

## ATTENTION GOLD COAST BUYERS NOW IS THE TIME TO BUY & THIS IS WHY!

Sydney homes are reaching record prices as The Sun Herald articles every Sunday for the last 3 months have shown.

Melbourne is also showing a resurgence in the property market and our capital city is very strong in sales as well.

The southern buyers are now coming up and investing their money in Gold Coast property.

Now is the time to buy as I believe our property prices are becoming very popular again which will definitely create movement in the Gold Coast market.

Please contact Conal Martin on 0418 88 57 67 should you wish to discuss.

### SYDNEY AUCTION RESULTS FROM THE WEEKEND

### north



On the books ... 30 Frenchs Forest Road, Seaforth

### Family gathering at open houses

FAMILIES and couples lined up to inspect a 1950s house at 30 Frenchs Forest Road, Seaforth, that was expected to fetch about \$800,000 at auction through Matt Brady of Belle Property Seaforth.

The three-bedroom house with double parking sold for \$605,000 in 2005. It is on a block of 420 sq m. There are polished floors and a large deck off the living space. **Result: Sold for \$801,000.**

A three-bedroom fibro cottage at 12 Daisy Street, North Balgowlah, also attracted young families ahead of its auction yesterday. Maria Cassarino of Richardson & Wrench Seaforth expected it would fetch \$800,000-plus.

The late 1940s house last traded for \$215,000 in 1992. Its best features are the land size - 960 sq m - and the garden. **Result: Sold for \$1.022 million.**

### east

### Paddington without the high price

YOUNG couples and a few investors were interested in 10 Regent Street, Paddington - an entry-level terrace for buyers in the suburb - before it went to auction yesterday with \$950,000-plus hopes through Pauline Goodyer of goodyerDonnelley Real Estate.

The Victorian terrace, built on 101 sq m, last sold for \$360,000 in 1995. It has three bedrooms, period features including fireplaces, an updated bathroom, but no parking. It is close to Oxford Street, transport and Centennial Park. **Result: Passed in. In negotiation.**

In Alexandria a three-bedroom apartment at 6/12 Garden Street was auctioned yesterday with a price guide of \$650,000-plus through Oxford Real Estate's Marc Marano. In a block of 24 built in 2008, the two-

level property opens to a terrace from the living-dining space, and the master bedroom upstairs has an ensuite and balcony. It last sold for \$655,000 in 2008. The apartment's size - 120 sq m excluding single parking - appealed to buyers. The strata levy is \$708 a quarter. **Result: Sold for \$685,000.**

Another three-bedroom apartment, in Redfern at 10/75B Bouake Street, was auctioned yesterday with hopes of \$700,000-plus. Warren Gibson of Century 21 Parkins & Gibson said buyers ranged from first-home hopefuls to downsizers. The property last sold for \$450,000 in 2003 and has an open-plan living space and courtyard. The block was built in 1991 and the 179 sq m apartment renovated 18 months ago. It has single parking. **Result: Sold for \$720,000 before auction.**



Period features and proximity ... 10 Regent Street, Paddington.

### inner west

### A little bit of New York in Newtown

TEN registered bidders attended the auction by Ray White Newtown of a residential warehouse at 52 Queen Street, Newtown on Thursday night with a price guide of \$500,000-plus.

The 75 sq m warehouse includes a mezzanine bedroom. Held by the same owner for about 20 years, it was renovated recently and has a new kitchen and bathroom. Three bidders were active at the auction, with the

final bid being made by a first-home buyer. **Result: Sold for \$611,000.**

In Rozelle, a two-level, semi-detached Victorian house at 44 Nelson Street was auctioned yesterday with hopes of \$1.05 million through Monique Dower of Sarah Lorden Real Estate. The three-bedroom, two-bathroom property on 134 sq m last sold for \$930,000 in 2008. It was renovated about nine years ago. **Result: Sold for \$1.115 million.**



Mezzanine bedroom ... the converted warehouse in Newtown.

**BUYING, SELLING OR INTERESTED IN THE GOLD COAST PROPERTY MARKET  
 PHONE NOW ON 5520 5011 OR 0418 88 57 67**