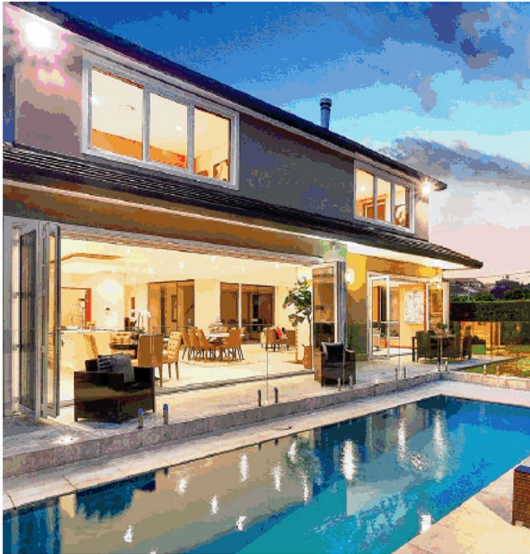
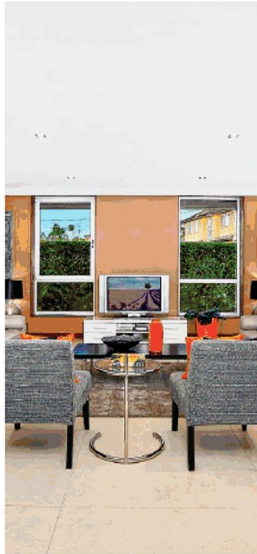


popular Petersham unit



The Concord property sold \$270,000 above reserve to a very happy local.



MAMMOTH \$2.78M SALE

LOCAL buyers have snapped up a modern four-bedroom home in Camperdown, paying \$2.78 million. Located at 33a Marmion St, the house sold after auction to a couple who had originally come through during the campaign but weren't in a position to bid on the day. Selling agent Charles Bailey of Urbane Property Newtown issued three contracts, all to buyers from the local area. "I think the sale represents that there is still value in Camperdown, especially among locals," he said. It was the property's liveability that really sealed the deal, with a lithium ion battery, separate lounge and dining rooms and a Caesarstone kitchen with Miele appliances all attractive features. It also has a private dining patio,



central atrium and landscaped rear gardens. It was listed with a price guide of \$2.8 million. The new owners are from the inner west area, with one a doctor and the other an executive director of the Sydney Theatre Company. It was sold with Cameron Hughes.

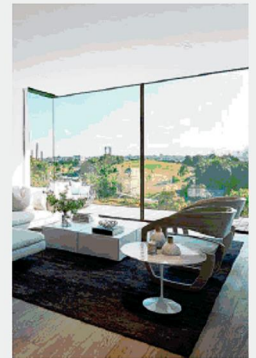
SUNNY UNIT ON THE MARKET

A YOUNG family who live in the Balmain Terraces development have recently listed their two-bedroom apartment. Andre and Sarah Serna, reside in the unit at 123/5 Hyam St, Balmain, with their two young daughters. The pair have owned the property for eight and a half years and are selling to upgrade to a house in the local area. "We've really enjoyed using the garden beds on our large terrace to grow food," said Sarah. "We love teaching our daughters

the joys of growing their tomatoes, vegies and herbs; they've learnt a lot about where their food comes from. "Most inner city apartments are lacking outdoor space but our large terrace makes it possible to have an excellent kitchen garden and to enjoy beautiful sunny afternoons." The unit has a price guide of \$1 million and features two-bedrooms with built-in wardrobes, a combined living and dining area and large balcony for entertaining. It is listed with Monique Dower and Rita Lopresti of Belle Property Balmain.

WORTH THE LONG WAIT

A COUPLE from Erskineville who had been looking to buy a property for over two years have finally snapped up a two-bedroom unit in Alexandria for \$1.3 million. Chris Duffy and his partner Angela Truong took just three days to confirm their purchase in the new One Sydney Park development, which will be complete in 2021. Mr Duffy, who works as a civil engineering manager, said it was the location near the park that drew them to the apartment. "We were looking to purchase locally as we love living in the inner west and have been living in Erskineville for the past four years," he said. "The location and surroundings were key for us - it's literally 10 minutes from everywhere." The development has so far



attracted a range of buyers including downsizers, upsizers and empty nesters who were drawn to the location just 5km from the CBD and lifestyle on offer. The unit was sold through McGrath and is one of 400 apartments across eight buildings in the massive development.

six-bedroom house at 5 Firth Ave, Strathfield, via Robert Pignataro and Vanessa Kim of Strathfield Partners. They had eight registered bidders, although just two participated. The buyer was a supplier of marble and granite, who apparently thought it was cheap! He'd seen it for the first time on Saturday. Spread across three levels, the house is on a 920 sqm block. It features a large entertainment area overlooking the pool, plus a main bedroom with ensuite and walk-in wardrobe.

LARGE HOMES ALL THE RAGE A BIG crowd turned up to witness the sale of 2 Norman St in Concord on Saturday, which went to a local upsizer for \$3.57 million - a huge \$270,000 above reserve. In an auction that was described by Belle Property Strathfield agent Simon Furnari as "like the middle of last year", there were seven bidders register with five competing. Bidding kicked off at \$2.8 million and despite a slow start, quickly progressed in bids of \$50,000. The majority of potential buyers were from Concord, with one bidder from Strathfield and

another from Zetland. "Concord has been missing a lot of top end properties," said Mr Furnari. "Buyers in the \$2 million to \$2.4 million price range have been spoiled for choice, but anything above \$3 million has been very limited." Despite being 13 years old, the house has six bedrooms and many modern features. It was built using Eco-Blocks, has a large pool and huge entertainment area. Mr Furnari sold the property with fellow agent Norman So. The last time it exchanged hands was in 2011 for \$2.2 million.



5 Firth Ave in Strathfield sold for \$5.715 million, the biggest sale in Sydney.

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