

hammer for \$2.9 million

RENOVATED COTTAGE A RECORD
IN ANNANDALE, a renovated five-bedroom house at 190 Nelson St sold at auction for \$3.2 million.

Three buyers registered to bid on the renovated cottage, with bidding opening at \$2.8 million.

The auctioneer then placed a vendor bid of \$3 million and from there, buyers battled for the home until the hammer fell.

The result was on par with the \$2.9 million to \$3.2 million guide.

It also surpassed the street record of \$2.95 million set at a four-bedroom house at 83 Nelson St in September 2014.

Agent Ian Dawson, of Callaghers Estate Agents, saw through 147 groups and issued nine contracts.

"We were seeing mainly families



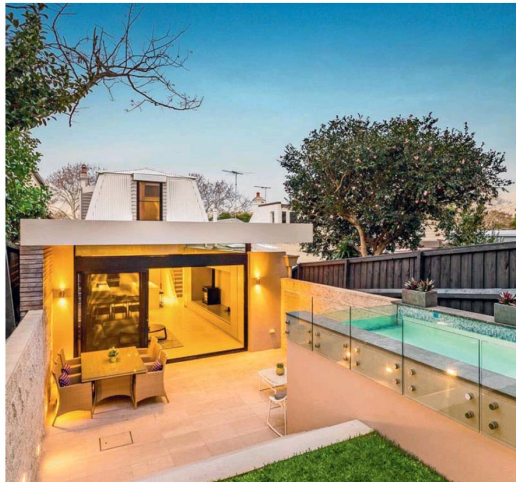
190 Nelson St, Annandale

looking for a forever home they could move straight into," Mr Dawson said.

WATERFRONT VIEWS A WINNER
AN apartment located at 15/106 Lower St Georges Crescent,

“ It was an 860sq m block which is rarely offered so everyone wanted a piece of the action.

DIB CHIDIAC, RAINE & HORNE CONCORD



190 Nelson St, Annandale, sold for \$3.2 million at auction.

Drummoyne, fetched \$1.12 million at auction. It attracted six registered bidders, with four actively pushing the price from the opening bid of \$900,000 to the final result that was \$20,000 above the reserve.

The sale price was also about \$200,000 above Drummoyne's median apartment price of \$904,000. Elaine Bowcher, from Devine Real Estate Drummoyne, had about 80 groups inspect the spot.

The sellers were retirees that had bought the two-bedroom apartment in 1976 for \$46,000.

It was one of 24 units in a waterfront block that had views stretching from North Sydney to the Harbour Bridge.



The two-bedroom apartment at 15/106 Lower St Georges Crescent, Drummoyne

FEDERATION IS SNAPPED UP

A FEDERATION home in Newtown sold at auction for \$1.26 million.

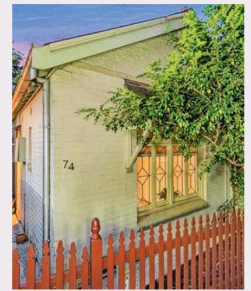
The two-bedroom property at 74 Watkin St attracted three registered bidders, with all of them actively contesting at the auction.

Bidding opened at \$950,000 and rose in \$50,000 lots and then \$10,000 and \$5000 increments.

The sale price was \$10,000 above the vendor's reserve.

The buyer was a retiree looking for a single-storey home.

Listing agent Michael Harris, from Raine & Horne Newtown, saw through 35 groups at inspections and they comprised of investors and owner-occupiers.



CoreLogic RP Data shows that the house last sold in April 2012 for \$771,500.

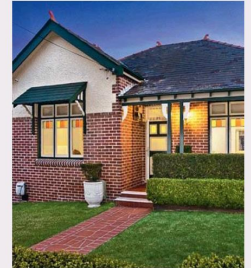
The median house price in Newtown is \$1.28 million, a growth of 18.5 per cent in the last 12 months.

RENOVATED AND READY

NEWLY listed is this character home at 14 Eulda St, Belmore.

The renovated home has updated interiors, an undercover deck, three bedrooms with built-ins, and a lockup garage with mezzanine storage.

It goes to auction on Saturday, August 13 with a price guide of \$1 million. Contact Belle Newtown's Jim Nikolopoulos on 0406 626 663.



SPACE INSPECTED BY 24 GROUPS

A LOCAL family snapped up a three-bedroom Federation home at 65 Broughton Rd, Strathfield, prior to auction for \$2.4 million.

Offered for the first time in 83 years, the house was inspected by 24 parties with six contracts issued.

The house was sold by Nick Begetis from Begetis Estate Agents. It occupied a 1391sq m block with original features that blended with modern finishes.

