

Louise Denisenko ~ Redlands Coast Properties



EXPERIENCE ~ INTEGRITY ~ RESULTS



Let me help **you**

So, you have now made the most important decision to sell your home.

Whether this is your investment property or your residential home, memories have been made along the way.

There are a number of decisions to make, when is the best time of year to sell, which method works best for your property, which real estate you chose to represent you and your home and what is the best way to prepare your home for sale.

That's where I come in, I want you to feel confident that if you choose me, you have chosen the right agent you can trust and has only your best interests at heart.

What can I offer you?

An honest agent who is prepared to go the extra mile to ensure a smooth and trouble free experience from beginning to end.

I look forward to our working relationship.

Louise Denisenko

louise@redlandscoastproperties.com

0423 110 555

Why Louise Denisenko

When you select Louise Denisenko as your agent, you are in good hands. She is passionate about property and is a fully licensed real estate agent, a member of REIQ, a Justice of the Peace (Qualified), and also holds a Diploma in Interior Design and Property Styling. She is more than happy to give you advice on how to best present your home for sale to achieve the highest price.

With a strong background in Corporate Finance and Foreign Exchange, Louise is a true professional. Over the years, Louise has personally bought, sold, built, designed, and invested in all kinds of real estate, which has given her a genuine interest and understanding of the industry. Although she has been an award-winning agent with two of the leading real estate agencies, she decided to open her own office to ensure she can deliver a more personalised service.

Louise takes special care of all her clients, especially retirees looking to downsize to smaller homes, apartments, or consider retirement living options. From start to finish, Louise will ensure your move and transition are stress-free. She also has extensive experience in small-lot developments, waterfront properties, and acreage properties. Having lived in the Redlands for 28 years and with her husband's family being farmers in Redland Bay, there are five generations of Denisenkos in Redland City.

Building strong relationships within the community is very important to Louise. She has served as the past President of Meals on Wheels Victoria Point and Redland Bay, the Deputy Coordinator of Neighborhood Watch Point Halloran, and a past member of the Rotary Club of Redlands Bayside. Louise is proud to sponsor the Donald Simpson Centre, as well as many local schools and community events. Louise believes that selecting an agent who works hard, is ethical, and has good negotiation skills is crucial because buying or selling a property is one of the biggest financial decisions you will ever make. It can also be a stressful time, so she is here to help guide you through the process all the way.

Louise and her team are on your side.



Awards

REIQ Residential Salesperson of the Year - 2022 Finalist

REIQ Residential Salesperson SEQ - Settled Commissions - 2022 Finalist

RateMyAgent Agent of the Year - 2022 Victoria Point Suburb Winner

REIQ Residential Salesperson of the Year - 2021 Finalist

RateMyAgent Agent of the Year - 2021 Victoria Point Suburb Winner

My Team ~ About us



Louise Denisenko

Louise Denisenko lives in Victoria Point and is a Fully Licensed Real Estate Agent, a member of REIQ, a Justice of the Peace (Qualified) and has a Diploma in Interior Design and Property Styling. Louise has been an agent for over 10 years. Selling can be a very scary process but rest assured Louise and her team will look after you all the way from start to finish. Giving you advice on the property market and how to present your home for a maximum sale price. The team is very unique, highly professional and in sync complementing each other's strengths to offer a seamless, stress-free experience.



Casey Bridgland

Casey Bridgland is a Sales Associate working closely with Louise, known for her keen attention to detail and friendly, approachable nature. With a legal background and a pending Bachelor of Laws (Honours) degree from Queensland University of Technology, Casey brings a unique skill set to the team. Her creativity shines through in effectively showcasing properties and promoting them to potential buyers. Casey's dedication ensures exceptional care and attention for all of Louise's clients, exceeding their expectations and creating a seamless experience. With her warm and approachable personality, Casey builds strong connections with clients, making them feel comfortable throughout the buying or selling process.



Samantha Barnsdale

Samantha is a highly motivated and organized professional with over 8 years of experience in the real estate industry. Her friendly and approachable nature, combined with her calm disposition and excellent customer service skills, make her adaptable and dependable in her role. Samantha thrives on the everyday challenges that real estate brings and approaches them with effortless enthusiasm. She understands that strong relationships are built on effective communication and prioritizes maintaining a high level of communication with each and every client. Samantha's hard work, reliability, and dedication ensure that your experience with The Louise Denisenko Team will be truly rewarding.



“What they say about ~ Louise



Louise is truly amazing !

From our first point of contact with Louise we felt at ease, her knowledge of the local market is outstanding. We were needing to sell our late sisters property and not being from the area were unsure of what to do. We contacted Louise and she made the whole process seamless, a contract within 5 days of listing the property at a excellent value. Louise's assistant Casey is also wonderful to deal with. I found that no question was too small to ask them and they both responded to our questions promptly. I would not hesitate to recommend Louise if you need to sell your property in the Redlands area she will achieve outstanding results for you

Sellers - Victoria Point



Fantastic experience!

Louise has been a wonderful agent. She has gone beyond what was expected, visiting us personally and contacting us via phone and online to keep us updated on the progress and sale of my father's property. Under our difficult personal circumstances, Louise showed compassion and professionalism and was able to secure a sale in a short period of time. We would thoroughly recommend Louise for your property needs.

Sellers - Redland Bay



Excellent!

Louise was amazing very professional and knowledgeable always friendly and approachable, she went above and beyond, we would not hesitate to recommend her to sell your home.

Seller - Victoria Point



Louise was able to give me the confidence I needed to sell my property.

Louise was very reassuring. I felt that she had my back and would do what ever it took to reach an absolute price on my property. Thank you Louise and Casey for a smooth sale.

Seller - Victoria Point



Louise Denisenko's ~ Recent Sales

ADDRESS	PRICE	SOLD
9 Albert Street, Victoria Point	\$750,000	20/04/2023
19 Strachan Road, Victoria Point	\$735,000	17/04/2023
8 Anthony Street, Victoria Point	\$865,000	21/03/2023
2 Elkhorn Street, Mount Cotton	\$750,000	07/03/2023
38 Orana Street, Victoria Point	\$907,500	04/03/2023
12 Brimblecombe Street, Victoria Point	\$975,000	07/02/2023
28/45 Shore Street East, Cleveland	\$1,050,000	29/01/2023
9 Newlands Street, Redland Bay	\$870,000	25/01/2023
26 Alice Street, Wellington Point	\$665,000	24/01/2023
17 Malcomia Street, Redland Bay	\$1,380,000	16/01/2023
6 Ironwood Avenue, Victoria Point	\$835,000	28/01/2023
241-243 Birkdale Road, Birkdale	\$875,000	22/12/2022
57 Boundary Street, Redland Bay	\$700,000	29/11/2022
4 Hilary Avenue, Redland Bay	\$920,000	15/11/2022
9 Macadamia Street, Victoria Point	\$830,000	02/11/2022
6 Canaipa Court, Victoria Point	\$950,000	27/10/2022
4 Albert Street, Victoria Point	\$835,000	17/10/2022
4 Gemma Court, Capalaba	\$860,000	15/10/2022
18 Glenbrook Avenue, Victoria Point	\$850,000	09/09/2022
25 Glenbrook Avenue, Victoria Point	\$750,000	26/08/2022
22 Spruce Avenue, Victoria Point	\$730,000	02/08/2022



Louise Denisenko's ~ Recent Sales

ADDRESS	PRICE	SOLD
40 Kalmia Drive, Redland Bay	\$1,225,000	01/08/2022
9 Anne Marie Court, Victoria Point	\$1,100,000	14/07/2022
84 Hilliards Park Drive, Wellington Point	\$915,000	08/07/2022
64 Murray Street, Birkdale	\$815,000	17/06/2022
15 Scampi Place, Redland Bay	\$825,000	13/06/2022
3 Hope Street, Ormiston	\$1,225,000	25/05/2022
6 Gum Nut Court, Victoria Point	\$751,000	12/05/2022
25 Allen Street, Victoria Point	\$831,000	06/05/2022
4 Cheshire Street, Victoria Point	\$830,000	19/04/2022
5 Braemer Court, Redland Bay	\$1,175,000	19/04/2022
8 Muscat Avenue, Victoria Point	\$925,000	05/04/2022
15 Greenwich Court, Alexandra Hills	\$722,000	05/04/2022
323 Colburn Avenue, Victoria Point	\$730,000	31/03/2022
1 / 21 Manuela Street, Victoria Point	\$760,000	24/03/2022
29 Timkelnik Crescent, Victoria Point	\$835,000	18/03/2022
200 South Street, Thornlands	\$975,000	10/03/2022
7 Viola Drive, Redland Bay	\$1,400,000	02/03/2022
26 Orana Street, Victoria Point	\$940,000	02/03/2022
16 Spruce Avenue, Victoria Point	\$780,000	02/03/2022
143 Russell Street, Cleveland	\$710,000	18/02/2022
20 Lochie Drive, Redland Bay	\$772,000	15/02/2022



Louise Denisenko's ~ Recent Sales

ADDRESS	PRICE	SOLD
3 Viewfield Street, Redland Bay	\$810,000	11/01/2022
20 Gladebourne Crescent, Victoria Point	\$825,000	13/12/2021
57 Gordon Street, Ormiston	\$866,000	25/11/2021
80-82 Ziegenfusz Road, Thornlands	\$1,600,000	23/11/2021
16 Glading Street, Manly West	\$741,000	23/11/2021
9 Minetta Street, Victoria Point	\$790,000	15/11/2021
12 Sunshine Street, Victoria Point	\$750,000	08/11/2021
10 Lizard Place, Redland Bay	\$750,000	04/11/2021
3 Pelican Street, Victoria Point	\$1,100,000	20/10/2021
1 Pelican Street, Victoria Point	\$1,125,000	14/10/2021
15 Hilliard Street, Ormiston	\$728,000	05/10/2021
23A Magnetic Place, Redland Bay	\$725,000	02/10/2021
3 Pellita Court, Victoria Point	\$750,000	18/09/2021
19 Coen Street, Thornlands	\$940,000	15/09/2021
9 Rustic Court, Redland Bay	\$846,300	14/09/2021
12 Orana Street, Victoria Point	\$970,000	09/09/2021
9 Patrick Street, Cleveland	\$2,450,000	04/09/2021
19 Kestrel Court, Victoria Point	\$701,000	17/6/2021
17 Bridgewater Crescent, Redland Bay	\$915,000	09/06/2021
11 Carolena Street, Cleveland	\$900,000	27/5/2021
15 Caravel Court, Raby Bay	\$2,000,000	13/5/2021





Method of Sale

Private Treaty

A private treaty sale is when your property is marketed for sale with a price, a price range, offers over, or sometimes listed without a price.

Our goal will be to attract as many interested buyers as possible with a strong focus on negotiating the best possible price we can whilst working on your behalf.

A sale of this type is generally negotiated in a private matter, hence the name private treaty.

Auction

Auctions are popular amongst owners in sought-after areas; the ability to drive a sale price up through fierce competition between buyers is often too tempting to resist.

There is also the opportunity to sell prior to auction, at the auction or after the auction.

Without having a cooling off period (the buyer waives this) so you have the advantage of an unconditional sale.



Preparing Your Home For Sale

First impressions count. Many properties that are presented in a neat, tidy, and clean manner will appeal to buyers even if slightly dated. Every home has a feel and vibe so you want your home to have the best look it possible can. I am more than happy to spend time prior to photos being taken to give you advice.

Here are some tips:

- 1 Front entry - make it clean, clear, and welcoming
- 2 Declutter - remove excess items, have a garage sale
- 3 Odours - eliminate smoke, rubbish, or pet smells
- 4 Repairs - fix lights, door handles, cupboards, and screens
- 5 Clean - kitchen, bathrooms, fans, light switches, door handles
- 6 Windows - have the windows and screens cleaned
- 7 Light - make sure that your home has good natural light
- 8 Garden - mow, snip, prune and remove rubbish

Online Marketing

Online marketing is the way to go now. This is the first point of call that buyers go to when looking for a property. It is so accessible with the constantly updating app that you can look for a property anytime, anywhere. Buyers are constantly watching the internet for new properties so getting it right the first time is paramount. Once a buyer discounts a property it is rare that they go back for another look.

Getting it right the first time, every time.



Realestate.com.au

This is Australia's No.1 property site with over 5 million visitors a month. Premier listings receive on average 20 times more visitors. Premier listings are always at the top of a search with large prominent photos. Buyers are drawn to these ads first.

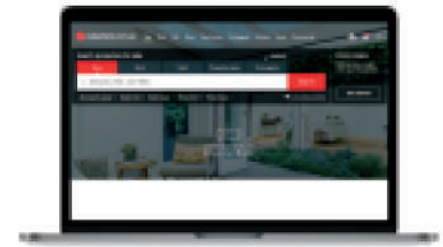
Domain

It is the fastest growing property site and is used widely by interstate buyers. Domain reaches over 4.7 million property enthusiasts and has the best property app as rated by consumers.

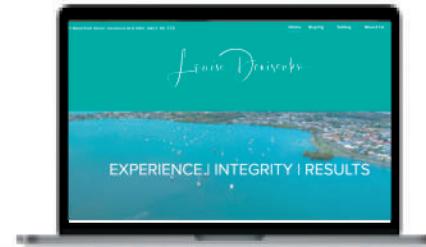
Domain



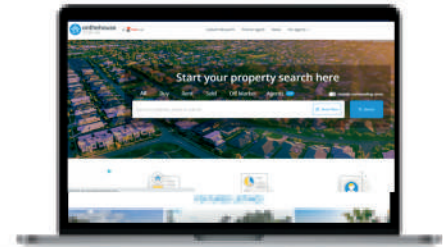
SOCIAL MEDIA



MAJOR PORTALS



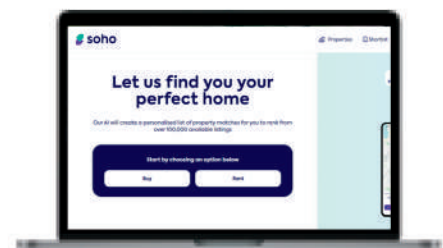
LOUISE DENISENKO.COM



ONTHEHOUSE.COM



HOMELY.COM.AU



SOHO



Our Marketing ~ Value Added Marketing

We can also promote your home in the following ways:

- Utilising our vast databases of potential buyers and buyers agents
- Newspaper advertising
- Flyers and brochures
- Feature in our monthly newsletter to entire database
- Email marketing
- Virtual walk throughs
- Social media campaigns
- Targeted digital marketing
- Realestate.com.au eBrochures
- Domain Social Media Campaigns
- Several other property sale sites



Staging & Styling

Staging has become very popular when marketing your home for sale.

What is home staging?

Styling helps to attract a wide and deep market of potential buyers that will help to achieve a premium sale price and a faster sales turnaround. Experienced interior designers work closely with the home owner in design, styles and furniture to suit the property. More buyers are attracted to good home styling and emotions become more involved in the purchase. In some instances staging can increase the list and eventual sale price of the home.



Photography

Photography is one of the key features of selling your home. First impressions really do count.

Our skilled photographers will shoot quality photos and a floor plan to be used for online and offline marketing.

The first impression of your home is the last impression of your home.

We recommend:

Day photography

Floor plan

Twilight shots (optional)

Drone (optional)

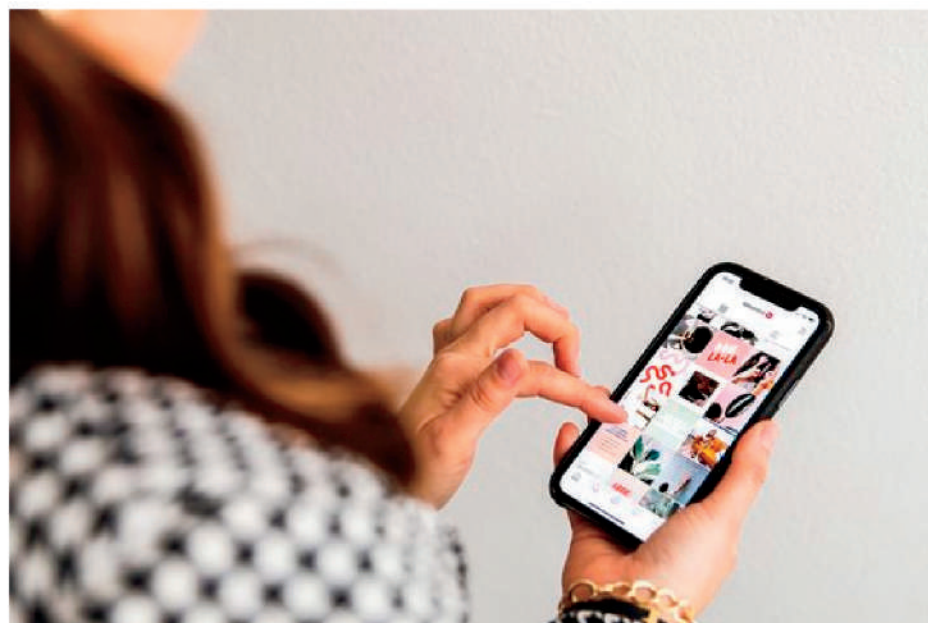


Signboards & Local Area Marketing

A signboard is a great way of advertising that your home is for sale. It is imperative to maximizing interest and exposure.

Our signboards are supplied within 24 hours to capture immediate interest.

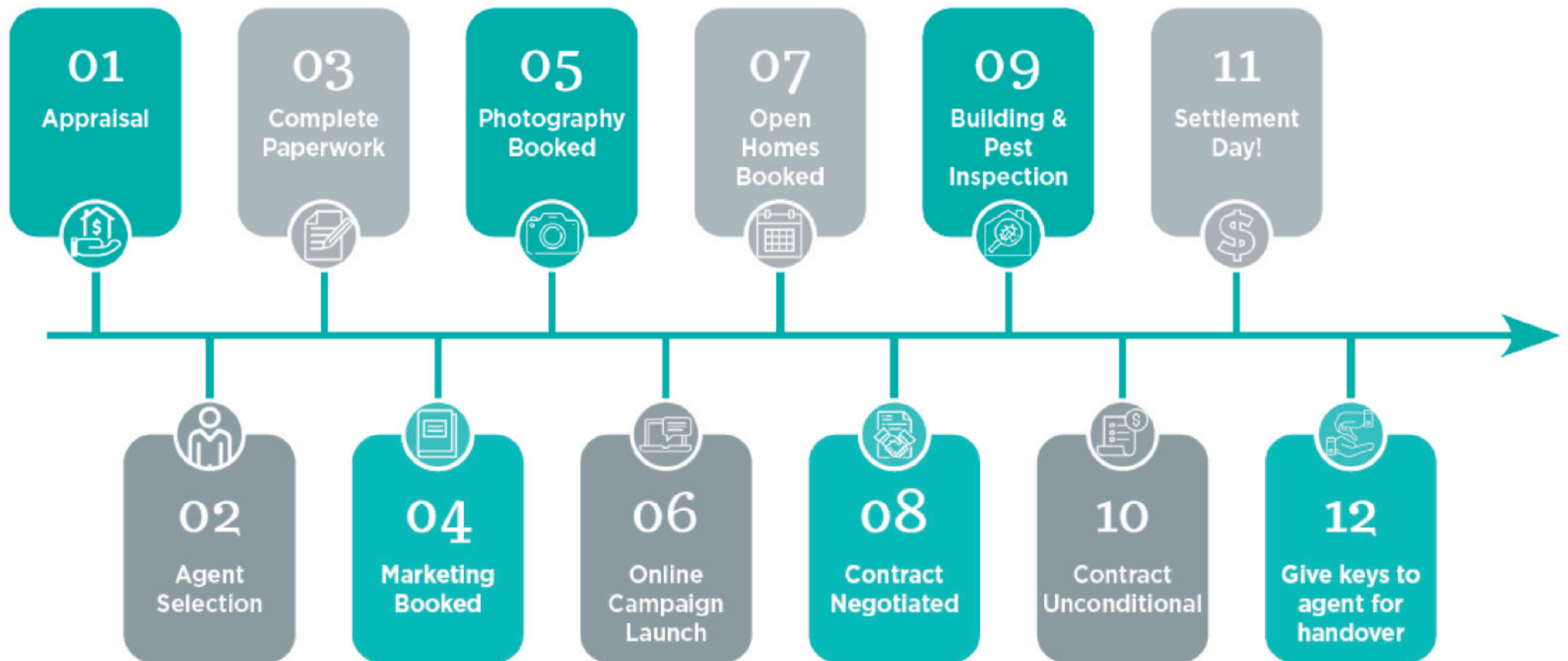
Letterbox drops are an integral part of the marketing campaign. Once a property is listed for sale or sold with me a 1000 DL flyers are hand delivered in the area informing neighbours that the property is for sale or has recently sold.



Social Media

Social media is the new game changer when it comes to advertising properties and targeting buyers. That's no surprise given these key stats: According to Media News, of the 24.3 million people living in Australia, more than 16 million have an active Facebook profile. This means over 65% of our country's population is on Facebook.

According to the Sensis Social Media Report, these Australians spend an average of 10 hours a week on Facebook. Instagram is now becoming more and more important for marketing your home. With the use of hashtags it reaches more people at a faster speed and is popular with all ages. The majority of people have Instagram accounts now.



Congratulations!



Congratulations!

You are

SOLD

Louise Denisenko

louise@redlandscoastproperties.com

0423 110 555

Casey Bridgland

casey@redlandscoastproperties.com

0414 089 575

Samantha Barnsdale

admin@redlandscoastproperties.com