

to record price benchmark

the uniqueness of the apartment and its whopping 263sq m of internal space helped push up the price.

"The buyers certainly had to put up a good fight," Mr Agha said.

COSY COTTAGE SELLS OFF

A ONE-BEDROOM workers' cottage at 40 Wilson St, Newtown, sold for \$1.225 million, with six of the seven registered bidders fighting it out to secure the property.

The winning bid was from a young couple who were first homebuyers.

Selling agent Michael Harris of Raine & Horne Newtown said: "It was always hard to gauge the interest on this property due to a DA for units to be built next door.



No. 40 Wilson St, Newtown.

But with 22 contracts out and finally seven registered on the day, the vendor was very happy."

VISTAS ADD TO APPEAL

A WATERFRONT apartment in Drummoyne sold under the

"It was a competitive, nail-biting, fast paced auction, which came down to two bidders. Vendors and purchasers are both very happy with the result

ERCAN ERSAN, RAY WHITE ERSKINEVILLE



A prestigious apartment at 1801 A /27-31 Belmore St, Burwood, sold for \$2.26 million.

hammer for \$1.283 million, about \$45,000 above expectations.

With the bidding opening at \$1.115 million, three of the five registered parties actively bid at the auction.

The three-bedroom apartment, at 4/316 Victoria Place, is in a block of only eight units, and the 30sq m terrace with water views was a huge selling point.

During the campaign, selling agent Joel Hollis, of McGrath

Balmain, saw 65 buyer groups through the property, and issued eight contracts.

According to Mr Hollis, the property attracted a lot of local buyer interest, first homebuyers and downsizers.



No. 4/316 Victoria Place, Drummoyne.

GAMES ROOM AND CELLAR

NEW to the market, 36 The Esplanade, Drummoyne, has north facing waterfront views and a price guide of \$4.5 million.

Features of the five-bedroom house include a games room and large cellar. Listed with Matthew Ward and Madeleine Coomes of Ward Partners, the house will go to auction on Saturday, October 22.



LAST CHANCE TO BUY INTO MILL

THE Flour Mill of Summer Hill residential development is in its final stage, with the release of the Durum Silos, The Wheatstore and The Granary over the weekend.

The final stage will have 135 premium studios, and one, two and three-bedroom apartments located

in the remaining buildings.

Following widespread success and interest, stages one and two of the development have been completely sold.

For sales inquiries, contact Ian Bennett of Colliers International on 0402 273 223.

CONCORD GEM SNAPPED UP

A FIVE-bedroom California bungalow at 12 Clermont Ave, Concord, sold at auction for \$2.555 million.

The auction attracted 200 people and of the eight registered parties, four participated, with the bidding opening at \$1.8 million.

The home was sold by Roger Agha and Lewis Coombe, of Devine Real Estate - Concord.



BIDDERS BATTLE OVER ESTATE

A DECEASED estate in Drummoyne has sold at auction for \$1.65 million.

Two bidders registered, with both actively bidding in increments of \$25,000 and, later, \$10,000.

The three-bedroom house, at 2 Bowman St, is a well presented brick and tile contemporary house

with a double garage on a small block. During the campaign, selling agent Elaine Bowcher, of Devine Real Estate Drummoyne, saw 55 groups through the property, and issued 13 contracts.

The buyers were a local couple living in the next suburb.