



# Busy auction schedule shaping up as a record-breaker

Today is the biggest auction day of the year, reports

## Kathryn Welling

THIS week is the biggest one of the year for auctions with 48 booked for today on the northern beaches and twenty six booked for during the week.

Last weekend the northern beaches had a 72 per cent clearance rate for auctions with 47 homes offered, 26 of them selling early, eight selling on the day, and 13 either passed in or withdrawn. The clearance rate for Sydney has been

## EFFORT PAYS OFF

THE owner of a Seaforth home and gift store, Seaside, furnished her Cromer home for sale spending ages finding just the right piece. Her efforts must have helped because 10 Fitzroy Rd sold for \$1,325,000. This came after one open house inspection and just four days on the market. Anna Houssels, of Belle Property Manly, said 43 groups inspected the split-level home and it was tremendous price for the area.

## SUBURB RECORD

FOURTEEN contracts were issued on a five-bedroom house in Manly Vale which has sold for a suburb record of \$1,875,000. No. 4 Mildred Ave sold the night before its scheduled auction to a family from Willoughby. Bernadette Cullen, of McGrath Estate Agents, said the home had created strong interest. "It set a new benchmark for Manly Vale," Ms Cullen said. "The suburb is moving fast so I expect to see many more higher end prices being achieved in the area shortly." The previous record was \$1.74 million, set in May this year for 87 King St.

hovering around 80 per cent for a few weeks now. Interest rates are low and buyers are making strong offers early for homes under \$1 million. One of today's on-site auctions is 10 Epping Dr, Frenchs Forest at 2pm, a three-bedroom renovated home on a 708sqm block with a bidding guide of \$1 million plus. Michael Buckley, of First National Frenchs Forest, said the home's design was inspired by Frank Lloyd Wright and has level lawns.

## LUCKY EIGHTS

## TOP PRICE FOR MANLY

A YOUNG couple who had missed out on a few Manly houses are the new owners of 6B Carlton St, which sold for \$2,851,000 – the highest price recorded by RP Data this week for peninsula property. Darren Wildash, of Lanchester Wildash, said the house was on the flats of Manly in a new development called The Carlton, consisting of six houses and seven units. The home was advertised at more than \$2.6 million and its identical neighbour sold four years ago for \$2.7 million.

## BRUCE'S BAYVIEW HOME

BRUCE Rickard is an acclaimed architect and one of his early designs – and indeed a home lived in by his family – has sold in Bayview for \$2.25 million. Agent Kevin Packham, of Belle Property, said 13 Sunnyside Pl was built in the 1970s but ahead of its time. It sold the night before its auction to a family from St Ives for the guide price. "It was a great result for Bayview," Mr Packham said.

## MILLION-DOLLAR UNIT

AN unrenovated two-bedroom unit in Manly sold within a week

EIGHT is considered a lucky number in Chinese culture because it sounds like the word meaning to generate wealth. When the Chinese buyer negotiated to purchase 16 Seaforth Cres, Seaforth, he offered \$2,888,000. Jake Rowe, of McGrath Manly, said the buyers negotiated immediately after the auction, but under auction conditions. Jake was lucky himself in that all three of the properties he auctioned last weekend found a buyer.

for \$1 million. Mark Nicholson, of Nicholson Property, said the Pacific Waves apartment had a lot of interest but a Manly couple who had sold around the corner were the successful purchasers. "Units in Manly are selling particularly well and are clawing back what was lost in the GFC," he said. The two-bedder with two bathrooms and a car space was 610/96-115 Central Ave.

## ALMOST ON A SUNDAY

A shortage of auctioneers last weekend prompted agent Pam Collins, of Freshwater Realestate, to book an on-site auction for Sunday. No. 12 Loch St, Freshwater, was pencilled in for Sunday lunchtime but in the end didn't need it as the four-bedroom home sold on Friday for \$1.8 million to investors from the UK. Pam has also sold a three-bedroom unit in Waine St, Freshwater for \$1.47 million which is \$500,000 more than the previous record for the street - including houses. "It is a big dollar for a light industrial area," she said.

“Everything is moving a bit more, property is freed up for everyone and that's why the lifestyle and waterfront markets are moving again.”

- Kevin Packham, on interest in acreage and lifestyle property sales.





**10 Epping Dr, Frenchs Forest, is one of the 48 properties being auctioned today.**



**4 Mildred Ave, Manly Vale.**



**The top price this week was \$2.851,000 for 6b Carlton St, Manly.**