

# The Sydney Morning Herald

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HD **KILLCARE**  
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## THREE OF THE BEST

MEDIAN PRICES  
\$671,000 N/A  
TOP SALES  
8 Patricia Place N/A  
\$2.22  
**million**  
55 Grandview Crescent  
\$1.775 **million**  
76 Beach Drive  
\$1.7 **million**  
Source: APM

TD

Killcare is one of the Central Coast's most exclusive suburbs, with prices to match. An hour-and-a-half from Sydney's CBD, the area is surrounded by national parks with a bay on one side and a beach on the other.

Popular with weekenders, Killcare attracts investors and holiday-home buyers from Sydney, with a recent surge in interest from **Hong Kong** and Singapore-based expats. Artists, musicians and writers have long been drawn to the area.

Australian Property Monitors research analyst Clinton McNabb says the area has shown sluggish growth in recent years, with 2013 recording a 4 per cent fall in the median price. However, McNabb says selling conditions have improved, with more than double the number of properties **sold** in 2013 compared with the previous 12 months.

Gittoes agent Cathy Baker reported 16 sales over December/January - twice the usual figure - with prices moving closer to sellers' expectations. She says Killcare's accessibility as a weekend retreat is a major drawcard for buyers.

"These buyers often have flexible working situations, and can do some work from home and therefore enjoy long weekends at the property," she says. "They can then add in holiday rentals to provide funds to do tasteful improvements."

McGrath Terrigal agent Trevor Hamilton says the low stock levels and value for money could help push prices north over the coming year.

Locals like

Access to both a surf beach and a sheltered bay, not to mention the great walking trails in the national park. There is a selection of restaurants, cafes and galleries, and plenty of community activities.

Best addresses

For beach-lovers, Beach Drive, Grandview Crescent and Patricia Place; for bay-lovers, Araluen Drive, offering waterfront reserve close to the village heart, Wagstaffe Avenue and Heath Road.

The prospects

"Indicators such as the auction clearance rate and the average days to sell have improved markedly in the last year," says APM's Clinton McNabb. "Vendors are also discounting less than they were in the year prior. This improvement in market conditions is yet to be reflected in a higher median price for the suburb, although this should change in the coming year as more top-end properties start to sell."

MACMASTERS BEACH

WHERE ELSE YOU MIGHT TRY

Head north-east along The Scenic Road and you'll find yourself at this popular holiday spot where the median house price is not far behind Killcare at \$647,500, up nearly 8 per cent over the past 12 months.

COPACABANA

With a more affordable median house price of \$615,000, Copacabana offers a mix of older-style cottages and architect-designed contemporary homes.

1

34 & 36 Maitland Bay Drive

\$1.875 million

7 5 3

Built 2004

Land 1585 sq m

Inspect By appointment

Agent Gittoes East Gosford, 0414 241 005

Last traded for \$360,000 in 2001 (land only)

A house to live in and a second to use as a holiday rental? Or perhaps you need to accommodate the in-laws or a home business? There is plenty of scope for the new owner of this pair of properties, designed by renowned architect David Brown and master-built by J&J Challinor on two adjoining blocks with separate titles. To be sold in one line, the homes make the most of a northerly aspect, with views over the established gardens and solar-heated, salt-water pool.

No. 34 is the larger of the two homes, offering four bedrooms and three bathrooms. The open-plan living spaces extend to a wrap-around deck and include a stone and gas island kitchen with stainless steel appliances. There is a home theatre with surround sound, a second living room, a customised wine cellar, ducted airconditioning and vacuuming, and a double garage with internal access. No. 36 has two bedrooms plus an open-plan studio loft with its own balcony. There are two bathrooms, a combined living/dining room, a stone and gas kitchen with butler's pantry, and a single garage plus carport. The properties are within walking distance of Bell's Resort, Maitland Bay and the Bouddi National Park walking trails. The beaches and village shops are a short drive away.

ROOM FOR IMPROVEMENT

Convert the open living room upstairs in No. 36 to two bedrooms and a bathroom.

2

13 Hardys Bay Parade

\$1.475 million+

5 3 2

Built 2000

Land 708 sq m

Inspect By appointment

Agent Ray White Killcare Peninsula, 0421 041 067

Last traded for \$150,000 in 1997 (land only)

Soak up panoramic views across Hardys Bay to Wagstaffe and Ettalong from the multiple decks provided at this tri-level home, which cascades down a hillside and backs on to Bouddi National Park. Positioned on a quiet, waterfront reserve road, the home has a flexible floorplan across three pavilions. The main living pavilion is on the second floor and features raked ceilings with timber support beams and timber floors. The kitchen is tucked into the northern corner of the room, and a balcony wraps around the western corner. A central entertaining deck leads to a stand-alone bedroom with bathroom/laundry facilities. On the top level you'll find another bathroom and two more bedrooms, each with built-in wardrobes and access to the balcony. The lower level has been created as a master retreat, with a large bedroom, a bathroom and an office/dressing room that could easily be used as an additional bedroom. There is inclinator access from the oversize double garage - which comes with mezzanine storage - to the living pavilion. The home boasts plenty of built-in storage, skylit bathrooms, retractable awnings and professionally designed outdoor lighting.

#### ROOM FOR IMPROVEMENT

Increase the workspace in the kitchen with an island bench.

3

185 The Scenic Road

\$1.175 million

5 2 2

Built early 2000s

Land 594 sq m

Inspect By appointment

Agent McGrath Terrigal, 0414 852 200

Last traded for \$1.025 million in 2005

Nothing more than a mass of leafy green treetops separates you from the ocean at this contemporary beach house, with most rooms over the two storeys enjoying a bush or water outlook and the views to the west stretching from Killare Beach to Sydney. At entry level you'll find three bedrooms, each with built-in storage, and a family room opening to an outdoor entertaining space which leads to a private, in-ground pool and a level, grassed garden. A full bathroom and large laundry complete accommodation on this level. The master bedroom is upstairs and comes with a walk-in wardrobe and en suite. The living spaces open to a front deck with wonderful water views where you can watch the sunset, and there is also a covered back deck overlooking bushland reserve. There is a sleek kitchen with integrated appliances and glass splashbacks and timber floors throughout. A large office faces north and could double as a guest bedroom.

#### ROOM FOR IMPROVEMENT

Enclose the under-cover parking space.

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