

# 2043 Erskineville

AFFECTIONATELY KNOWN AS ERKO, ERSKINEVILLE IS AN AREA THAT IS POPULAR WITH BUYERS BECAUSE OF ITS STRONG VILLAGE ATMOSPHERE, PROXIMITY TO THE CITY AND EXCELLENT AMENITIES, WRITES **BRENDAN WONG**

### WHO LIVES HERE

Erskineville has a population of 6848 and a median age of 34. Residents include professional couples with young children and those looking to start a family.

### LIFESTYLE

Compared to neighbouring Newtown, Erskineville has a more laid-back feel, offering a very appealing village-type lifestyle.

The area is home to a mix of small cafes, restaurants and businesses such as the deli, supermarket, post office and four historic Art Deco pubs – all of which are within easy walking distance of each other.

### SCHOOLS

The suburb is supported by Erskineville Public School and St Mary's Catholic Primary School

Erskineville. Also close by are Newtown High School of the Performing Arts and the University of Sydney.

### HOMES

In the past decade, Erskineville has undergone a dramatic makeover as industrial buildings have made way for new homes, but there are still many character homes.

Demand for homes over the last five years has seen the median house price grow 53.2 per cent to \$1.21 million, according to CoreLogic RP Data.

The median apartment price has grown 39.2 per cent in five years to \$725,000.

Nearly half the properties in Erskineville are rented, with an average weekly rents sitting at \$600 for a unit and \$750 for a house.



Karen and Ben Greer at their renovated home at 17 Pleasant Ave, Erskineville

Picture: PHILLIP ROGERS

## CASE STUDY MR AND MRS GREER

THREE years ago, Ben and Karen Greer carried out extensive renovations to their Erskineville home, with intentions of staying in there for a long time.

But when the couple, who are parents to three-year-old son Guthrie, discovered they were expecting twins next month, they realised they would have to change their plans.

The couple are now selling their beloved three-bedroom home at 17 Pleasant Ave, which has been a labour of love.

"Before, it was single level with three bedrooms along the hallway and a bathroom and a small living area and kitchen," Mr Greer said.

"We knocked the whole back end of the house out and went up and put a master bedroom upstairs.

"We still ended up with three bedrooms, but a much bigger living area and nice open-plan space."

The combined kitchen, living and dining areas flow out to a private courtyard garden with an artificial lawn and a studio which the Greers use as a play room.

The home has provided a more practical and light-filled floorplan for the family to enjoy.

"The open-plan space has made it

a lot easier to have people over," Mr Greer said. "We've had Christmas lunches there with the family and friends would come over and we'd have space for the toddlers to run around."

Mr Greer's favourite spot is the kitchen which has Caesarstone benches and a feature splashback.

The Greers have loved the location of their home as it is close to local amenities and trains to the CBD.

"Erskineville has great restaurants and cafes," Mr Greer said. "Being close to Newtown and Enmore, you can walk everywhere. "Sydney Park is a massive draw.

It's absolutely beautiful these days with the lake and birdlife.

"Our street itself has a really strong community feel. They shut the street down every year for a big Christmas party.

Mr Greer hopes the next owners will enjoy raising their family in the home and all the area offers.

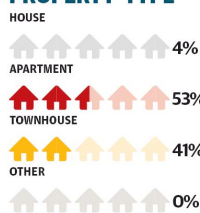
No.17 Pleasant Ave, Erskineville, will go to auction on Saturday, July 30, at 11am with a price guide of \$1.85 million.

**Details:** Raine & Horne Newtown, Michael Harris, 0406 751 631



## SPOTLIGHT ERSKINEVILLE

### PROPERTY TYPE



### HOUSEHOLD TYPE

Family households	54.3%
Shared households	45.7%
Average home ownership	7.4years
Moved one year ago	26.1%
Moved five years ago	64.4%

### CAPITAL GROWTH

	FIVE YEARS	TEN YEARS
HOUSES	53.2%	8.4%
UNITS	39.2%	5.4%

### WHO LIVES HERE?

Population	6,848
Average household	2.1
Median age	34
Aged under 15	11.0%
Aged over 65	4.3%
Average weekly household income	\$2,290
Owned outright	12.6%
Being purchased	35.2%
Rented	51.8%
Other	0.4%
Born in Australia	66.4%
Born overseas	33.6%

### RENTAL MARKET

Median asking rent - houses	\$750
Gross rental yield - houses	3.2%
Median asking rent - units	\$600
Gross rental yield - units	4.3%

### MARKET INSIGHT

	MEDIAN PRICE	12 MONTH GROWTH	DAYS ON MARKET	DISCOUNT
HOUSES	\$1210K	20.4%	44	-7.2%
UNITS	\$725K	0.0%	36	-3.5%

**TOP SALE**  
**\$1.815 million**  
21 Pleasant Ave  
3 2 1

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**MID POINT**  
**\$1.22 million**  
83 Railway Pde  
3 1 1

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**BARGAIN**  
**\$268,000**  
17611/177 Mitchell Rd  
1 1 1

### WHY WE LIVE HERE rpdata.com

Erskineville's village lifestyle, excellent amenities and proximity to the city

