

west pocket of paradise

“It didn’t have the big backyard so it suited people who were downsizing a little bit and trying to get away from big blocks of land, but at 487sq m it was bigger than average still.”

COTTAGE PROVES POPULAR

AN OLD cottage on a sliver of land in Annandale sold for \$105,000 over reserve last weekend with 10 parties chasing it.

The 1890 cottage at 226 Young St, close to the village and shops, was on just 220sqm of land. It had three bedrooms and a study, a rear-lane garage and a deep garden.

Robert Clarke, of Belle Property Annandale, said the reserve for the character home was \$1.35 million



An 1890 cottage at 226 Young St, Annandale, sold for \$105,000 above reserve.



2A Fortescue St, Chiswick

and it sold at auction for \$1.455 million.

“We had 10 registered bidders including two parties that hadn’t seen the property before auction day,” Mr Clarke said.

Bidding opened at \$1.25 million

and six groups fought it out.

The new owners are from Wahroonga with mum and dad buying the freestanding house for their children. About 70 people attended the auction and there were 160 inspections.

SOLD BEFORE AUCTION

A RENOVATED Victorian terrace in Newtown sold before auction for \$1.4 million, \$100,000 above the price guide.

The two-bedroom property at 84 Gowrie St had been on the market since early May.

Selling agent Michael Harris of Raine & Horne-Newtown said some 60 groups went through the home at its open for inspections.



“Chiswick has been really strong because it’s got a great mix of properties, it’s got a good average land size and homes like this have some views

MCGRATH ESTATE LEICHHARDT LISTING AGENT ALADDIN HASSEN

AUCTION FOR COSY HOME



AUCTION numbers will be down this Saturday for the long weekend, but buyers will have the chance to snap up 3 Angelo St, Burwood at noon.

The three-bedroom Federation home with white picket fence has a deep front yard, a private backyard and well preserved original features, including two cosy fireplaces. The price guide is \$1.5 million.

MODERN DUPLEX BIG INTEREST

A MODERN three-bedroom duplex in Concord attracted big interest and a \$1.885 million result at auction.

Almost 100 groups inspected 11 Watkin St during opens and nine contracts were issued by Raine & Horne Concord’s Dib Chidiac. The home had an unusual layout for a

duplex – connecting to the adjoining property via its back rather than side – and also offered a pool and outdoor terrace.

“People felt it was like a brand new two storey home ... on a smaller scale. That’s what Concord’s market is looking for,” Mr Chidiac said.

BUYERS KEEN AT CONCORD



A CALIFORNIAN bungalow at 130 Burwood Rd, Concord, was snapped up by a young Enfield couple for \$1.79 million, after six contracts were issued by agent Dib Chidiac.

“The sellers were a family of four and were extremely pleased,” Mr Chidiac said. “Concord is still performing well, it’s coming down to supply and demand.”

TERRACE GOES FOR OVER \$2M

A GRAND Newtown terrace built in 1890 sold prior to auction for an undisclosed amount alleged to be more than \$2 million. More than 80 groups inspected 33 Golden Grove St in the lead up, with three putting in offers. The eventual buyers, a local couple, are believed to have offered

well above the \$1.8 million guide. Raine & Horne Newtown’s Michael Harris could not confirm the amount but said it was “surprising” and “not in keeping with recent relevant sales”.

The four-bedroom house had last sold in 2006 for \$1.11 million.