

## North Shore Times

news local

SE RealEstate  
HD **Classic federation-style charms are irresistible to buyers**  
BY Susan Liu  
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Strong results recorded despite quiet Easter weekend, reports Susan Liu

A GRAND Federation home in Lindfield was snapped up for more than \$4 million before the Easter long weekend.

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The five-bedroom **property** at 19 Waimea Rd **sold** after an Expressions of Interest campaign through Martin Ross of Ken Jacobs, Christie's International Real **Estate**.

It was listed with a price guide of \$3.9 million to \$4.3 million. About 30 groups inspected the 1195sq m **property**, with interest coming from a mix of local and international buyers, Mr Ross said.

"The buyer is a **Chinese** buyer who is a permanent resident. They never thought about buying in Lindfield but liked the layout of the garden, the large block of land and the Federation style," he said.

The owners are moving closer to Sydney CBD.

"There is a lack of quality stock currently available," Mr Ross said. "Buyers are more astute and they're aware that the market is changing, but they're still willing to pay a premium for quality properties."

**A STROKE OF GOOD LUCK An UNRENOVATED three-bedroom house in Wollstonecraft sold for \$1.85 million at auction – \$150,000 above the reserve.**

**The freestanding brick home at 8 Christie St attracted significant interest particularly from Chinese buyers thanks to the lucky number 8, Ray White Lower North Shore listing agent Sean St Clair said.**

Three of the 10 registered bidders participated on the day, offering two quick \$100,000 bids after an opening offer of \$1.5 million.

**The buyers then battled it out offering a tense succession of bids until the home was secured by a Chinese buyer for \$1.85 million.**

Throughout the campaign, 130 groups came through inspections and 20 contracts were handed out.

OFF MARKET **SALE** A KILLARA **estate** spanning more than 2300sq m has **sold** for \$9.75 million in an off market **sale** negotiated by Phil Orr from Sydney Sotheby's International Realty Upper North Shore.

The **property** at 9 Lorne Ave was bought by a local developer and is likely to be amalgamated into a new **residential** development of about 55 apartments.

The **property** is positioned just metres from Killara station, parks shops and schools.

PRIZED EAST SIDE POSITION A WAHROONGA **property** in a coveted east side position has **sold** for \$2.3 million. The auction of the five-bedroom home at 7a Wahroonga Ave was held on the front terrace in front of a big crowd.

A total of 19 bids were made and the underbidder missed out by \$25,000. It **sold** with LJ Hooker St Ives agents Peter Ramsay and Matthew Johnson.

The house, on a 911sq m block, offered scope to renovate. It included a covered rear entertaining area and a fenced saltwater pool.

THE MILLER ON THE RISE The stage one release of North Sydney's newest development, The Miller, has **sold** out on its opening weekend.

All four of the top-floor penthouses exchanged hands during the **sale** weekend, with prices starting at \$3 million. They were all secured by local buyers.

The strong buyer response to the first round of sales has prompted developer Yuhu **Group** to consider an early release of second stage sales.

Located at 221 Miller St, The Miller is the first Australian **residential** offering from the **Chinese**-based **group**, which reportedly paid about \$56million for the **site** in September, which was formerly an office tower.

The developer is investing more than \$200million into the 21-storey **residential** tower that will comprise 183 apartments, being **sold** through Ray White Projects, and 100 serviced apartments.

"Although there is a lot of speculation that the market is slowing, the quick sell-out of our first release shows that there is still significant strength in the Sydney market, and high demand for quality apartments within the city," Ray White Projects Director Eddie Mansour said.

"With a unique standard of living, The Miller has been designed to accommodate residents seeking a lifestyle of convenience and leisure with a unique Manhattan style living experience in North Sydney. The specialised concierge service, which includes on-**site** gym, restaurant, laundry and room service – has been a key feature for our buyers." Find us on Facebook at NorthShoreTimes or on Twitter @NorthShoreTimes

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