



WELCOME



There is movement at the station the word had got around... That the Cairns market is certainly shifting. We are seeing more properties on the market and investors keen on purchasing in our region. With all this action happening we have secured a number of new properties to the rental market. Supporting investors that are new to the region with successful sourcing quality tenants with excellent rental returns.

We are super excited to also be welcoming Kelly to the team. Kelly comes with an extensive amount of Property Management experience in our region and really prides herself on her personalised service.

If you have other like minded investors friends, colleagues or family members we would love to assist them too. Share our contact info and let them know who the referral came from so we can thank you.

Yours in Property,

Ben Lee Long

OUT AND ABOUT



Introducing Kelly Thompson... With over six years experience in every facet of property management, Kelly is exceptionally focused and driven to provide professional service, reliable advice and peace of mind for her clients.

Having been born in Cairns, she possesses deep local knowledge and an unsurpassed determination to deliver stellar results. Holding a high level of integrity and pride, Kelly is committed to managing each and every one of her listings with an honest, dedicated and thorough approach.

Kelly provides landlords with the right advice to enable them to consistently maximise the value of their property assets. Her thorough understanding of the property rental market also allows her to offer clients astute advice regarding ways to optimise their investment dollars.

PROPERTY MANAGEMENT

BLUE WATER PENTHOUSE

It won't be easy to click out of holiday mode in this stylishly contemporary residence for the modern pleasure-seeker.

Cool, calm and sophisticated with a youthful edge, this functional penthouse is enveloped in light and comfort. Neutrally painted walls, with tasteful features, tiled and carpeted floors and large open spaces create a style as timeless as the magical harbour views. The calming vista, captured through the extensive use of open living and glass, will help you forget your city stress.

Features of this property include:

- Large wrap around balcony with harbour views
- Large bedrooms with built in robes
- Master suite complete with walk-in robe & ensuite
- Separate Study, plus an additional study nook
- Split system air-conditioning throughout
- Chefs Kitchen complete with dishwasher, large walk-in pantry and fridge plumbing
- Large alfresco dining area
- Designer bathrooms
- Large laundry room with room for a deep freeze
- Undercover parking with room to park your boat
- Sparkling resort style in-ground swimming pool

This property screams 'designer' and will reflect the personality and taste of those accustomed to the best in quality design, finishes and lifestyle.

Call **Ben Lee Long** on: **M) 0428 122 822 or E)**
ben@tcmrentals.com.au

[Click Here - Other Properties](#)





WHATS NEWS





Whats On in FNQ?

Nov 17th - Power of the Pallets - Come along and purchase your very own piece of pallet furniture. All money raised goes to FNQ Hospital Foundation. Tickets [here](#).

Nov 18th - Operation forever home - Council is joining forces with local rehoming organisations to find "fur-ever homes" for rescue dogs and cats. If you are looking for a new furry family member, get down to Cannon Park to meet potential new pets.

Nov 19th - Join the team for the Annual Bicycle Centre Cairns Tri De Femme!! fundraiser for the National Breast Cancer Foundation.

Dec 3rd - Tropical Tree Day 8:00am - 10:00am
- **Location:** Kamerunga Conservation Park. Join with other volunteers and help plant 1,000 trees on the banks of the Barron River at the Kamerunga Conservation Park. No need to register, simply turn up on the day with a hat, sunscreen, gloves and a water bottle!.

WHATS NEWS



Pop-up shops the next big thing for Cairns' DFO shopping hub - A POP-UP “market area” will be included in a \$5 million outdoor food and entertainment precinct to be built at a Cairns shopping hub.

[Read Full Article](#)

WHATS NEWS



Managing your own property may seem like a great idea in the beginning: No real-estate fees, which means more money in your pocket and the chance to connect with your tenant directly. Theoretically, this sounds like a win-win situation – but is it really?

[Read Full Article](#)

WHATS NEWS



Should property investors spend on ‘preemptive maintenance’? Many property investors often look for specific properties ‘with a twist’ in order to manufacture equity by renovation, subdivision, or other forms of property improvement, but according to buyer’s agent Steve Waters, ‘preemptive maintenance’ is often all the improvement an investment property needs.

[Read Full Article](#)

SUBURB SPOTLIGHT



SPOTLIGHT is on the little quiet suburb of Gordonvale - Gordonvale is named after John Gordon, an original landholder in the area. Settlement of the area dates from the late 1870s, with land used mainly for sugar cane growing, orcharding, gold mining and timber getting.

Some growth took place during the early 1900s and interwar period.

Significant development did not occur until the 1970s and 1980s, with growth particularly in and around the township of Gordonvale. The population generally continued to increase substantially from the early 1990s as new dwellings were added to the area, particularly in Gordonvale. Growth is expected to continue, especially in the urban growth corridor covering Gordonvale and Mount Peter.

You can read more about the community profile on Gordonvale by clicking the link below.

[Gordonvale Community Profile](#)

MAINTENANCE CORNER



Are you considering selling your home or giving it a makeover? We are here to help!

Our consultant **Ian Thomas** is the most experienced residential property expert in Cairns. Ian has built over 1500 houses and apartments in our region and has been buying, renovating, marketing and selling homes since 1969. Ian can help you with small to large renovations, guide you with his market knowledge and give you his expert advice on how to obtain the highest selling price on your property.

Coastal Home Makeovers

What we offer!

- Free Initial Consultation with Ian Thomas.
- Prepare scope of works and costings to discuss.
- Engage with contractors to complete works.
- Prepare marketing and strategic selling plan.
- We work together with your Sales Agent.

Say hello today to **Ian Thomas** today for a free consultation **0418 773 740**

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Cairns Property Watch - June 2017 - Thanks to Herron Todd White for this months update on our local Cairns regional positioning. The team at HTW do an amazing job at researching and data analysis for our area. Well done!

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