

# sets record for complex

## NEWTOWN ACTION

IN NEWTOWN, a three-bedroom house at 77A Campbell St sold for \$1.295 million.

The two-storey renovated home originally passed in at a vendor bid of \$1.275 million at last year.

During the campaign, 39 groups went through the home and 13 contracts were issued by listing agent Michael Harris from Raine & Horne Newtown.

Mr Harris said interested buyers were made up of empty nesters, investors and young professionals.

In the end it was snapped up by a professional.

Since the start of the year, there had been healthy number of buyers coming through open homes, Mr Harris said.

"The early indications are looking quite positive," he said.

## WORTH THE WAIT

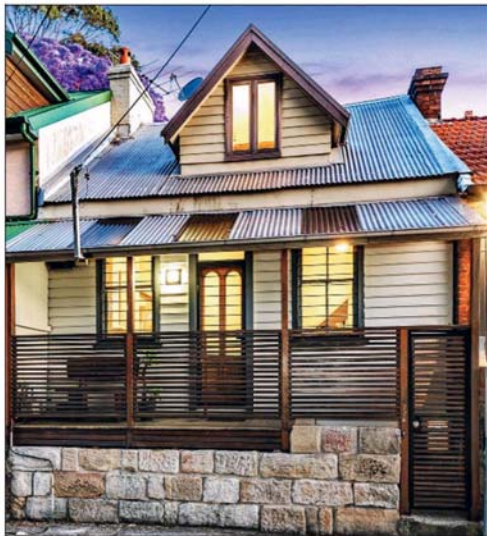
AFTER sitting on the market for three months, a two-bedroom apartment at 1/93 Lyons Rd, Drummoyne finally sold last week for \$661,000.

Seventy-five groups saw the apartment when it was on the market with feedback around the early \$600,000s. Two first home buyers who saw the property on the same day went head to head for it.

Selling agent Adrian Sereni



591 Great North Rd, Abbotsford



77A Campbell St, Newtown sold post-auction for \$1.295 million.

from Warwick Williams Real Estate said the market still had room to move around.

"There are a lot of people out there looking because there hasn't been a huge amount of stock come on the market recently," he said.

"It'll be interesting to see over the next month what the market will do. I think it'll be similar to the last six months of last year.

"There'll still be buyers out there but there might only be one or two buyers on a property op-

posed to seven or eight that we saw the year before."

According to CoreLogic RP Data stats, the average price of an apartment in Drummoyne is sitting at \$925,000.

“There'll still be buyers out there but there might only be one or two buyers on a property opposed to seven or eight that we saw the year before.

- Adrian Sereni, Warwick Williams Real Estate

## CALIFORNIAN DREAM

IN ABBOTSFORD, a three-bedroom Californian bungalow at 591 Great North Rd sold post-auction for \$1.73 million.

The property built around 1929 was seen by 23 groups at inspections with five contracts issued by agent Damon Parker from Cobden & Hayson Balmain.

Buyers consisted of people who wanted to rebuild the home, as well as established families.

Mr Parker said buyers were attracted to the property's potential.

"It's liveable but it had scope to be knocked down and rebuilt or renovated. It had a peninsula position and they're not easy to come by."

## A GOOD HILL START

A TWO-bedroom unit at 3/134 The Boulevard, Dulwich Hill sold for \$640,000.

Selling agent Nicholas Arena from Ray White Petersham saw through 40 groups and issued five contracts.

Buyers were mainly first home buyers and investors with feedback around the low to mid \$600,000s.

Mr Arena said he was experiencing a good start to the year.

"Buyer inquiry so far has been high for us so that's a good sign of what's to come."

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22 Yule St, Dulwich Hill.

## Charmer offers spacious living

ON THE market for the first time in 40 years, this 620sq m property is ideal for renovators keen on capitalising on its size and potential.

The double-fronted Victorian house has separate formal and casual living areas, four bedrooms plus a study and sunroom, as well as original features including high ceilings and leadlight windows.

At the rear is a backyard with a paved area and level lawn.

There is also a shed, driveway parking and single carport.

The property will go to auction on Wednesday, February 17, at 6.30pm, and has a price guide of \$1.9 million-\$2 million.

For more details, contact Raine & Horne Marrickville agent Youseff Chmait on 0418 291 818.

