

### PROPERTY OF THE MONTH



### 52 DURAL STREET, HORNSBY

**FOR SALE: \$1,550,000**

**BED: 5 BATH: 4 CAR: 3**

#### **1998m2 LAND AND HOME FACILITIES**

Relaxed, with a quiet country feel, this grand family residence is an easy 10 minute walk to Hornsby station and provides two self contained homes with separate entrances under the one roof, suitable for in-laws, a large home office or 2 families.

- Short walk to station, shops and schools
- 1998m2 block backing native reserve
- The perfect north to rear aspect
- Character filled home with many period features
- Open fireplaces, high ceilings and ornate woodwork
- 5 bedrooms, 4 bathrooms, 2 separate entrances
- New Caesar stone kitchen with walk in pantry
- Formal living and dining rooms
- Huge family room
- Full length covered veranda
- Beautifully landscaped gardens
- Stunning in-ground pool and entertainment area
- Double lock up garage + carport + workshop



**SONJA LAMBERTSON**  
Sales Executive  
0425 370 991

**KEITH SOAMES**  
Principal  
0414 819 199



### THIS MONTH'S MARKET WRAP

#### SUMMER

Late last year the real estate market seemed to go on Christmas Holiday a little early. We believe this was due to the interest rate rise in November.

As expected market activity was slow through January however, buyer activity has increased substantially since the start of February. Many of our opens houses have been achieving over 30 groups through a 40min period.

Our first Auctions for 2011 were held on Saturday 12th February with a 100% success rate from all 4 properties offered.

5 Fairlawn Avenue, Turramurra	SOLD \$1,100,000
29 Lochville Street, Wahroonga	SOLD \$ 980,000
9 Calga Avenue, Normanhurst	SOLD \$ 780,000
2b Tillock Street, Thornleigh	SOLD \$ 720,000

We are starting to see stock levels fall and expect the market to firm over the next few months with interest rates being left on held.



**KEITH SOAMES**  
Principal

### RENTS ARE SET TO RISE THIS YEAR, BOOSTING RETURNS FOR PROPERTY INVESTORS

During the last three months of 2010, rents in Australian capital cities increased by 1.4 per cent; they rose 4.2 per cent during the year.

With interest rates already at levels above average, and the expectation that they will increase further during 2011, the prospects of renters moving into home ownership is likely to deteriorate further.



**ROBERT RIDDELL**  
9483 2108  
Property Manager

Acknowledgement: <http://www.news.com.au/money/property/bad-news-renters-more-rises-on-the-way/story-e6firmd0-1226004712670>

## NUMBER OF PROPERTIES ADVERTISED FOR RENT

The number of new properties advertised for rent has increased by 14.0% over the last week and is 17.5% higher than the 12month average. Despite this fact, new rental advertisements are at the same level as they were during the same time last year. Total rental advertisements increased by 8.1% last week and are 13.2% higher than the same time last year, rental listings are 14% higher this year.

Below is the graph outlining the residential rental listings advertised over the month ending 06/02/2011. Note that listings are based on a rolling monthly count of unique properties that have been advertised for rent.

State	New advertised listings		Total advertised listings	
	Last month	(Previous yr)	Last month	(Previous yr)
Qld	12,262	(11,587)	27,548	(22,122)
NSW	11,752	(11,006)	23,031	(19,281)
Vic	11,693	(12,906)	26,314	(24,580)
WA	4,003	(4,502)	8,163	(9,005)
SA	3,037	(2,818)	5,920	(5,157)
NT	598	(351)	1,377	(745)
ACT	389	(386)	712	(649)
Tas	832	(847)	1,790	(1,766)
Aus	44,566	(44,403)	94,855	(83,305)



**SUZANNE WHELAN**  
**9485 4805**  
*Property Manager*

*Acknowledgement: RP Data Pulse Newsletter 11/02/2011*

## SUBURB FOCUS - THORNLEIGH

### **THORNLEIGH OVERVIEW - last 12 months**

Houses Sales	121
Highest Price Paid	\$2,640,000
Lowest Price Paid	\$324,000
Median Prices	\$697,000
Long Term Trend	7.7%
Auction Clearance Rate	72.7%
Days on Market	35 days

### **Latest Sales in Thornleigh**

Address	Bed	Bath	Price
11 Jamieson Way	4	2	\$626,000
12 Yaralla Crescent	2	1	
11 Short Street	3	2	
22 Loch Maree Avenue	3	2	
40 Duffy Avenue	4	2	

### **TOP 5 House Sales - last 12 months**

Address	Bed	Bath	Price
18 Lynrob Place	4	2	\$967,000
15b Yaralla Crescent	4	2	\$860,000
2 Trelawney Street	5	2	\$830,000
19 Ferguson Avenue	4	2	\$825,000
8 Butterfield Street	4	2	\$810,000

## **3 OFFICES:**

### ESTABLISHED 1969



After 42 years serving local residents, our family business has the experience you can rely on. Our large team and market coverage means more buyers and better service when it comes time to sell your home.

## WELCOME BACK MICHAEL KAS

We would like to welcome back to our Wahroonga Property Management Team MICHAEL KAS.

Michael has had a short stint in our Sales Section of Keith Soames and has now decided to return to take over from Katie Gilmour who has now left our Company.

Michael is looking forward to catching up with everyone again. Michael's number at the Wahroonga office is 9483 9114. Once again we welcome Michael back to our Property Management Team.



**SUE ELLIS**  
**9483 9113**  
*Property Manager*



## **CONGRATULATIONS!!**

The winner of our "Win a Holiday to Disneyland or Hawaii" competition is:

**Carolyn Moss from Pennant Hills**

Thank you to all who entered!!