

conditions for vendors

"People are definitely holding off from selling. But once they see the great results coming from the area, hopefully they will be driven to sell because conditions are perfect right now," said Ms O'Connor.

APARTMENT GOES QUICKLY
IN DULWICH Hill, a two-bedroom apartment sold halfway into its four-week campaign for \$705,000.

The top-floor unit at 9/12 Myra Rd attracted 58 groups, with seven contracts issued by Richardson & Wrench Marrickville agent Aris Dendrinios.

The buyers were a couple with two children.

Mr Dendrinios said the apartment market was improving since the start of the year.

CoreLogic RP Data stats how the median apartment price in Dulwich Hill is \$651,000 – a growth of 34.2 per cent in three years.

INVESTOR NABS HOUSE

A SEVEN-bedroom house in Newtown was snapped up by an investor from Parramatta prior to this Saturday's auction.

The three-storey terrace at 7 Holdsworth St sold for \$2 million, \$100,000 above the price guide.

Selling agent Michael Harris saw through 45 groups at the property and issued five contracts.



7 Holdsworth St, Newtown



31 Wyatt Ave, Burwood, sold at auction for \$5.71 million.

"People liked the size of the bedrooms and the street itself," Mr Harris said.

The Victorian terrace had been renovated and included a kitchen with Caesarstone benches, Smeg appliances and an outdoor area.

It was located close to Erskineville village, Macdonaldtown Train Station and King St's shops.

"There's not enough stock," Mr Harris said. "There's still some really good prices coming out of the market."

EXPECTATIONS EXCEEDED

EXPECTATIONS for a Burwood home were smashed by \$1 million when it sold at auction for \$5.71 million.

The four-bedroom house at 31

Wyatt Ave attracted 13 registered bidders and a large crowd of 250 on-lookers.

Bidding opened at \$4 million, with eight buyers actively battling it out in \$100,000 and \$50,000 increments.

Selling agent Joe Murania from LJ Hooker Burwood said the home was very popular and in the end, an investor snared the home.

During the campaign, Mr Murania saw through more than 100 groups and issued 15 contracts.

"The majority of buyers were investors ...," he said.

"In Burwood, it's very rare to have something offering so much potential and so much land."

He would not disclose the reserve but said the price guide had been \$4.5 million to \$4.8 million.

COUPLE WIN AUCTION

IN Marrickville, a four-bedroom house at 4 Hastings St sold at auction for \$2.06 million, \$60,000 above the vendor's reserve.

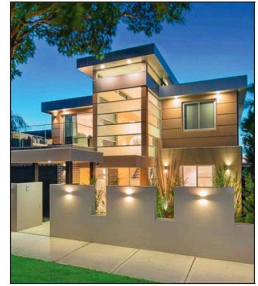
Four buyers registered to bid and from an opening bid of \$1.85 million, two of them went head-to-head for it, until a young Inner West couple secured the final bid.

Selling agents Rob Clarke and Rebecca Duncan from Belle Property Annandale saw through 100 groups and issued 13 contracts.

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- Joe Murania, LJ Hooker Burwood



2A Fortescue St, Chiswick

Chic, luxurious inside and out

WHOEVER becomes the new owner of this luxurious five-bedroom home at 2A Fortescue St, Chiswick, will not need to do anything except move in and enjoy the water views and the high quality build.

The two-storey house has spacious open-plan living and dining areas that flow out to an entertainment terrace with an automated awning and a built-in barbecue.

There is a chic kitchen with integrated appliances, a solar heated pool, a double garage, C-Bus system and ducted air-conditioning.

The property is going to auction on Saturday, June 4, at 9.45am with a price guide of \$4 million.

For more information, contact McGrath Concord agent, Aladdin Hassen on 0420 300 700.

