






SOLD \$730,000

3/61 Regatta Road, Canada Bay

2  | 1  | 1 

Locale Monthly **PROPERTY** REPORT

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principal's word



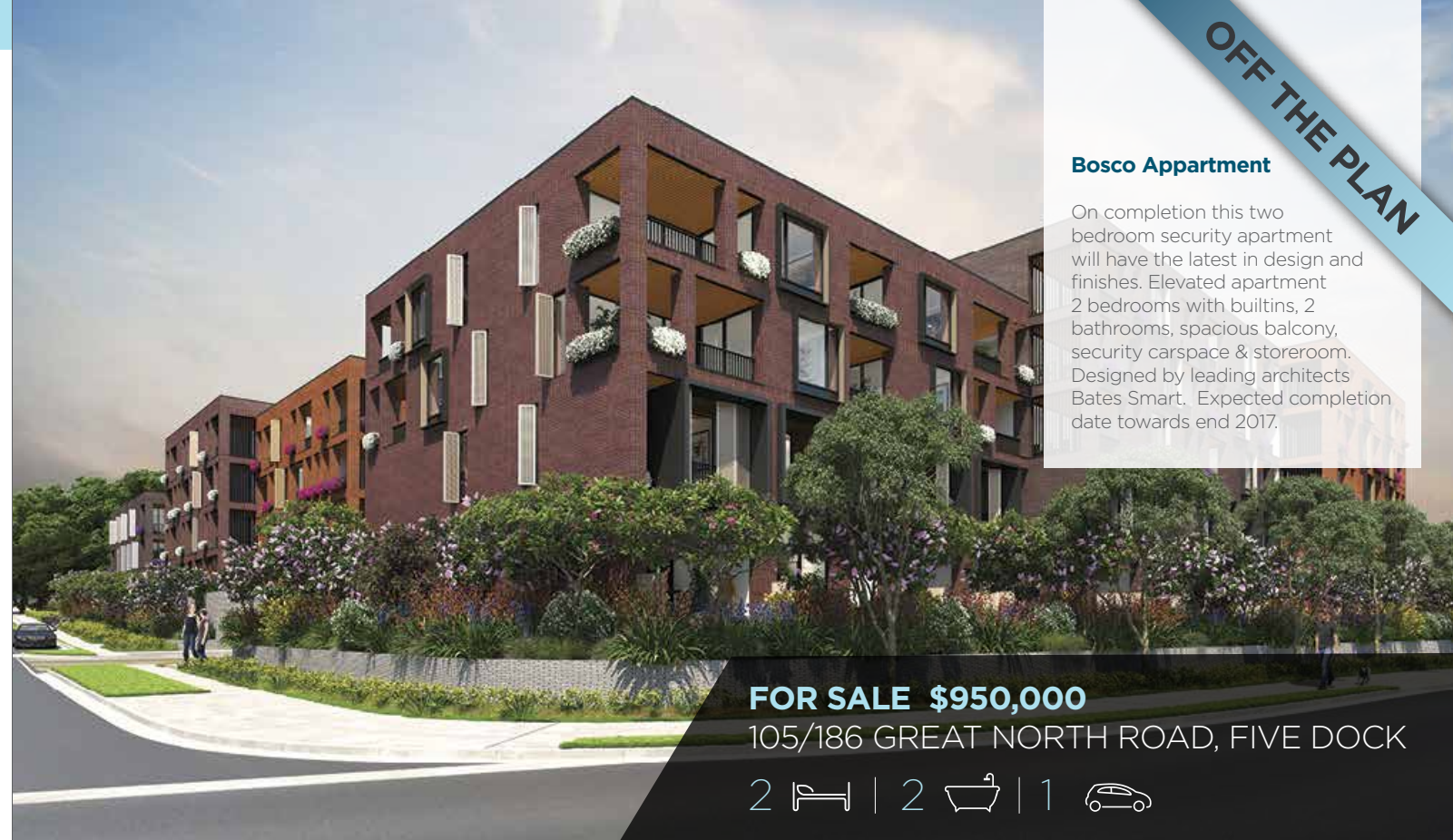
Every year we get asked by property owners whether they should sell in the lead-up to Christmas.

Our answer is always a definitive yes. When it comes to the lead up to Christmas there is a strong sense of urgency at this time of year.

Today's buyers are still searching and enquiring about properties that are on the market over the holiday season. The astute vendor has a captive audience, where the buyers are sitting on the beach with their ipad, phone or at home.

2016 so far has been very good year for real estate in the Inner West and we are fully expecting it to continue in the leadup to Christmas, particularly now the Reserve Bank has kept interest rates on hold.

Joseph Rupolo
Principal



Bosco Apartment

On completion this two bedroom security apartment will have the latest in design and finishes. Elevated apartment 2 bedrooms with builtins, 2 bathrooms, spacious balcony, security carspace & storeroom. Designed by leading architects Bates Smart. Expected completion date towards end 2017.

OFF THE PLAN

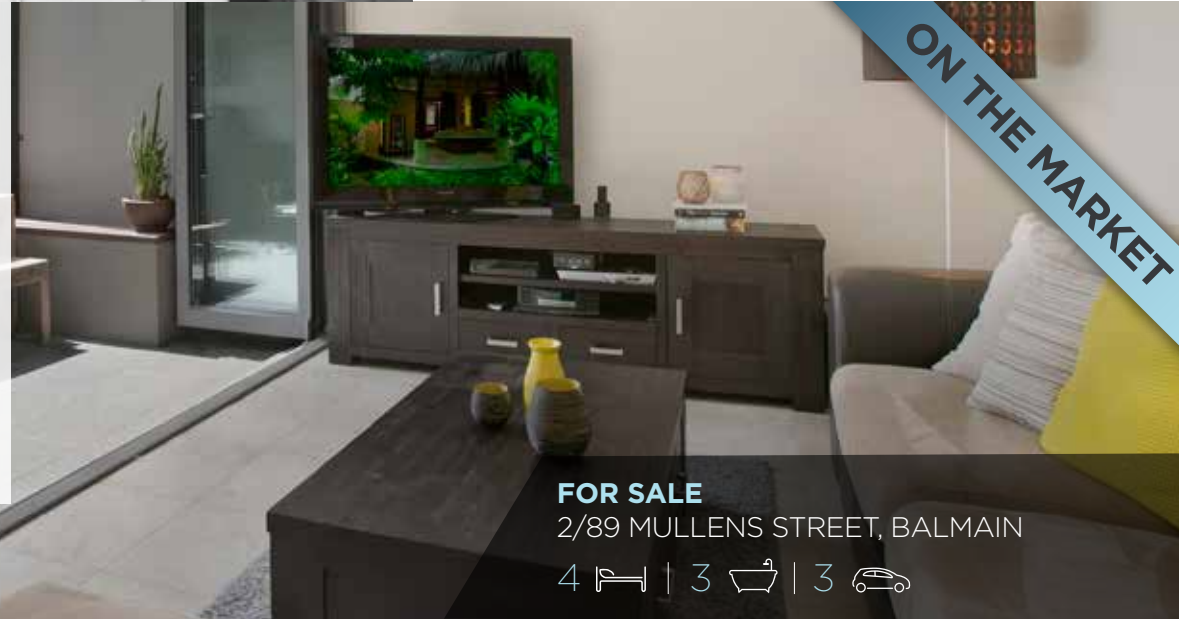
FOR SALE \$950,000

105/186 GREAT NORTH ROAD, FIVE DOCK

2 | 2 | 1

Chic Urban Living

Modern four bedroom townhouse spread over three levels with basement parking to accommodate three cars. Designed to maximize the natural light & boasting cool contemporary interiors with high end finishes featuring open plan living and dining areas flowing through to alfresco entertaining areas. Enjoy the village atmosphere of Balmain with great shopping, cafes & restaurants on your doorstep.



ON THE MARKET

FOR SALE

2/89 MULLENS STREET, BALMAIN

4 | 3 | 3

Arlington Grove

Selection of brand new 1, 2 & 3 bedroom apartments architecturally and interior design by renowned Smart Design Studio. Built around landscaped public open spaces, these apartments are beautifully appointed and thoughtfully laid out, capturing leafy district and city skyline views.

OFF THE PLAN



FOR SALE \$961,000-\$1,200,000

24 Grove Street, Arlington Grove DULWICH HILL

1-3 | 1-2 |

Alexia

Only 2 left in this sought after location 2km from Sydney's CBD with shops, cafes/ restaurants and transport all close by. This ontemporary boutique development consists of just 20 units thoughtfully designed to maximise space, light and privacy. Modern design with exceptional finishes complete these apartments. Magnificent city views from the rooftop garden.

OFF THE PLAN



FOR SALE \$675,000

11 Henderson Road, Alexandria

1 | 1 |

ON THE MARKET



Position Perfection

Perfectly positioned to offer the ultimate in lifestyle and convenience, this two bedroom elevated apartment is set in a well-maintained security block in popular Bay Road. Featuring a generous L-shaped lounge & dining opening to a covered balcony and access to the massive sunny courtyard with filtered views of the Bay. Scope to renovate, enhance and add further value. Perfect for young professionals, investors or downsizers.

AUCTION

8/23-25 BAY ROAD, RUSSELL LEA

2 | 1 |



New Kings Bay Estate Record

New record set for 2 bedroom units 100 William Street sold for \$930,000 on The QT.

Shane & Frances setting a new benchmark in the Kings Bay Estate

Quietly selling your property while protecting your privacy



RECORD PRICE

market stats

September Sales 2016 Source APM & Locale Property Agents Research

Average Inner West Auction Clearance Rates	85%
Properties Sold	22
Sold by Auction	15
Sold by Private Treaty	7

Recently Sold Properties

266 Lyons Road Russell Lea	2br H	A	\$1,210,000
23 Rowley Road Russell Lea	2br H	A	\$1,475,000
274 Lyons Road Russell Lea	3br H	A	Not disclosed
36 Lenore Street Russell Lea	3br H	A	\$2,350,000
14 Longview Street Five Dock	3br H	A	Not disclosed
22 James Street Five Dock	4br H	A	\$2,285,000
11 The Crescent Russell Lea	4br H	A	\$2,590,000
8 Heath Street Five Dock	5br H	A	Not disclosed
13 Queens Road Five Dock	5br H	A	\$2,200,000
29 Blackwall Point Road Chiswick	5br H	PT	Not disclosed
28/102 William Street Five Dock	1br U	A	Not disclosed
3/57-63 Fairlight Street Five Dock	2br H	A	\$839,000
5/62 Kings Road Five Dock	2br U	A	\$776,000
9/19 Bay Road Russell Lea	2br U	PT	\$735,000
56/57-63 Fairlight Street Five Dock	2br U	PT	\$899,000
9/54a Blackwall Point Road Chiswick	2br U	PT	\$870,000
3/61 Regatta Road Canada Bay	2br U	PT	\$730,000
7/113-117 Regatta Road Canada Bay	2br U	PT	\$765,000
14/60-66 St Albans Street Abbotsford	3br U	A	Not disclosed
3/178-180 Hampden Road Russell Lea	3br U	A	\$961,000
24/1 Figtree Avenue Abbotsford	3br U	A	Not disclosed
1/23 Charles Street Five Dock	3br U	PT	\$1,201,000

market knowledge

Adding Light & Space to your home before selling.

Space and light are two of the most important things buyers look for in a home. To make the most of your property, consider your furniture and layout, use light colours, declutter spaces, and see how mirrors, glass and artificial light can work to your advantage.

Limit the amount of furniture in each room. For example, in the lounge, remove a couch and replace with smaller armchairs. Add mirrors to reflect light. Empty spaces like hallways can be styled simply with a mirror and console table reflecting space and light in what is typically a dark area of the home. A glass dining table will make your dining area feel larger. If your dining area is small, use a round glass table as it takes up less space than a typical-sized rectangular table.

Keep colours light but add some smaller "pop" colour with co-ordinated soft furnishings such as cushions and rugs, and artwork.

Especially in dark rooms, use table or floor lamps to provide more light in the room. Lamp light also helps add to the ambience of any room.

On inspection days, throw open the curtains to maximise the natural light where privacy isn't a concern. Use sheer blinds/curtains in light colours for those areas that can be overlooked.

Frances Rupolo
Director

Shane Howley
Sales Director

Our formula for **your real estate success**

Intelligent market analysis coupled with experience, local knowledge and the drive for outstanding results.

locale PROPERTY AGENTS

