

CONTACT US

EDITORIAL SUBMISSIONS

Property Editor: Georgia Brown
georgia.brown@news.com.au

ADVERTISING INQUIRIES

Real Estate Advertising:
Heather Glover
heather.glover@news.com.au

Doris Tsioumas
doris.tsioumas@news.com.au



With the most properties
Australia wide, our app is
always open for inspection

Australia lives here



Angel St sale shows the rundown



This house at 2-4 Angel St, Newtown sold for \$1,735,000.

NEGLECTED NEWTOWN COTTAGE FETCHES \$135,000 MORE THAN ITS RESERVE, WRITES **GEORGIA BROWN**

ADDING to the growing list of rundown homes in the inner west selling for stellar prices, a neglected three-bedroom house in Newtown sold for \$1.735 million at auction over the weekend.

The owner was an investor who bought the property in 2014 for \$1 million, and initially rented it out to students before going through a DA process. Apart from the DA approval, no changes had been made to the property over the three years.

The auction of the 2-4 Angel St home saw five parties register to bid and two of those compete for the house.

Bidding started at \$1.4 million before the property sold under the hammer for \$135,000 over the reserve price. The winning bidders

were a family from Newtown who plan to renovate the property.

Selling agent Jack Parry of BresicWhitney - Balmain saw about 90 groups through the home during the campaign.

"Both the raw aspect of the house and the DA approval were the reasons for the hotly contested auction," Mr Parry said.

GARDEN DELIGHT

A GARDEN apartment in Newtown has proved to be a popular investment after one investor bought it from another at auction over the weekend.

The auction of the one-bedroom home at 14/20 Fitzgerald St drew a crowd of 25 onlookers while two of the three registered bidders went head to head.

The bidding opened at \$600,000

SNAPSHOT INNER WEST COURIER CITY

MEDIAN PRICES
HOUSES / \$1.4 MILLION UNITS / \$785,000

SALES

TOP TEN SALES

1	39 Bellevue St, Glebe	\$2,420,000
2	57 Campbell St, Glebe	\$1,800,000
3	2 Angel St, Newtown	\$1,735,000
4	24 Ainsworth St, Lilyfield	\$1,680,000
5	9/24 Perry St, Marrickville	\$1,372,500
6	42/10 Terry Rd, Dulwich Hill	\$1,350,000
7	21/10 Pyrmont Bridge Rd, Camperdown	\$1,200,000
8	21/43 Hereford St, Glebe	\$1,000,000
9	40 Styles St, Leichhardt	\$1,090,000
10	9/132 Wardell Rd, Marrickville	\$1,000,000

ON THE MARKET

NUMBER OF PROPERTIES

\$0-\$299,999	Houses	0
\$0-\$299,999	Units	1
\$300,000-\$499,999	Houses	0
\$300,000-\$499,999	Units	9
\$500,000-\$699,999	Houses	1
\$500,000-\$699,999	Units	33
\$700,000-\$999,999	Houses	6
\$700,000-\$999,999	Units	41
\$1million+	Houses	20
\$1million+	Units	25

TOP PRICE
\$2,420,000

39 Bellevue St, Glebe

MEDIAN
\$1,000,000

9/132 Wardell Rd, Marrickville

BARGAIN
\$630,000

21/1b Coulson St, Erskineville

NEW LISTING



\$700,000
411/1 STERLING CCT, CAMPERDOWN



Belle Property - Annandale

THIS one-bedroom apartment is set within the prestigious Trio building in Annandale. The living room seamlessly opens onto the enormous balcony through floor-to-ceiling glass doors offering stunning tree-top views. The contemporary kitchen is minimalist yet functional and allows for an open plan living and dining space.

PRIVATE TREATY 241 LAST WEEK 240

AUCTIONS 224 LAST WEEK 157

NEW LISTINGS 82

GENERAL TIME ON MARKET 52 DAYS

market is running very hot

and followed in increments of \$5000 before selling for \$667,500.

Selling agent Michael Harris of Raine & Horne Newtown said it was the amount of outdoor space that made the property unique.

“Over the 4 week campaign we had 17 contracts out and many people interested,” he said.

“As we got closer to auction day, with other properties coming onto the market, we had some buyers move on.

“But three on the day was a good number and the vendor and purchaser were both happy.”

NEARLY \$2M FOR CONCORD HOME

A DECEASED estate in Concord sold for \$180,000 over its reserve price when it went under the hammer over the weekend.



68 Wellbank St, Concord.

A total of 13 parties registered bid on the three-bedroom home, but when the bidding started at \$1.6 million, just four bidders participated in the auction.

Bidding continued in increments between \$20,000 and \$50,000, before

“Although the position was in a busier location, a lot of the buyers liked the convenience of being close to transport and schools

JESS MAGUIRE, DEVINE REAL ESTATE



This apartment at 14/20 Fitzgerald St, Newtown sold for \$667,500.

the house finally sold for \$1.98 million.

Selling agent Jess Maguire of Devine Real Estate – Concord saw 130 groups through the 68 Wellbank St home during the campaign, issuing 130 contracts.

“Although the position was in a busier location with some limitations, a lot of the buyers liked the convenience of being close to transport and schools,” Ms Maguire said.

“The buyers looking were a mixture of people looking to move in, investors and those looking for development potential,” Ms Maguire said.

The buyers bought the home together as an investment.



68 Wellbank St, Concord.

NOT A RUN OF THE MILL SALE

SET in a stunning residential conversion of an old flour mill, a “New York inspired” warehouse apartment in Dulwich Hill has sold for \$1.35 million.

The sale price of the 42/10-14 Terry Rd apartment surpassed the initial price guide by \$250,000.

It was listed with Taryn Varcoe of BresicWhitney Estate Agents.



PAD IN BOUTIQUE BLOCK SELLS

A RENOVATED apartment in a boutique block of eight has sold for \$775,000.

The two-bedroom home has been renovated throughout with an updated kitchen and bathroom.

Just 250m from Dulwich Hill train station, the central location of the

home was attractive to buyers. It previously traded in 2011 for \$460,000.

Selling agents Nick Playfair and James Peach of BresicWhitney – Darlinghurst sold the 2/5 Bayley St apartment after just 25 days on the market.

CLASSIC HOME GETS BIG PRICE

A TWO-BEDROOM house in need of a makeover sold for \$1.409 million at auction over the weekend.

The 45 George St, Concord home was in original condition with dated interiors, but was well maintained.

Selling agents William Carr and Jennifer Carr of Louis Carr Real Estate sold the home following a four week campaign.



FREESTANDING HOME A HIT

A BEAUTIFULLY presented home in Leichhardt sold under the hammer for \$1.366 million over the weekend.

The two-bedroom house at 19 Charles St is a freestanding residence with a private outdoor area that has been updated throughout.

The house previously traded for

\$770,000 in September 2009.

One of the selling points was the development approved plans for four-bedrooms and three-bathrooms.

The house was listed with David Eastway and James Price of Hudson McHugh – Leichhardt.