

LOCALE

MONTHLY PROPERTY NEWS | APRIL 2017

fab &
functional
entries
why every home
needs one





why every home needs a fab and functional entry

A home's entrance foyer should be a place where you can stop, take a breath, and walk on with a calm attitude.

Entrance halls are transitional spaces from the world outside into our private havens, and can be far more than just a place to hang up your

coat. Done well – through layout, styling and functional planning – an entrance hall can be both practical and serve as a place for you and your guests to gather themselves before heading indoors or out. The entry is also the place that signals what lies beyond – in terms of style, household personalities and ambience.

A beautiful entrance delivers a first impression to buyers which remains top of mind long after they have left a property. An entrance hall needs to be calm but inviting, enticing those passing through it to venture further in and feel completely at ease.

If room for hallway furniture is non-existent even a simple coat rack, set of hooks, a mirror or the narrowest of console tables can create an entryway of sorts in a home that's lacking that defined hall and herald that feeling of coming home.

Frances Rupolo



7/255 Concord Road
Concord West

for sale \$725,000

2 1 1

A unique opportunity exists with this modern 2 bed unit located in a very well maintained secure gated complex of only 8 dwellings which was purposely built for senior living of 55+. Positioned at the rear of the complex the unit is quiet with an abundance of natural light in the open plan living areas and kitchen. Boasting a private entrance off its own courtyard, 2 double bedrooms, main with built-ins, modern bathroom, internal laundry, large kitchen with stainless steel appliances including a dishwasher, bright open plan living areas that open out to a large balcony and lock up garage.

The complex is conveniently located close to shops, public buses and Concord West train station.



105/186 Great North Road
Five Dock

for sale \$930,000

2 2 1

Bosco Apartment

Construction has now started!

Expected to be completed towards the end of 2017, this two bedroom elevated security apartment will have the latest in design and finishes. Consisting of 2 bedrooms both with built-ins, main bedroom with ensuite, open plan living dining & kitchen and office area, and large balcony with plenty of entertaining room overlooking the planned landscaped gardens and water views. Designed by leading architects Bates Smart.



75 Ramsay Street
Haberfield

sold

4 2 2

This home presents an exceptional opportunity for renovators with vision to update, reconfigure or extend this solid Federation era residence on 700 square meters of land.

Situated in a convenient location within strolling distance to Haberfield village shopping, moments to local schools, cafes and restaurants and well served by public transport to the CBD by bus or light rail.

Introduced by a wide entry foyer this home has four large bedrooms, tiled bathroom, separate living room, timber eat-in kitchen with stainless steel appliances and high ceilings throughout. It also features a separate family room, kitchenette, second bathroom and internal laundry.





market stats

March Sales 2017 Source APM & Locale Property Agents Research

Auction Clearance Rate	91%
Properties Sold	49
Sold by Auction	38
Sold by Private Treaty	11

principal's word

Welcome to the April edition of Locale Monthly Property Report.

The NSW property market remains the strongest in Australia. There is high demand for rental properties and as much demand from property buyers indicating there is still not enough housing available for the market. This one factor is enough to drive property growth further up as evidenced by continued auction clearance rates in the 80 percentile band.

There has been a 11% rise in properties listed in Sydney during March alone. This rise reflects the fact that many property owners are attempting to cash in on rapid price growth in their local market. House prices are still increasing despite new measures by Australian Prudential Regulation Authority (APRA) to restrict interest only mortgage lending. These measures are weak in the face of strong price momentum in the current market, fed by low interest rates and increasing population growth.

Right now there is no end to the boom in sight.

Joseph Rupolo | Principal

on the QT

locale off market sales

If you would like to sell your home "on the quiet" we offer an On The Q.T. selling method achieving a successful sales result without going to the open market.

It's a hassle free approach for both sellers and buyers.

- House in Leichhardt 2 🏠 1 🏠 0 🏠
- Apartment in Chiswick 2 🏠 2 🏠 2 🏠

54 Barnstaple Road Five Dock	H	2	A	\$2,200,000
101 Edenholme Road Wareemba	H	2	PT	\$1,605,000
10 Arthur Street Rodd Point	H	3	A	\$2,140,000
583 Lyons Road West Canada Bay	H	3	A	\$1,905,000
16 Ramsay Road Five Dock	H	3	A	\$1,420,000
13 Taylor Street Five Dock	H	3	A	\$1,758,000
9 Brent Street Russell Lea	H	3	A	\$2,410,000
15 Sutton Street Five Dock	H	3	A	\$1,725,000
18 Minnesota Avenue Five Dock	H	3	A	\$1,700,000
26 Barnstaple Road Rodd Point	H	3	PT	\$2,300,000
9 Bayview Road Canada Bay	H	3	PT	\$1,630,000
74 Henley Marine Drive Rodd Point	H	3	PT	\$2,200,000
8 Arthur Street Rodd Point	H	3	PT	\$2,200,000
17 Charles Street Five Dock	H	4	A	\$3,500,000
6 Coranto Street Wareemba	H	4	A	\$2,040,000
38 Burnell Street Russell Lea	H	4	A	\$3,512,000
1 Janet st Russell Lea	H	4	PT	\$3,405,000
41 Sibbick Street Russell Lea	H	5	A	\$2,680,000
7 Janet Street Russell Lea	H	5	A	Not disclosed
28 Arthur Street Rodd Point	H	5	A	\$3,050,000
13 Liege Street Russell Lea	H	5	PT	\$2,600,000
2/107 Regatta Road Canada Bay	T/H	2	A	\$985,000
3/24 Bay Road Russell Lea	T/H	2	A	\$1,180,000
5/1A Montrose Road Abbotsford	T/H	2	A	not disclosed
5/7 Montrose Road Abbotsford	T/H	2	A	\$1,190,000
4/81 Edenholme Road Wareemba	T/H	2	A	\$1,424,000
4/92-96 Kings Road Five Dock	T/H	2	A	Not disclosed
3/41 Coranto Street Wareemba	T/H	2	A	\$1,115,000
4/130-132 Hampden Road Abbotsford	T/H	2	A	\$1,149,000
3/5-7 Park Road Five Dock	T/H	3	A	\$1,415,000
33/104 William Street Five Dock	U	1	PT	\$610,000
3/50 Kings Road Five Dock	U	2	A	\$775,000
8/30 Fitzroy Street Abbotsford	U	2	A	\$1,080,000
14/3 Bortfield Drive Chiswick	U	2	A	\$875,000
197/4 Dolphin Close Chiswick	U	2	A	\$960,000
2/73 Garfield Street Five Dock	U	2	A	\$811,000
5/23 Walton Crescent Abbotsford	U	2	A	\$900,000
4/96-98 Hampden Road Russell Lea	U	2	A	\$842,000
17/57-63 Fairlight Street Five Dock	U	2	A	\$900,000
14/11-13 Bay Road Russell Lea	U	2	A	Not disclosed
6/177 Hampden Road Wareemba	U	2	A	\$830,000
411/4-12 Garfield Street Five Dock	U	2	A	Not disclosed
2/63 Garfield Street Five Dock	U	2	PT	\$750,000
2/11 Abbotsford Parade Abbotsford	U	2	PT	Not disclosed
15/20-24 The Parade Russell Lea	U	2	PT	\$857,000
1/1 Abbotsford Parade Abbotsford	U	3	A	\$1,850,000
1/2 Rowe Street Five Dock	U	3	A	\$1,025,000
106/63A Barnstaple Road Five Dock	U	3	A	\$1,296,000
3/5 Figtree Avenue Abbotsford	U	3	A	\$1,250,000

