

# less than desirable location

The bidding started at \$1.5 million, followed by increments of \$50,000, \$25,000, \$10,000 and then \$5000, and finally selling for \$2 million.

Selling agent Steven McCarthy, of Rich & Oliva – Croydon Park/Burwood, said the unencumbered block near to the station was ideal for building.

## POPULAR PROPERTY

A FOUR-bedroom, freestanding, full-brick house in Strathfield sold at auction for \$2.54 million.

A crowd of 100 onlookers watched the auction of 66 Newton Rd, while four of the nine registered bidders fought it out for the property.

The eventual winners were a young family who plan to occupy



No. 66 Newton Rd, Strathfield.

and later knock down and rebuild.

Selling agent Michael Murphy, of Devine Real Estate – Drummoyne, said the house attracted a mix of homeowners, builders and developers.

"It is located in one of

We heard a lot of people saying they wouldn't be looking at a home on a flight path if it wasn't for the lack of stock

CHRISTIAN ZIADE, BELLE PROPERTY - SURRY HILLS



32 Wetherill St, Croydon, sold for \$2 million.

Strathfield's most prestigious addresses and provides a great opportunity for future redevelopment," he said.

## FAMILY FRIENDLY HOME

A HOME on what is considered to be Petersham's most desirable street sold for \$180,000 above the reserve price.

The two-bedroom house at 10 Station St was secured at auction by a young family with

a winning bid of \$1.73 million.

Selling agent Ercan Ersan, of Ray White – Erskineville, saw a huge 150 groups through the home during the campaign and said the most interest was from young families looking to upgrade.

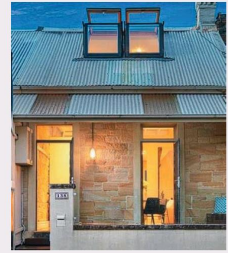


No. 10 Station St, Petersham.

## ACE TERRACE YIELDS \$1.8M

A TWO-BEDROOM sandstone terrace in Birchgrove sold to a couple from Redfern for \$1.8 million.

The auction of 138 Short St, saw 13 parties register, while three actively bid. Selling agent Mark Bowis of McGrath Balmain issued 31 contracts prior to the auction, and said the property was in a great location with skyline views.



## RECORD SALE FOR APARTMENT

THE sale of an apartment in Homebush has set a record for second-hand two-bedroom apartments in the suburb.

The apartment, at 6/37 Abbotsford Rd, Homebush, which is in need of a renovation, sold for \$741,000.

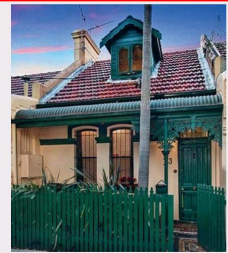
A total of 80 groups inspected the property during the campaign, and seven contracts were issued.

The reserve of \$660,000 was met in 30 seconds, and the final price of \$741,000 was provided in four minutes," selling agent Norman So of McGrath said.

## OPENING BID A KNOCKOUT

ALL but two registered bidders were knocked out after the first bid at the auction of a two-bedroom Newtown terrace at 3 Pine St. It sold to a couple for \$1.46 million.

"We had six register, but with an opening bid of \$1.4 million, it knocked all but one of the other buyers out in one fell swoop," said Michael Harris of Raine & Horne Newtown.



## ASHFIELD HAS MASSIVE APPEAL

A FEDERATION home in Ashfield sold under the hammer for \$2.255 million over the weekend.

The house, at 39 Tintern Rd, Ashfield, attracted 96 groups to inspections during the campaign, with 14 contracts issued prior to auction.

A crowd of about 95 people watched bidding start at \$1.9 million and continue in increments of \$25,000, \$20,000, \$10,000 then \$5000. The buyers were locals keen to take advantage of the location.

The house was listed with Marco Errichiello of Rich & Oliva.