ensure maximum buyer exposure.

So, if you want to avoid agents who over-quote on the value of your property in order to secure your business then a couple of weeks later tell you to decrease your price to 'meet the market', or who sell you sub-standard marketing that will struggle to capture the buyers you need, then reach out to us!

Our agents are honest and hardworking. They boast unrivalled local knowledge, decades of selling experience, and a catalogue of repeat clients few could match.

Area Maps



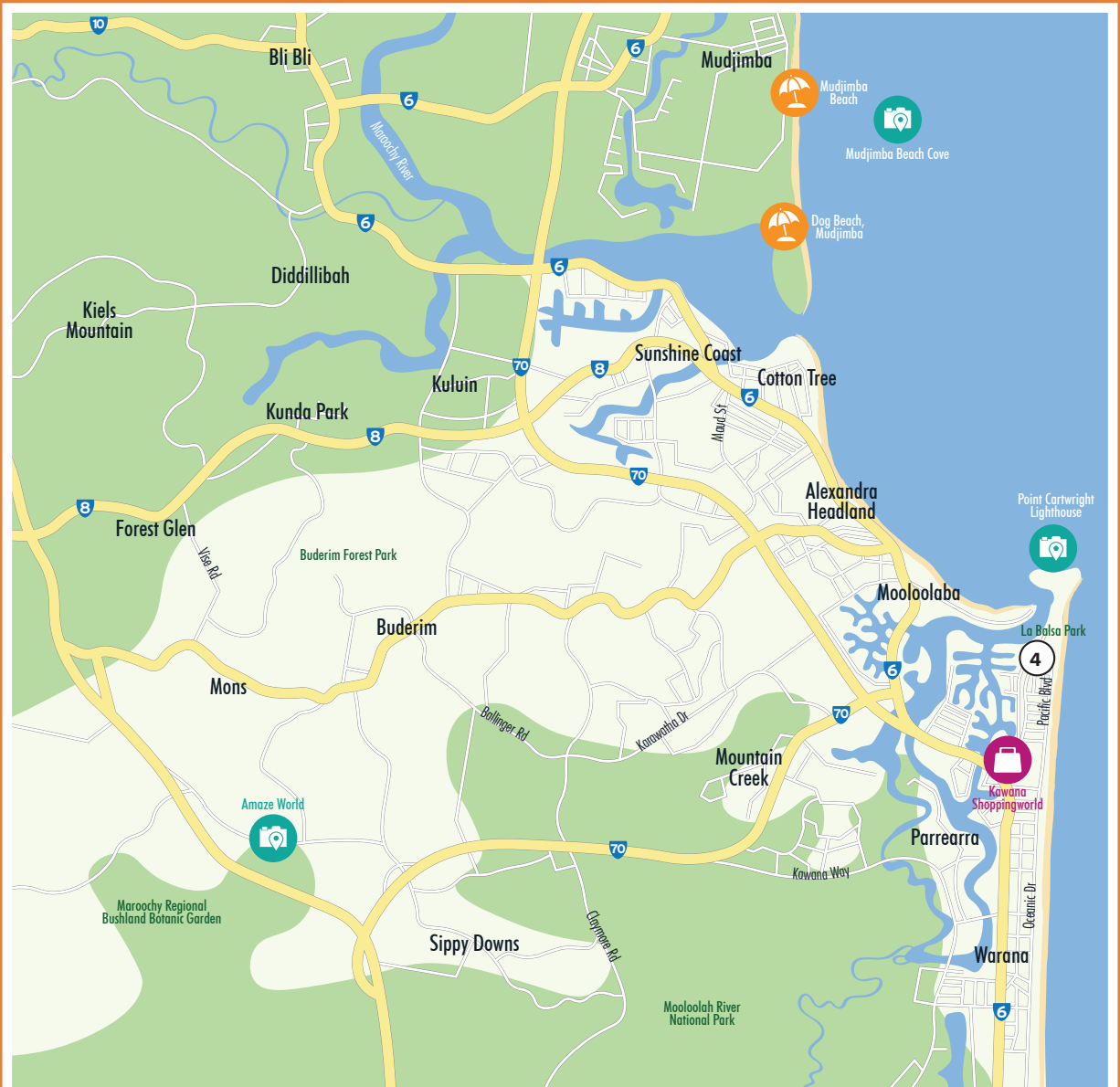
CALOUNDRA

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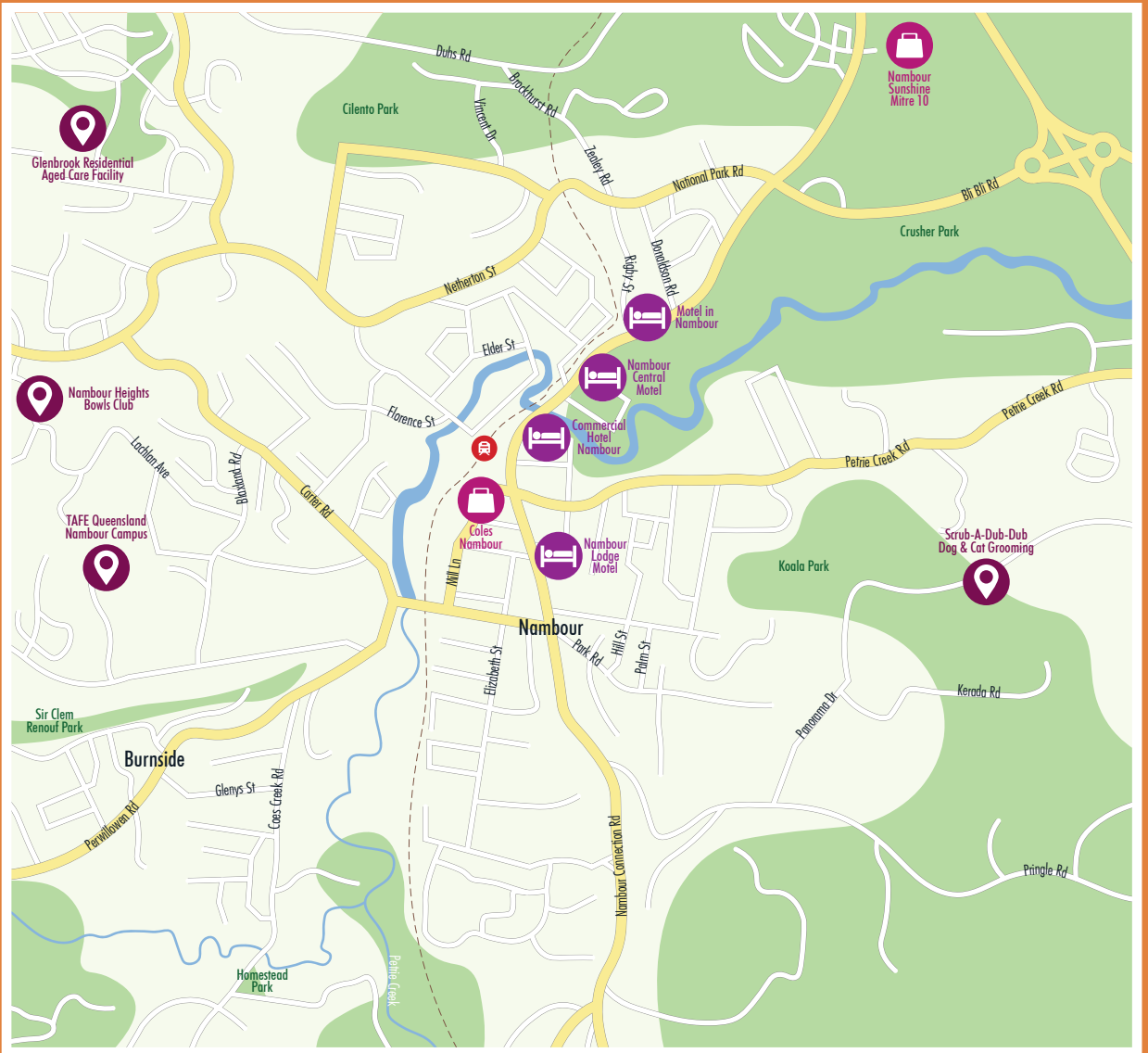
LOCAL AGENT

SPONSORS' LOCATIONS

- | | |
|----------------------------------|------------------------------------|
| ① Coastal Cabinetry | ④ Toni Williamson Cleaning |
| ② Blue Anchor Financial Services | ⑤ Parkway Commercial Group |
| ③ Sunshine Sheds & Garages | ⑥ Platinum Removals Sunshine Coast |



SUNSHINE COAST



NAMBOUR



BEERWAH AND GLASS HOUSE MOUNTAINS





Thinking Of Selling... Better Read This!

Local Agent real estate highly values the relationship we have with all of the property owners we come into contact with. You have put your trust in us to sell your property or manage your rental or holiday homes and apartments.

For this reason, when it comes time to sell, we are here to reward you for the faith you have put in us.

Local Agent will always offer the best deal when it comes to the sale of your property.

Whether it is in relation to sales commissions, marketing scope or marketing prices, our agency will always provide a better deal than any other offer on the Sunshine Coast!

That's correct – if another agent provides you with a sales proposal – bring it to us. We'll tell you what's good about it, what's not so good – and then we'll beat it! Every time!

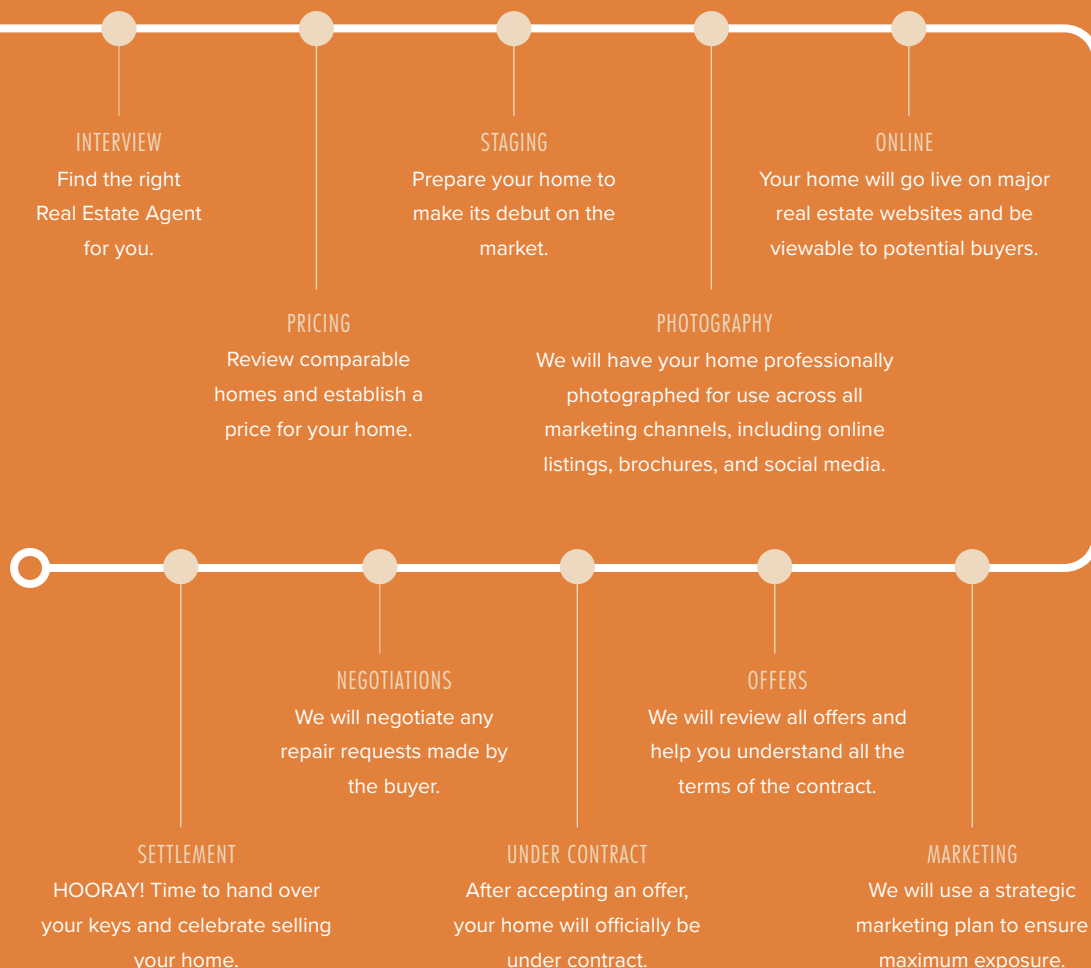
THAT IS OUR LOCAL AGENT BEST DEAL GUARANTEE!

Selling - What Next?

With Local Agent we create a seller's roadmap involving several key steps and considerations to ensure a smooth and successful property sale. Here's a comprehensive guide tailored for sellers.

By following these steps, you can navigate the home-selling process with Local Agent effectively and maximise your chances of a successful sale.

THE SELLER ROADMAP



Selling Timeline

PLANNING PHASE

Consultation: Meet with your Local Agent agent to discuss goals, expectations, and timeline.

Property Assessment: Conduct a walkthrough with the agent to evaluate the home's condition and discuss potential improvements.

ADVISORY PHASE

Professional Photography: Schedule a professional photographer to capture high-quality images of your home.

Virtual Tours: Create a virtual tour to provide an interactive experience for potential buyers.

Marketing Materials: Prepare brochures, flyers, and online listings with the help of Local Agent marketing team.

OFF-MARKET PREP

Email Campaign: Send out a professionally designed email blast to Local Agent's database of potential buyers and real estate agents.

Open House Preparation: Plan and prepare for the first open house, including creating sign-in sheets and feedback forms.

LISTING GOES ON THE MARKET

Follow-Up: Follow up with open house attendees and other interested parties.

Advertising: Continue online and print advertising, including local newspapers and real estate magazines.

CONTRACT & DUE DILIGENCE

Inspections and Appraisal: The buyer will schedule inspections and an appraisal. Be prepared for any negotiations that may arise from the inspection report.

Title and Escrow: Conveyancing and Settlement Preparation - Your solicitor or conveyancer will work with the buyer's legal representative to ensure all contracts, property searches, and financial documents are in order ahead of settlement.

AT SETTLEMENT

Sign Documents: Final legal documents are signed by both parties, usually facilitated by your solicitor or conveyancer.

Receive Payment: Settlement funds are transferred, and you receive the proceeds from the sale.

Hand Over Keys: Keys and any necessary documents are handed over to the buyer, completing the transaction.

Buying - What Next?

Buying a home is a significant milestone. This roadmap outlines the key steps to guide you through the process smoothly.

Following this roadmap will help ensure a smooth and successful home-buying experience. Happy house hunting!

THE BUYER ROADMAP



Buying Marketing Timeline

PREPARE YOUR HOME FOR SALE

- Declutter and depersonalise your home
- Deep clean every room, including carpets and windows
- Complete necessary repairs and maintenance
- Improve kerb appeal (landscaping, exterior cleaning, fresh paint)
- Consider staging your home for better presentation

SET THE RIGHT PRICE

- Research market trends and comparable home prices
- Get a professional appraisal (if necessary)
- Consult a real estate agent for pricing strategy

HIRE A REAL ESTATE AGENT

- Choose an experienced local agent
- Review and sign a listing agreement
- Discuss marketing and showing strategies

MARKET YOUR HOME

- Take professional photos and create a compelling listing
- List your home on multiple platforms (realestate.com.au, Domain, agency websites, etc.)
- Use social media and online ads to attract buyers
- Schedule open houses and private showings

REVIEW OFFERS & NEGOTIATE

- Evaluate all offers carefully
- Negotiate price, contingencies, and terms
- Accept the best offer and sign a purchase agreement

MANAGE INSPECTIONS & APPRAISAL

- Cooperate with the buyer's home inspection
- Address repair requests or negotiate alternatives
- Ensure the home appraises at the agreed sale price

PREPARE FOR SETTLEMENT

- Review and sign all settlement documents
- Transfer utilities and inform service providers
- Move out before the settlement date
- Hand over keys and necessary documents to the new owner

How To Stage Your Home

Preparing your home for sale is one of the most important steps in achieving the best possible result. A well-staged home not only photographs beautifully but also helps buyers emotionally connect with the space, often leading to faster sales and stronger offers.

Here are some key tips to get your home sale-ready:

1) Declutter and Depersonalise

One of the simplest yet most effective things you can do is remove excess clutter. Clear off benchtops, pack away personal photos and store anything that distracts from the features of the home. Buyers need to imagine their life in the space — not yours.

2) A Fresh Coat of Paint

Neutral, light colours can make your home feel brighter and more spacious. A fresh coat of paint covers marks, modernises outdated colours and gives buyers a clean slate to picture their style. Stick to whites, soft greys and beige tones.

3) First Impressions Matter

Kerb appeal can make or break a buyer's first impression. Mow the lawn, tidy the garden, pressure wash paths and consider repainting or replacing the front door hardware. Clean windows and a welcoming entrance set the tone for the rest of the inspection.

4) Fix What's Broken

Walk through your home with fresh eyes. Fix squeaky hinges, replace blown lightbulbs, patch holes and attend to any small repairs. Buyers often assume that if small things are neglected, bigger maintenance issues might be as well.

5) Deep Clean from Top to Bottom

A spotless home shows buyers it has been well cared for. Focus on kitchens and bathrooms — these are deal-breaker areas for many. Don't forget to clean ceiling fans, skirting boards, blinds and inside cupboards. A clean scent is also important — fresh air and subtle fragrance can create a welcoming atmosphere.

6) Style with Purpose

You don't need to spend a fortune to style your home. Use fresh linen, neutral cushions and simple décor to make spaces feel calm and inviting. Add plants or fresh flowers for a natural touch. Each room should have a clear purpose — convert awkward spaces into reading nooks or home office areas.

7) Let There Be Light

Open curtains and blinds to let in natural light. Use lamps or warm-toned lighting to brighten darker corners and create a cosy ambience. Well-lit rooms feel larger, cleaner and more appealing.

8) Consider Professional Photography

Once your home is staged and spotless, invest in high-quality real estate photography. Great photos can dramatically increase online interest, leading to more enquiries and inspections. Avoid using phone photos — presentation online is just as important as in person.

9) Create a Lasting Impression

Before each open home, open windows to freshen the air, turn on soft lighting and add finishing touches like fresh towels, a bowl of fruit, or a vase of flowers. Soft background music and a clean, fresh scent can help create a relaxed and welcoming atmosphere.



Buying, Selling & Relocating: A Smooth Transition

Buying and selling a home simultaneously while relocating can be a complex process, but with the right strategy, you can navigate it successfully. Whether you're moving for a job, family, or lifestyle change, planning ahead is key to a smooth transition.

SELLING YOUR CURRENT HOME

Before you relocate, it's crucial to prepare your current home for sale. Start by decluttering, deep cleaning, and making any necessary repairs. Enhancing kerb appeal with landscaping and fresh paint can attract buyers. Pricing your home correctly based on market research and comparable sales will help it sell faster. A skilled real estate agent can assist with marketing and negotiations to secure the best deal.

BUYING YOUR NEW HOME

While selling your current home, you'll also need to search for a new one in your destination city. Start by researching neighbourhoods, schools, and amenities to find the best fit. Getting pre-approved for a mortgage can help you act quickly when you find the right property. If possible, visit homes in person or take virtual tours to narrow down your choices.

MANAGING THE RELOCATION PROCESS

Relocating involves more than just moving your belongings. Arrange for professional movers, update your address, and transfer utilities to your new home. If there's a gap between selling and buying, consider temporary housing options. Having a well-organised timeline and budget will make the process less stressful.

SETTLEMENT THE DEALS

Coordinating the settlement dates for both your sale and purchase can be complex. Work closely with your real estate agents and conveyancers to ensure a smooth transition. Flexibility is key — options like rent-backs or extended settlement terms can help bridge any timing gaps.

With careful planning and the right professional support, buying, selling, and moving can be a seamless process — giving you confidence as you settle into your new home.



Talk With A Lender

A CRUCIAL STEP IN BUYING A HOME

One of the most important steps in the home-buying process is talking with a lender. Whether you are a first-time buyer or an experienced homeowner, securing financing is key to making your dream home a reality. Engaging with a lender early can help you understand your financial options and prepare for a smooth home purchase.

UNDERSTAND YOUR LOAN OPTIONS

Home loans in Australia come in a variety of types, including variable, fixed, split-rate, interest-only, and low-deposit options. A mortgage broker or lender can walk you through the features, benefits, and eligibility criteria of each, helping you choose the option that best suits your financial goals and circumstances.

GET PRE-APPROVED

A mortgage pre-approval provides a clear picture of your borrowing capacity. It also strengthens your position as a buyer, showing sellers that you are financially prepared to make an offer. During this process, the lender will review your income, credit score, and debt-to-income ratio.

DISCUSS INTEREST RATES AND LOAN TERMS

Interest rates can significantly impact your monthly payments and the total cost of your home. Lenders can provide insights into fixed and adjustable-rate mortgages and help you choose a loan term that aligns with your financial goals.

PLAN FOR YOUR DEPOSIT AND SETTLEMENT COSTS

Your lender or mortgage broker will outline the required deposit — typically 5% to 20% of the property price — along with other upfront costs such as Stamp Duty, lender's fees, conveyancing, and building and contents insurance.

Understanding these expenses early on allows you to budget confidently, avoid unexpected costs, and move through the home-buying process with greater peace of mind.

ASK QUESTIONS AND SEEK CLARIFICATION

A good lender will guide you through the process, addressing any concerns and ensuring you fully understand your mortgage agreement. Don't hesitate to ask about loan terms, repayment options, or potential financial assistance programs.

Speaking with a lender early in your home-buying journey can set you up for success. By understanding your financing options and planning accordingly, you can confidently move forward in purchasing your new home.



DREAM BIG

We'll show you how

Mortgage Broker Sunshine Coast | Blue Anchor Financial Services

Anchored in Trust

Driven by Your Success

Finding the right home loan shouldn't feel overwhelming. As your trusted **mortgage broker on the Sunshine Coast**, we combine local expertise with genuine care to help you secure the finance you need.

Whether you're buying your first home, refinancing, or building your investment portfolio, we're here to guide you every step of the way.

Why choose Blue Anchor Financial Services:

- ✓ **Local expertise** - Deep knowledge of the Sunshine Coast property market
- ✓ **Independent advice** - We work for you, not the banks
- ✓ **Personalised service** - Tailored solutions for your unique circumstances

First Time Home Buyers – Refinancing – Investment Loans – Asset Loans – SMSF Loans

Your future starts here!



Blue Anchor Financial Services Serving the Sunshine Coast
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W: blueanchorfinance.com.au

ACN 686188107 /
Credit Representative
Number 569515

Planning & Development

Employing someone to design or remodel and build your most valuable asset is likely to be a nerve racking experience. Unless your project is very simple it makes sense to at least talk to an architect for advice before you get going.

Architects are highly skilled and professionally trained to turn your aspirations into reality. They will guide you through the design, planning and construction process whether you are constructing a new building or adapting an existing property.

What does an architect do? The first thing an architect will do is ask questions, listen and understand what you are trying to achieve. They will work with you to develop your project brief and finalise the budget.

Fees will vary depending on the location and complexity of the project and the level of service expected from the architect. Some architects will charge you on the basis of a total project cost, others on a fixed price lump sum or on a time charge basis. How much or how little you commission an architect is up to you – from coming up with an initial design to seeing the project through to completion.

Stage 1 The Process - This is an outline of the services that can be provided by an architect. Full details of the architect's services along with the terms and conditions will be specific to your project. They will be itemised and agreed with you by your appointed architect.

Stage 2 Concept Design - Using the initial project brief the architect will develop outline proposals. An architect will present a number of initial concepts for you to choose from. They will also liaise with local planners as a priority. The final design brief should reflect your aspirations and provide you with a home that adds value and improves your quality of life.

Stage 3 Developed Design - The architect will spend more time at this stage transforming ideas into something that can be built. This includes coordinating the work of other consultants into the designs. Once agreed, between you, the design proposals will then be submitted for planning approval, if required.

Stage 4 Technical Design - The architect will now prepare the technical drawings and a specification and/or a schedule of works that will be used to price the tender and construct the building. The architect can then invite and appraise tenders from builders and administer the building contract on your behalf.

Stage 5 Construction - Throughout the construction phase the architect will administer your contract with the builder, carry out regular inspections, deal with queries, instruct any additional work required, monitor progress on site, keep track of cost, value the works and certify payments due to the builder.

Stage 6 Handover and Close Out - When the project is ready to handover the architect will inspect and value the works and issue a certificate. The architect will be available after handover and during any defects period to arrange for certifying the final payment.





SUNSHINE SHEDS & GARAGES

Authorised Accredited Dealer for RANBUILD

Family-Owned and Operated

As an authorised Ranbuild dealer, Sunshine Sheds & Garages supplies a premium range of Australian-made steel structures designed for strength, durability, and long-term performance.

Ranbuild is recognised nationwide for its innovative compliance with Australian standards. Every shed and garage is manufactured using 100% BlueScope and COLORBOND® steel, backed by ShedSafe accreditation for peace of mind.



With custom design options, industry-leading quality, and proven reliability in harsh Australian conditions, you can trust that your Ranbuild structure is built to last — and built for your lifestyle.



Why Choose Us?

- Premium Materials • ShedSafe Accreditation • Customisation
- Kit Only or Complete Build Options • Exception Customer Service
- 100% BlueScope & COLORBOND® Steel • Competitive Pricing



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Telephone: 0437 180 194

Email: sales@sunsheds.com.au

Website: sunshineshedsandgarages.com.au



Due Diligence & Request for Repairs

Due diligence in the context of home buying involves thorough investigation and verification of all relevant aspects of a property to ensure informed decision-making.

This process typically includes inspections by professionals to assess the condition of the property, including structural integrity, electrical and plumbing systems, and any potential issues like pest infestation or environmental hazards. Additionally, due diligence may encompass reviewing property documents such as title deeds, surveys, and zoning regulations to confirm legal ownership and usage rights. Buyers often conduct appraisals to determine the fair market value and ensure they are not overpaying. It's essential to examine financial aspects such as property taxes, homeowners association fees, and potential future maintenance costs. By performing due diligence, buyers mitigate risks and gain a comprehensive understanding of the property's potential benefits and drawbacks, facilitating a confident and informed decision before finalising the purchase.

When requesting repairs on a property during the home buying process, clarity and diplomacy are key. Start by identifying specific issues discovered during inspections or walkthroughs that warrant attention, ensuring they are communicated clearly to the seller or their representative. Be specific about the repairs needed, providing supporting documentation or reports from inspectors to substantiate your request.

It's important to prioritise essential repairs that affect safety, structural integrity, or legal compliance. Approach the negotiation with a collaborative mindset, acknowledging that sellers may have limitations or preferences regarding repairs. Consider proposing a reasonable timeline for completing the repairs and be open to discussing potential alternatives or compromises.

Maintain open communication with the seller through your real estate agent to facilitate a constructive dialogue. Clear, respectful communication enhances the likelihood of reaching a mutually agreeable solution that addresses your concerns while respecting the seller's position.



Settlement on Buying & Selling Your Home

WHAT TO EXPECT

The settlement process is the final and most crucial step in buying and selling a home. This phase involves finalising contracts, transferring ownership, and ensuring all financial obligations are met. Understanding what to expect can help you navigate this process smoothly.

SETTLEMENT ON SELLING YOUR HOME

When selling your home, settlement typically occurs after all contingencies — such as inspections, appraisals, and financing — are met. Before the settlement date, ensure your home is in the agreed-upon condition and that all necessary repairs have been completed. You'll need to sign legal documents, including the deed transfer, settlement statement, and other disclosures. On the settlement day, you'll receive the proceeds from the sale (after paying off any mortgage balance and settlement costs) and hand over the keys to the new owner.

SETTLEMENT ON BUYING YOUR NEW HOME

If you are buying a home simultaneously, your lender will finalise your mortgage details before settlement. You'll conduct a final walkthrough to ensure the property is in the expected condition. At settlement, you'll sign loan documents, pay settlement costs, and officially take ownership of your new home. The deed will be recorded in your name, and you'll receive the keys to move in.

MANAGING A DUAL SETTLEMENT

Coordinating the sale of your old home with the purchase of a new one can be complex. Working with an experienced real estate agent and lender can help align the two transactions. If necessary, consider options like a leaseback agreement or bridge loan to ease the transition.

By preparing in advance and understanding the steps involved, you can ensure a seamless settlement process, making your transition into your new home as stress-free as possible.



Pet Relocation

Relocating with pets requires careful planning to ensure their safety, comfort, and wellbeing. Moving to a new home can be stressful for animals, so taking the right steps will help make the transition as smooth as possible.

PLAN AHEAD

Start by researching pet-friendly housing options and confirming that your new home accommodates pets. If you're moving to another state or country, check local pet regulations, vaccination requirements, and quarantine laws.

VISIT THE VETERINARIAN

Schedule a visit to your veterinarian to ensure your pet is healthy for travel. Update vaccinations, request a copy of medical records, and ask for recommendations on reducing travel anxiety. If necessary, obtain any required travel documents or health certificates.

CHOOSE THE RIGHT TRANSPORTATION METHOD

Whether traveling by car or plane, select the best transportation option for your pet's needs. If driving, take frequent breaks for exercise and hydration. If flying, choose a pet-friendly airline and review their pet travel policies. Invest in a well-ventilated and secure travel crate for your pet's safety.

PREPARE A TRAVEL KIT

Pack a travel kit that includes food, water, bowls, medications, toys, a blanket, and waste disposal bags. Having familiar items can help ease your pet's stress during the journey.

HELP YOUR PET ADJUST

Once you arrive, introduce your pet to their new home gradually. Set up a designated space with their favorite belongings and maintain their regular feeding and exercise routines to provide a sense of familiarity.

With careful planning and consideration, pet relocation can be a seamless experience for both you and your furry companion. Taking the time to prepare properly ensures your pet's comfort and happiness in their new home.



Why Is It Important To Have Home Insurance?

Purchasing a home is one of the most significant financial investments you will ever make. Protecting that investment with home insurance is essential to safeguarding your property, personal belongings, and financial wellbeing. Here are some key reasons why having home insurance is crucial when buying a home.

PROTECTION AGAINST PROPERTY DAMAGE

Home insurance covers damages caused by natural disasters, fire, vandalism, and other unforeseen events. Without insurance, repairing or rebuilding your home after an incident could be financially overwhelming.

LIABILITY COVERAGE

If someone gets injured on your property, you could be held legally and financially responsible. Home insurance provides liability coverage, helping to pay for medical expenses and legal fees in case of an accident.

MORTGAGE LENDER REQUIREMENT

Most mortgage lenders require homeowners to have insurance as a condition for loan approval. Lenders want to protect their investment, ensuring that the property remains insured against potential risks.

COVERAGE FOR PERSONAL BELONGINGS

Home insurance doesn't just protect the physical structure of your home — it also covers personal belongings, such as furniture, electronics, and clothing, in case of theft, fire, or other covered events.

PEACE OF MIND

Knowing that you are financially protected from unexpected disasters provides peace of mind. Home insurance helps reduce stress, allowing you to enjoy your home without constant worry about potential risks.

ADDITIONAL LIVING EXPENSES COVERAGE

If your home becomes uninhabitable due to a covered event, home insurance can cover temporary housing costs, meals, and other living expenses until your home is repaired.

Investing in home insurance is a smart and necessary step in homeownership. It protects your financial future, ensures compliance with mortgage requirements, and provides security for you and your family.



Interior Design

HERE ARE JUST A FEW REASONS WHY HIRING A PROFESSIONAL COULD BE YOUR BEST OPTION.

1) Ease the Pressure

There are many challenges that you will be faced with during your interior design experience. Having a professional who can manage the entire project will certainly take the pressure off you and leave you more time to enjoy the parts of the process that you want to be involved with.

2) Develop your Vision

You have a vision of how you imagine your final finished project. However, enlisting the help of a professional will give you access to their knowledge, creativity and experience to turn your vision into something amazing. They will listen to your ideas and may improve on them in a way you never thought possible.

3) Add Personality

An interior designer will get to know you and what inspires you and will express your personality to enhance the feel of your home. Using luxurious fabrics, design trends and colour combinations to create a home unique to you.

4) Expand Resources

Interior designers have access to a wealth of resources whether it be designers, retailers, suppliers or tradespeople that you may not have access to. Having the knowledge that they may have used them before. They may also have access to trade prices which could save you money.

5) Furnishings & Accessories

Sourcing fantastic furniture is just one of the many advantages of an interior designer but also the size and placement of furniture are crucial.

6) Communication

Successfully completing a design project relies on good communication and the professionals are experts at this. They know what needs to be done, when, where and by who.

7) Time

If you have never managed a design project, you may find that timing is a huge factor and if not managed properly this can add to more costs and other complications. Hiring a professional is critical if you have a set date for completion of the project.

8) Save Money

It is possible that hiring an interior designer could actually save you money.

9) Add Value

Once you have completed your project, you may not have realised that you have added value to your property. Interior designers know exactly what buyers are looking for and use colours, materials, light and space to bring out the true potential of your home.



Landscape Architecture

GARDEN LANDSCAPING IDEAS – HOW TO PLAN AND CREATE YOUR PERFECT GARDEN

Using an inspiring mix of materials to create paths, walls and raised beds will add structure and character to your outside space.

GARDEN LANDSCAPING

How do I start my garden design?

Landscaping ideas start with good research. Take inspiration by visiting garden centers, public gardens, annual garden shows, even other people's houses to get a feel of what is to your taste.

Elements to consider when first planning are:

- Walls and boundaries
- Hedges and fences
- Paths and patios
- Lawns
- Water features
- Zoning areas (dining, playing, shading)
- Planting: trees, shrubs, pots
- Lighting Out-buildings

What landscaping materials will I need?

Select your materials with care and check the quantity and condition upon delivery. Common landscaping materials are:

- Bricks
- Timber and decking
- Paving and block paving
- Aggregates and sand (check that the chemicals included are suitable for horticultural use)
- Concrete, mortar and render
- Damp proof membrane and landscaping fabric
- Exterior paints and finishes

How do I keep the neighbours inside?

Inform them every step of the way and double-check boundaries when erecting fencing and walls. Where dividing lines are shared, you must get their permission in writing.

How do I landscape a garden the DIY route?

If you are tackling the job yourself, there are plenty of books, online guides or even short construction courses to help you get started. Most building materials (mentioned above) are easy to obtain from garden centres and builders merchants.

How long will my garden landscaping take?

This depends on the type of project. If you have the budget and are employing the professionals, they will give you a detailed time-frame and work-plan in their quote.

Which plants should I choose?

One of the simplest ways to transform your outdoor space, be it an urban garden or country garden, is to invest in a scheme based around your plants. A good selection of flowers, trees and shrubs will create year round interest.





Property Investors

It is a well-known fact that long-term property investment can lead to substantial wealth. In fact, well-managed property investment portfolios can lead to early retirements, significant wealth creation, or even inter-generational wealth that supports children or grandchildren in the years to come.

Local Agent manages hundreds of properties for 'mum and dad' investors, as well as professional investors alike.

Boasting highly skilled and professional property managers and an experienced, award-winning leadership team, Local Agent landlords know they are in good hands.

While many agencies do not offer rent roll services to their clients, or only offer traditional rental options, Local Agent also provides very popular holiday letting opportunities for investors.

As a result, we are regularly contacted by investors seeking advice on both of our property management options, wishing to discuss the pros and cons of both.

Being one of the largest holiday property managers on the Sunshine Coast, we are in a unique position to provide potential investors with detailed and accurate information about the operations, potential returns, and opportunities of both investment options.

As always, our advice is based on years of experience and highly successful backgrounds in both forms of property management. Like everything we do, our advice is accurate, honest and provided free of charge.

So, if you're a current or potential property investor seeking to secure honest and hardworking property managers or simply seeking advice on the type of property investment that best meets your individual circumstances – feel free to reach out to us... we're always keen to help!

We make cleaning simple!

Our trusted team provides a full range of professional cleaning services — from detailed bond and builders cleans to touch up cleans, list cleans, spring cleans and commercial cleaning (offices).

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Our Rentals Difference

Property managers are easy to find on the Sunshine Coast – but great property management teams are hard to find.

Landlords need to know the agency looking after their investment property cares about them and cares about their property.

Local Agent is renowned for delivering exceptional property management services tailored to meet the needs of both landlords and tenants. With a deep understanding of the Sunshine Coast property market, the team offers a professional yet personal approach that ensures every property is managed with care, transparency, and efficiency. Our local expertise enables us to maximise rental returns, minimise vacancies, and maintain strong relationships with quality tenants.

What sets us apart is our commitment to communication and attention to detail. Landlords receive regular inspection reports, clear financial reporting, and proactive maintenance management — providing you confidence that their investment is in capable hands. We use the latest property management technology to streamline processes, from tenant screening and lease management to routine inspections and rent collection.

All of this for very competitive rates with minimal expenses to the owners.

Whether you own a single investment home or an extensive property portfolio, Local Agent offers the local knowledge, professional expertise, and personalised service that guarantee both peace of mind and outstanding results.



Your Holiday Letting Experts

While there are lots of places that investors can channel their resources, few will provide you with the same opportunities to be actively involved and influence the outcome as much as holiday property investment does.

Whether you are serious about turning your holiday property dreams and aspirations into a serious business venture, or you just want to make some extra money on the side - you will find the services our agency offers are second to none.

Our partnerships with all the large booking agencies (Booking.com, Stayz, AirBnB, HomeAway, VRBO, Trivago, Wotif and more...), ensure your property gains maximum exposure, and is bookable by guests from across the globe, 24 hours a day, 7 days a week.

The key to our success over more than 20 years of holiday letting is pretty simple - "Offer owners more but charge them less."

Unlike the competition, we don't charge owner marketing or advertising fees, or fees to organise trades people, or fees to provide welcome packs to guests.

We don't charge owners for guest credit card fees, and owners don't pay for covid cleaning, or pre-guest inspections or departure cleaning when guests leave (or anything else that is usually part of the 'fine print').

We do, however, offer numerous unique services such as bedmaking, 24-hour afterhours maintenance services, beach equipment hire, online guest compendiums, Smart Escapes partnerships and more!

We simply provide a great service and great value for money, secure lots of quality bookings, maximise the income for the owner, and look after the property. When we do that, guests and owners are happy and everything else just looks after itself.

Interested in holiday letting get in touch we'd love to chat!





About Caloundra And Surrounds

Whether it is our outstanding year-round climate, our enormous range of world-class beaches, our unique hinterland scenery, or the wide range of day trips and experiences at our doorstep, the Sunshine Coast is undoubtedly a mecca for tourists, migratory families from down south, and investors alike.

Lazing away on Kings Beach, watching crocodiles leap to grab a bite at Australia Zoo, climbing peaks in the Glasshouse mountains, watching sharks at Sealife, catching crabs in the river, or enjoying a beautiful meal and a crisp, cold wine in Mooloolaba – we have it all!

Everything is here! Quality schools, world class hospital and university, great shopping, international airport... and of course, the Vibe!

Relaxed, welcoming and safe – the Sunshine Coast is booming, and Caloundra is no exception.

Once the sleepy relative of Noosa and Mooloolaba, Caloundra has been rediscovered in recent years by tourists, new homeowners and investors alike.

Property prices and tourist numbers have surged, property development has exploded, and new suburbs are popping up all over the place.

Seen as financially more accessible than other Sunshine Coast locations, Caloundra and its surrounding suburbs such as Golden Beach, Kings Beach, Currimundi and Dicky Beach (just to name a few) are still within reach of many families and investors – but for how long?

If you are looking to sell and cash in on the current prices, or looking to buy or invest into local property, give us a call.

Local Agent real estate will always look after you!

Need Financial Assistance?

Buying houses, investing in property, or simply considering your options can be a daunting task.

Navigating the finance market on your own to secure property loans regularly leads to confusion, frustration or at times, rejection.

Time and again we see people attempting to purchase homes or investment properties, only to be turned away by the lenders they have faithfully repaid loans to for years – sometimes decades.

It is worth noting that the landscape for securing property loans has altered significantly in recent years.

Finance brokers now play a dominant role, with brokers initiating more than 76% of all new property loans in Australia.

Engaging a broker can provide access to a broader panel of lenders (including major banks and non-banks), better comparison of investment-specific loan features, and potentially more favourable terms compared with approaching a single bank directly.

To add further peace of mind, brokers are also legally required to act in their client's best interests when providing credit assistance.

In summary: investors and homeowners should do their homework, prepare documentation focused on investment viability or home loan repayment capacity, and strongly consider leveraging a finance broker to maximise choice and competitive loan structuring.



One Final Word

Family owned and proudly independent, Local Agent has been serving the real estate needs of local and interstate families and investors for more than 20 years.

Whether you are looking to sell your property for maximum profit, invest into long-term rental properties, or explore the vibrant holiday letting opportunities that characterise the Sunny Coast, we have experts in every field.

Built on a strong reputation of honesty and transparency, we do things differently.

We value YOU, more than a quick commission and we prioritise relationships and building life-long friendships over profits.

We are Local Agent – a team of trusted local experts who love the Sunshine Coast - and we'll do everything we can to help you become part of our world.

For a relaxed, no pressure conversation, reach out to us, and we'll organise the right person to give you the right advice.







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