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Renting your property ?

We Make Renting Easy for Landlords and Tenants.



DOUG DISHER
PROPERTY PROPERLY®

07 3870 1234 | 33 Woodstock Road, Toowong QLD 4066



MORE THAN JUST MANAGING PROPERTIES

IT'S ABOUT PEOPLE



At Doug Disher Real Estate, we know that property management is about more than buildings and leases. It's about people. With over 30 years of experience, we've learned that behind every property is a story, a goal, and a relationship built on trust.

What began as a commitment to serve our community with honesty, care and expertise has grown into a dedicated team, passionate about delivering the kind of service we'd want for ourselves.

We take pride in managing each property as if it were our own, understanding the responsibility, the challenges and the importance of getting it right.

We don't just collect rent and coordinate maintenance. We create strategies that protect your investment, support your tenants and ensure long-term success.

When you work with us, you're not just another property owner.

You're part of our journey, and we're proud to be part of yours.



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GUIDING YOU EVERY STEP OF THE WAY

Owning an investment property is a rewarding journey, and we're here to help you make the most of it. Property provides stability and long-term value, and we're committed to ensuring you enjoy these benefits without the unnecessary challenges.

Our team works hard to take the stress out of managing your property. We're quick to resolve any issues and always keep things running smoothly, so you can feel confident knowing your investment is well cared for.

Support You Deserve

Maximizing Your Rental Potential:

Pricing your property correctly is essential. We consider key factors like location, condition, bedroom size, air-conditioning, views, furnishings, and accessibility to set a competitive but rewarding rental price.

Marketing That Works:

We make sure your property stands out with a strong marketing plan, including a 'For Lease' sign, feature listing on realestate.com.au, and professional photography, floor plans, and 360° virtual tours.

To Furnish or Not to Furnish:

Furnished properties may attract more tenants, but it depends on your property's location and timing. We're here to help you decide. If leaving white goods, plan for future maintenance or replacement if they're not under warranty.





Reliable Property Solutions

Getting the most from your property isn't about finding the cheapest option. It's about partnering with a team that understands your needs, helps you secure the right tenants, ensures everything runs effortlessly, and keeps your property in excellent condition.

Our Services:

We provide a full range of services to keep your property running smoothly, including rent collection, tenancy management, and maintenance coordination. Regular rental reviews with digital reports and photographs, plus a 360-degree walkthrough; and annual sales appraisals (on request). You'll have easy access to updates via our owner portal, and we'll handle open inspections, tenancy renewals, and end-of-year statements, ready for your accountant or tax agent.

Maximizing Property Exposure

We focus on reaching the right tenants through a variety of channels, including listings on top property platforms like [realestate.com.au](https://www.realestate.com.au) and Domain, engaging social media campaigns, and in-house promotion with digital displays and brochures.

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Preserving Property Value

Keeping your property in great condition is essential for a successful investment and ensuring long-term value. Here's what you need to know :

Repairs and Maintenance

We treat urgent issues like broken hot water Systems, or power outages, as top priorities. Most tenancy agreements include a pre-approved repair amount (usually two weeks' rent) for quick fixes. Setting aside 10% of weekly rent helps cover ongoing maintenance, so you're always prepared.

Long-Term Planning

To keep your property looking great, consider repainting and replacing carpets around every five years. If appliances are over five years old, it's a good idea to assess them for replacement, as repairs can get pricey. Also, regular servicing for things like air-conditioning helps avoid unexpected breakdowns.

Happy tenants stay longer, which saves on let fees and wear and tear from tenants moving in and out frequently. We ensure this by responding promptly to maintenance requests, conducting regular inspections, and encouraging open communication to create a positive living experience.

Frequently Asked Questions

Getting Paid:

Tenants usually pay rent weekly, and we disburse it to you monthly or twice a month, depending on your preference.

Insurance Needs:

Landlord insurance is highly recommended in addition to standard homeowner coverage. Can protect you against loss of rent and property damage not covered by the bond.



Tenant Management & Property Care

Tenant Screening:

We conduct a detailed screening process to ensure you have suitable tenants. This includes checking rental history through property managers and databases, contacting previous landlords, and verifying references. If needed, we may request a rental guarantor. Our thorough approach keeps rental arrears low — typically below 1%.

Minimizing Vacancy Period:

Our average vacancy period is just a few days, maximizing your rental returns.

One of many Success Stories from Local Sellers

Renting out our home felt overwhelming, especially after weeks of waiting with another agency and no results. Then Doug Disher Real Estate stepped in, and everything changed.

From the start, their approach was calm, professional, and reassuring. The team quickly arranged inspections, suggested a few small updates, and even took care of organizing the work.

Thanks to everyone at Doug Disher, what felt stressful at first turned into a smooth and positive experience.

Utilities & Rent Inclusions:

Tenants are responsible for electricity and gas. Water charges apply only if the property is separately metered and water compliant. For garden or pool maintenance, you can either include it in the rent or have tenants handle it.

Routine Inspections:

We conduct regular property inspections, complete with photo reports and 360° walk-through, to ensure tenants are maintaining the property and to catch potential issues like water damage or termites early.



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