

SE RealEstate
 HD **Massive mansion rejuvenation commands \$9 million+**
 BY ALICE COOTE
 WC 690 words
 PD 14 March 2014
 SN North Shore Times
 SC NORSHO
 ED NorthShore310
 PG 46
 LA English
 CY © 2014 News Limited. All rights reserved.
 LP

This three-storey residence includes a theatre and 12-car garage, writes Alice Coote

A GRAND Federation residence in Killara has **sold** for more than \$9 **million**. The property at 45 Springdale Rd settled last week and, while the exact price wasn't disclosed, it did sell for more than \$9 **million** – the highest sale price for the area in more than a year.

TD

LJ Hooker St Ives agent Matthew Johnson said the vendor bought the property more than 10 years ago and undertook significant renovations.

They transformed the single-level Federation home into three levels, taking the floor size from around 250sq **m** to 1150sq **m**.

The property was bought by a family from mainland **China**.

"It was over 3000sq **m** and had a double staircase, Art Deco style home theatre, garage for 12 cars and a **wine** cellar," Mr Johnson said.

STRONG RESULTS A WARRAWEE property has **sold** under the hammer for \$2.27 **million**. No.33 Hastings Rd kicked off with an opening bid of \$2 **million**. The exceptionally presented two-storey, five-bedroom, renovated home with a pool was on the market for less than a month.

Burns and Burns, Pymble, director Andrew Burns said there were two serious bidders on the day.

"Seventy people attended the auction, with two serious bidders," Mr Burns said. "We are very pleased with the result." There was strong competition at the auction of 69 Darnley St, Gordon. The single-level, four-bedroom home **sold** for \$1.575 **million** to a family.

"Eighty people attended the auction, with five keen bidders vying it out after an opening bid of \$1.4 **million**," Mr Burns said.

"Auctions have been exceptionally well attended recently, with strong bidding across the **board**." Both Gordon and Warrawee have enjoyed growth in the past 12 months. Warrawee's median house price is now \$1.552 **million**, an increase of 6.3 per cent in the past year.

Gordon's median house price is \$1.5 **million**, an increase of 15.8 per cent in the same period.

SOLD PRIOR A HOUSE in Northbridge has **sold** before auction for \$1.5 **million**. The property at 4 Tarakan Cres was **sold** last Friday to a buyer from Beijing, **China**.

McGrath Northbridge agents David Howe and Grant Borley showed 95 groups through the property during the campaign and issued 15 contracts.

The vendors plan to upgrade in the same suburb.

RENOVATION IMPRESSES A RENOVATED family home in Chatswood has **sold** at auction for \$1.43 **million**. There were 14 registered bidders for the auction of 2 Ferndale St, Chatswood with a starting bid of \$1 **million**.

It was **sold** by Richardson & Wrench Lane Cove agent Lloyd Allen. Mr Allen also **sold** 2/28 Epping Rd, Lane Cove under the hammer for \$462,500.

QUICK DECISION A BUYER who saw a Willoughby property for the first time just 20 minutes before auction, beat other bidders to secure the home.

The four-bedroom home at 56 Sydney St was **sold** under the hammer for \$2.5 **million**.

It was **sold** by John McManus and Joshua Soineva from LJ Hooker Willoughby.

KILLARA CHARMER a KILLARA property has **sold** for more than the asking price of more than \$6 **million**.

There were four buyers interested in the home at 65 Arnold St which **sold** last Friday.

The seven-bedroom property was bought by expats living in Tokyo. It was **sold** by Brent Courtney from McGrath Lane Cove and Jon Dundas-Smith from McGrath Lindfield.

KNOCK DOWN, REBUILD A HOUSE that was offered for the first time in almost 100 years has **sold** for \$1.91 **million**.

The property at 28 Bayswater Rd, Lindfield is set on 1239sq **m** with a 26.77m frontage.

LJ Hooker Lindfield agent Steve Hankins showed more than 200 people through during inspections over the four-week campaign and issued 40 contracts.

There were 27 registered bidders for the auction with the property selling to a buyer who plans to knock down and rebuild. Find us on Facebook at News Realstate, or on Twitter @Syd_Real_Estate

NS	greest : Real Estate/Property gtheat : Theater gcat : Political/General News gent : Arts/Entertainment
RE	sydney : Sydney apacz : Asia Pacific ausnz : Australia/Oceania austr : Australia nswals : New South Wales
PUB	News Ltd.
AN	Document NORSHO0020140711ea3e000n6