

SE News
HD **REAL ESTATE STUNNERS Homes that live only in your dreams**
BY TIM McINTYRE REAL ESTATE REPORTER
WC 1,427 words
PD 4 May 2014
SN Daily Telegraph
SC DAITEL
ED Telegraph
PG 14
LA English
CY Copyright 2014 News Ltd. All Rights Reserved
LP

Here they are, the Top 25 most expensive homes **sold** in Sydney so far this year WORTH close to \$200 **million** in total, they are the stunning homes of Sydney's elite.

The prestige market awakened in the early stages of 2014 after years in the wilderness, thanks to confidence in the economy, the slipping Aussie dollar and the recent change of government. Suburb records were broken and some extraordinary commissions changed hands as the harbour city's big spenders, as well as some well-heeled out-of-towners, rediscovered their cheque books to splash out.

TD

The Sunday Telegraph takes a look at the 25 biggest home sales so far this year.

\$12.5m 1/28 BILLYARD AVE, ELIZABETH BAY This penthouse designed by award-winning architects features 802sqm of indoor and outdoor space, an exterior spa and wraparound balcony with harbour views. The five-bedroom apartment has six bathrooms, four car spaces and a putting green on its terrace.

\$12m APPROX 76 HUDSON PDE, CLAREVILLE Known as Kahala, this stunning home sat on the market for 10 months before selling in February for around \$12 **million**. Set on 1663sqm of waterfront with boatshed and gymnasium, it was **sold** to an expat living in North America.

\$9m PLUS 45 SPRINGDALE RD, KILLARA This grand federation residence on 3000sqm **sold** for over \$9 **million**, making it the suburb's highest selling property in more than a year. Renovations included increasing the floor size from 250sqm to 1150sqm and adding a home theatre, 12-car garage and **wine** cellar.

\$8m PLUS 17 BRADLEYS HEAD RD, MOSMAN Rona was bought by an expat prior to auction in Mosman's biggest **sale** for 2014. The six-bedroom home sits on 1445sqm, with upper-level harbour views and features a reception room, large study and wide rear verandas within stone walls and iron gates.

\$12m PLUS 32B PACIFIC ST, WATSONS BAY Perfect for boat enthusiasts, this waterfront home includes a remote-control slipway and waterside boat shed. The property features a wide veranda, terraced gardens, pool with swimming jets, multiple ensuites, media room and uninterrupted harbour views.

\$9.25m 6 CYPRIAN ST, MOSMAN A modern five-bedroom home in a highly desired section of Mosman, this estate is close to picturesque **Chinamans** Beach. A self-cleaning skylight, underfloor heating and underwater speakers in the 20-metre lap pool are some of the state-of-the-art features.

\$9m PLUS 10 WATER ST, WAHROONGA Wairimu is set on 3228sqm with a full-sized tennis court, swimming pool and theatre room. The vendor was Steve Askew, who has worked as chief operating officer for News Corp's STAR **Group** in Asia and has co-produced movies with Jackie Chan and Jet Li.

\$7.9m 59 COOPERS SHOOT RD, COOPERS SHOOT This house is one of a number of luxury retreats just south of Byron Bay. Set on 5.6ha and looking down over bushland to the ocean, it is an entertainer's dream, featuring a large gazebo by an infinity-edge pool and multiple open living areas.

\$19m PLUS 12 GINAHGULLA RD, BELLEVUE HILL The biggest **sale** of 2014 was this five-bedroom mansion of cookbook author Manuela Darling-Gansser and husband Michael Darling, who **sold** after 20 years. Set over 2800sqm, the home known as Rovello features a productive kitchen garden, olive trees, pomegranates and sweeping lawns.

\$5.8m 77 OLDBURY RD, SUTTON FOREST Set on a sprawling 40ha in the heart of equestrian country near Bowral, this estate offers rolling hills, trees grown into a towering hedge around the perimeter and a man-made lake, among many other inclusions. One of many grand local estates, this home last **sold** in 2011 for \$5.25 **million**.

\$5.5m 14 MARY PL, PADDINGTON Built in the 1800s and forming part of the Flinton Estate, this home is one of Paddington's best, albeit hidden behind high stone walls. The three-level property features a tropical garden and courtyard, along with indoor-outdoor entertainment facilities, and last **sold** in 2004 for \$3.8 **million**.

\$5.18m 24 CLANALPINE ST, MOSMAN Built around 1906 and retaining many federation features, this home takes in views of the harbour. The five-bedroom property has been restored and renovated over the years to suit a modern family lifestyle and last **sold** in 2002 for \$3.6 **million**.

\$5.05m 17 MONASH CRES, CLONTARF Sales are rare in this tightly held strip of Clontarf, so when homes are offered, a lot of money changes hands. An intense auction saw a northern beaches family win the day. They plan to renovate the four-bedder that last **sold** 27 years ago for \$385,000.

\$6.6m 1 MT MORRIS ST, WOOLWICH This five-bedroom waterfront home was custom built in around 1991 and renovated in 2006. It includes a gourmet kitchen, grand foyer, butler's pantry, bar and cellar. It last changed hands in 1988 for \$1.7 **million**, according to RP Data.

\$7m PLUS 68 BOWER ST, MANLY Belonging to Australian motorcycle legend Wayne Gardner, this home between Manly and Shelly Beach **sold** after just 29 days on the market. The sports star lived in the home for 13 years, but is relocating to Barcelona. The five-bedroom home has ocean views from every angle.

JUST UNDER \$7m 34-36 WOLSELEY RD, SOUTH COOGEE This luxury three-level home in Sydney's east has been leased by a number of celebrities in the past, including Geordie Shore cast members and features views all the way to Bondi, plus a marble kitchen with butler's pantry, reflection pool, gym, studio and an entertainment deck.

\$6.32m 35 BULKARA RD, BELLEVUE HILL The sellers reaped the rewards of hard work, buying in April 2012 for \$3.6 **million**, renovating extensively and selling in March for \$6.32 **million**. The five-bedroom home has a Hamptons-style chic to its airy interiors leading to the alfresco zone and pool.

\$6.2m 5 WALLANGRA RD, DOVER HEIGHTS Dover Heights is running hot and this three-level property was expected to fetch \$5.5 **million**, but **sold** prior for \$700,000 more. A rooftop terrace with knockout views proved a hit during twilight inspections. It features a heated pool.

\$6.8m 23-25 LLANDILO AVE, STRATHFIELD Strathfield has regained some prestige with a slew of multi-**million**-dollar sales in recent times. This three-storey property features six bedrooms, seven car spaces and is on a north-facing 1972sqm block. Other features include a marble kitchen, tennis court, gym, gazebo and gas-heated pool.

\$5.2m 10 CARABELLA ST, KIRIRIBILLI Eversley **sold** at auction in March, netting a tidy profit for the seller, which turned out to be the Reserve Bank of Australia. The property was built in the early 1900s and sits on 920sqm with six bedrooms, period fireplaces, a courtyard, large garden, a home office/library and four-car garage.

\$5.635m 7 LINDEN AVE, WOOLLAHRA This impressive home, known as Linden House, is positioned on the edge of Cooper Park and was part of the original Cooper Estate. The home dates back to the 1860s when it took the form of a sandstone cottage, and features four bedrooms, flagstone terraces and a pool all on 642sqm.

\$6.55m 6 COOLONG RD, VAUCLUSE An elegant dual-access home just moments from Nielsen Park and Sydney Harbour, this north-facing home was one of the first limos off the rank for 2014, selling in early January. It features an entertainment terrace, gourmet kitchen, rear courtyard and heated limestone floors.

\$5.5m 2 LODGE RD, CREMORNE “The Cremorne Resort” has been one of the most tightly held and impressive properties in its suburb. Sitting on 1192sqm and offering sweeping views of Middle Harbour, the five-bedroom property features a flexible floorplan, pool room and a studio-style boatshed with self-contained accommodation.

\$5.7m 1 CECIL RD, ROSE BAY Size was the clincher for this four-bedroom family home with extensive harbour views. The 1088sqm block attracted plenty of interest from the gathering prestige buyer market, as did the character home’s well-established gardens with swimming pool surrounded by timber decking.

\$6.65m 91 OCEAN AVE, DOUBLE BAY Designed by fabled architect Espie Dodds, this four-bedroom property brings indoor and outdoor lifestyle together — the layout opening to a wraparound, landscaped garden and centrally placed pool. Other features are a marble kitchen, butler’s pantry, open fireplaces and a sauna.

NS gcat : Political/General News

RE austr : Australia | sydney : Sydney | apacz : Asia Pacific | ausnz : Australia/Oceania | nswals : New South Wales

PUB News Ltd.

AN Document DAITEL0020140503ea540004z