

# acutt & greet

## PROPERTY POST

### georgia goes the extra mile – success at somerset rail trail!

What a day! The Somerset Rail Trail once again proved why it's one of the region's biggest community events, attracting more than 2,000 entrants and thousands more supporters who lined the course to cheer them on.

Acutt & Greet Real Estate was proud to be part of the action, with our marquee keeping runners and spectators refreshed throughout the day. We handed out hundreds of balloons for the kids, stubby coolers, and canned water to help thirsty competitors cool down after crossing the finish line.

One of the biggest attractions at our stand was our "Guess the Jellybeans" competition, with one lucky winner taking home a prize package valued at more than \$500. There were plenty of guesses, lots of laughs and a steady stream of visitors stopping by to say hello.

The atmosphere throughout the day was fantastic.

Live music filled the air, food vendors kept everyone well fed, the bouncy castles were packed with smiling kids, and the entire event had a genuine community feel. It was wonderful to see so many locals, families and visitors enjoying everything the Somerset region has to offer.

A huge congratulations must go to Georgia Greet, who once again threw herself into making the day a success. From the planning and organisation through to setting up, greeting visitors and ensuring everything ran smoothly, her hard work was evident from start to finish. Events like these don't happen without passionate locals willing to put in the effort, and Georgia did an outstanding job representing Acutt & Greet and supporting our community. We're already looking forward to next year's event!



### no arguments here... we've got separate tees

#### HOLE 16 PAR 4

• 324 m  
(actual meter 324)  
• 318 m  
(actual meter 318)

#### HOLE 17 PAR 4

• 305 m • 315 m

**acutt & greet**  
REAL ESTATE

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Your Local Trades Team  
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They say a successful marriage is all about compromise... so naturally we ended up sponsoring separate golf holes!

Acutt & Greet Real Estate is now proudly sponsoring the 16th tee, while Acutt & Son Plumbing has claimed the 17th. It's probably the healthiest arrangement for everyone involved—we each have our own tee, but we're still heading for the same clubhouse.

We're also excited to be supporting the Rosewood Golf Club by sponsoring monthly prizes across all four divisions in the Monthly Mug competition. It's our way of giving back to a club that's been part of the community for generations and helping make every round just that little bit more rewarding.

Whether you're chasing a birdie, avoiding the bunkers, or just trying not to slice one into the next postcode, we'd love to see more locals out enjoying the course. If you'd like to tee it up and join the fun, contact the Rosewood Golf Club on (07) 5464 1201. Who knows—you might even walk away with a prize... and unlike marriage, golf gives you a handicap!

Missed last months?  
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What is your property worth?  
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# megan!!! is the market all doom and gloom??

Not even close!

Mind you, I did start my real estate career in the wonderful year of 2008... yes, that 2008, when the global financial crisis hit and it felt like the whole world had gone into meltdown. Compared to that, what we're seeing now is more like a few dark clouds than a cyclone.

The media loves a dramatic headline, and unfortunately real estate is an easy target. If you watched the news every night, you'd think nobody was buying, nobody was selling and we'd all be living in tents by Christmas! The reality on the ground is very different. In fact, over the past couple of weeks I've noticed buyer confidence picking up again, inspections are increasing and conversations are becoming much more positive.

What has changed is that buyers have choices. There are plenty of properties on the market, so if you're thinking of selling, you can't just stick a sign out the front and hope for the best. Presentation, pricing and marketing matter more than they have for a long time. The properties that stand out are still attracting strong interest.

We've also had several years of extraordinary price growth following COVID. That level of growth was never going to continue forever. What we're seeing now is the market finding its feet again, with prices settling into a more sustainable pattern. That's not a crash—it's simply the market doing what markets do.

Has the Government helped? Probably not. Changes around investor policy and the uncertainty surrounding negative gearing have certainly made some investors pause while they work out their next move. But history tells us uncertainty doesn't last forever, and neither do headlines.

So, is it all doom and gloom?

Absolutely not. From where I'm standing, it's more of a storm in a teacup. Markets change, they adapt, and they move on. They always have. If you're thinking of buying or selling, don't let the headlines make the decision for you. Get some good advice, look at what's happening in your local market, and make the decision that's right for you.

- megan

**Disclaimer:** No crystal balls were consulted in the writing of this article! These are my personal observations based on experience in the local property market and should not be taken as financial or investment advice. Always seek professional advice before making property decisions.

## another great local event – george's rumble

What a fantastic day at George's Rumble – Take 2! The Royal George Hotel and George's Garage certainly know how to put on a show, with an incredible display of classic cars, hot rods, motorcycles and custom vehicles filling the hotel grounds.

Acutt & Greet Real Estate was proud to sponsor the Best Hot Rod trophy, and it was a privilege to be part of such a well-supported community event. Megan, Michala and Jayden spent the day chatting with visitors, handing out Acutt & Greet balloons, stubby coolers and key rings to the crowds.



The Royal George was absolutely buzzing, with the car park packed full of stunning vehicles and the hotel overflowing with patrons enjoying the atmosphere, great food and live entertainment. It was wonderful to see so many locals and visitors supporting the event and the businesses that make our town such a great place to live.

A huge congratulations to everyone involved in organising another successful George's Rumble. Judging by this year's turnout, it's only going to get bigger and better.

The good news? George's Rumble will be back next year—and if this year's event was anything to go by, it's one you won't want to miss. Watch this space!

## new to the market



FOR SALE

23 Albert St, Rosewood



FOR SALE

74 Pine Mountain Rd, North Ipswich



FOR SALE

48 Duke Ct, Mount Hallen



FOR SALE

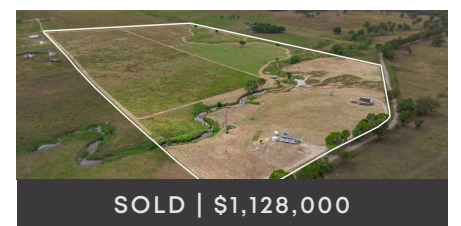
36 Berry St, Churchill

## recently sold



SOLD | \$900,000

53 John St, Rosewood



SOLD | \$1,128,000

130 Tuites Rd, Biarra

Scan here for our active listings



# business spotlight | rosewood hardware – kathy

*For those who haven't met you yet, tell us a little about yourself. How long have you been part of the Rosewood Hardware family?*

I moved to Rosewood 5 years ago after spending 25 years in the Redlands. I joined the Rosewood Hardware family almost four years ago looking for a new chapter in my life. I do love a challenge and this definitely was a big one but I have loved every minute of it. It's been an incredible learning experience, and I've been lucky to work alongside knowledgeable local farmers, tradies who have taught me so much. Every day brings something different, and that's what keeps the job exciting.

*What's the strangest thing someone has ever walked into the hardware store asking for?(No names... we promise!)*

We definitely get some unusual requests! Nothing too outrageous springs to mind, but customers asking for things like a left-handed screwdriver, a metric shifter, or striped paint! That's just the funny characters trying to catch me out but we all enjoy a laugh, and it's all part of the fun of working in hardware.

*If you could only keep three items from the entire store, what would they be and why?*

- Duct tape – because it's surprisingly useful and can temporarily fix just about anything.
- A Senix cordless drill – it's one of those tools everyone should have around the house.
- A sturdy step ladder – especially if you're a little on the shorter side like me! It always comes in handy.

*You've probably met just about everyone in town. Who's more likely to walk in five minutes before closing—the organised tradie or the weekend DIY warrior?*

Definitely the weekend DIY warrior! Although we do have the occasional tradie testing the boundaries . No matter who walks through the door, we're always happy to help, that's what good old fashioned service is all about.

*What's the biggest DIY disaster you've ever heard about... or maybe even witnessed?*

A customer had purchased a sealant/filler in an aerosol can (NOT FROM OUR STORE) and was filling the gap around his skylight in his caravan when he slipped and knocked the nozzle off the top. This was a nightmare he said as it was spraying everywhere, all over the roof, then he turned it facing the ground as he tried to exit the van. He told me that it was everywhere. All over the van and all over him and being the colour black the clean up was extremely long and hard. What was a 30 minute job turned into a 2 hour cleanup. I couldn't help but laugh and luckily he saw the funny side as well.



*Rosewood Hardware has been part of the community for years. What do you love most about serving locals every day?*

The people, without a doubt. Rosewood has such a welcoming, down-to-earth community, and it's a privilege to help our local farmers, tradies, and families. The support and loyalty the community shows our business is something we are truly grateful for.

*Darren McAlpine owns the business, but you're the friendly face many people see first. What's it like working together and being part of such a well-known local business?*

It's been a privilege to be part of a business with such a strong reputation in the community. Hearing about Darren's 30+year journey and seeing the dedication that's gone into building Rosewood Hardware has been inspiring. He's incredibly hardworking, and together with the whole team, we share the same goal of providing friendly advice, quality products, and exceptional customer service and because of that it's extremely easy to work together.

*Outside of work, what does Kathy enjoy doing when she's not helping people find the right screw, paintbrush or garden hose?*

When I'm not at work, you'll usually find me working in the yard or tackling another project around the house. I enjoy keeping busy and love seeing the results of a job well done.

*If you could give every homeowner one piece of maintenance advice that would save them money, what would it be?*

Do it once, and do it right.

*Finally... if Rosewood Hardware had a slogan that perfectly described the team, what would it be?*

It would have to be Good old fashioned service, This is part of our logo and we stand by this.

*Bonus question: Hammer, shovel, wheelbarrow or chainsaw... which one best describes your personality, and why?*

I'm definitely a chainsaw-because when you pick up a chainsaw you know that the job is going to get done regardless of what is in its way and that is exactly the way I am.

## healthy dairy-free winter soup



### INGREDIENTS

- 1 tablespoon olive oil
- 1 onion diced
- ½ inch fresh ginger peeled and minced
- 2 cloves garlic minced
- ½ teaspoon chili powder
- ½ teaspoon ground turmeric
- 6 to 8 cups dairy-free vegetable stock as needed
- 4 large carrots sliced
- 1 large sweet potato peeled cut into chunks
- 1 medium butternut squash peeled and cut into chunks
- Salt to taste
- Freshly ground black pepper to taste

### METHOD

- 1.Heat the oil in a skillet over medium heat. Add the onion, ginger, and garlic, and cook until the onion is translucent, about 3 to 5 minutes.
- 2.Add the chili powder and turmeric, and sauté for 1 minute, or until fragrant.
- 3.Stir in the carrots and pour in 6 cups of the vegetable stock.
- 4.Bring the soup to a boil, reduce the heat to a simmer, and cook for 5 minutes.
- 5.Add the sweet potato and butternut squash. Bring back to a simmer and cook until all vegetables are soft and tender, about 15 to 20 minutes.
- 6.Puree the soup in your blender or food processor, in batches if needed. If using a blender, remove the cap in the blender lid, and cover it with a towel as you blend. This allows the steam to escape.
- 7.Return the soup to your pot and season to taste with salt and pepper.
- 8.Stir in more stock as needed to reach your desired consistency.

## MEDIUM SUDOKU

Fill every row, column and 3 x 3 box with the numbers 1 to 9.

|   |   |   |   |   |   |   |   |   |
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| 6 | 9 | 3 | 8 | 5 | 7 |   |   |   |
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| 1 |   | 7 | 5 | 8 |   | 6 | 9 |   |
| 4 |   | 9 |   | 6 |   |   |   |   |
| 7 | 6 | 1 |   |   | 2 |   |   |   |
| 9 |   |   | 6 | 4 |   |   | 2 | 7 |
| 2 |   | 5 |   |   |   | 3 | 6 |   |

Puzzle level: Medium



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# the house that knew too much – ep 5

Neither of them spoke.  
The three knocks echoed through the walls before silence swallowed the office again.  
Tom reached for the light switch. It clicked uselessly.  
"They're on," he muttered. "Why aren't they working?"  
Mia wasn't listening.  
She was staring at the blueprint lying on the desk.  
It hadn't disappeared.  
Instead, the page had changed again.  
Where the word Occupied had been, another message was slowly appearing.  
Do not open Room 27.  
The letters seemed to bleed into the paper before stopping.  
Tom swallowed.  
"There wasn't a Room 27 on the original plans."  
"There is now," Mia replied.  
A loud crack of thunder shook the windows.  
The office lights suddenly returned.  
Everything looked normal.  
Except...  
The blueprint was gone.  
Only a faint rectangle of dust remained where it had been sitting.  
Tom searched the room.  
"It couldn't have just disappeared."  
Then Mia noticed something tucked beneath her keyboard.  
A small brass key.  
Old. Heavy. Cold enough to make her flinch.  
Attached to it was a faded leather tag.  
Stamped into the leather were two numbers.  
**27**  
Tom frowned.  
"Is this some kind of joke?"  
Mia turned the key over in her hand.  
Tiny scratches covered the metal, as though it had been used thousands of times.

Then she saw something etched into the bow of the key.  
Two tiny letters.  
**E.V.**  
Eleanor Voss.  
Before either of them could speak, Mia's phone rang.  
Unknown number.  
She hesitated before answering.  
There was no voice.  
Only slow breathing.  
Then a whisper.  
"So... you found the key."  
The line went dead.  
Tom's face had gone pale.  
"Who was that?"  
"I don't know."  
But deep down...  
She was beginning to suspect someone had been watching them from the very beginning.  
Suddenly, a notification appeared on Tom's tablet.  
It wasn't connected to the internet.  
It shouldn't have been receiving anything.  
The message contained only an address.  
Alder Ridge Care Facility  
Basement Entrance  
Tomorrow  
11:14 a.m.  
Beneath it was one final sentence.  
Come alone.  
Then the notification vanished without a trace.  
Tom looked at Mia.  
"We're not actually going... are we?"  
Mia stared at the brass key resting in her hand.  
For the first time since this all began...  
She realised they weren't uncovering Alder Ridge's secrets.  
Someone inside Alder Ridge...  
Was uncovering theirs.  
**To be continued...**

**Next episode:** Some doors are locked for a reason. They are about to find out why.