

BALMAIN NEWS

Ideas to help you when you're Buying, Selling or Renting

DEMAND OUTSTRIPS SUPPLY



Balmain Realty recently achieved a record sale of \$4M for a waterfront apartment on the peninsula.

The team at Balmain Realty have consistently been negotiating record prices for the area.

Scott says "the demand even since Christmas has remained very strong with demand outstripping supply levels and we urgently require more listings to satisfy demand".

The philosophy of Balmain Realty is to only take on a select number of properties to ensure that all efforts are

\$4m Waterfront Price Record

focussed on providing outstanding personalised service and achieving premium results.

Call Scott now for a confidential, obligation-free, market appraisal. You will not believe what your property is now worth.

balmainrealty.com 9818 8888

BALMAIN Realty

LETTER FROM THE PRINCIPAL

Dear Readers,

2014 proved to be a busy year with property transactions in our offices occurring right up until Christmas Eve. Throughout the year our team achieved a number of record rental & sale prices that have set a new benchmark for the Peninsula.

The Balmain Realty team are already hard at it and have secured a number of exciting new listings to kick off the year. We are excited to be back and can't wait to see what this year will bring to the local market.

If you are planning to sell in 2015, it could be a good year for you. The number of properties on the market is lower than usual for this time of year which in turn puts upward pressure on prices.

Kind Regards,

Scott Robertson
Principal
0409 827 911



scott@balmainrealty.com



BALMAIN Realty

401 Darling Street, Balmain NSW 2041 &

35 Terry Street, Rozelle NSW 2039

P: 9818 8888

F: 1800 REALTY

W: balmainrealty.com

Disclaimer Notice: Neither Scott Robertson, Balmain Realty, nor Newsletter House Pty Ltd, nor the publishers and editors of articles in this issue, accept any form of liability, be it contractual, tortious or otherwise, for the contents of this newsletter or for any consequences arising from its use or any reliance placed upon it. All the information contained in this publication has been provided to us by various parties. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

©Newsletter House Pty Ltd 2013

Ph: 02 4954 2100 www.newsletterhouse.com



Renovators Delight

Balmain Realty has just listed an original condition brick home on a corner site that offers unlimited potential to the purchaser.

“With over 65 inspections at the first mid-week open home, we look forward to having a successful auction onsite at 2.30pm on Saturday 7th February 2015 at 1 Padstow Street, Rozelle”.

If you own a similar property on

the peninsula and are considering selling or would just like to know what it's worth in the current market please call the office on 9818 888 or Scott on 0409 827 911.

Inspect:

- Wednesdays 5:30pm–6pm
- Saturdays 2pm–2.30pm

Auction:

Saturday February 7, 2.30pm onsite .

ARCHITECTURAL MASTERPIECE FOR SALE



Balmain Realty is selling one of Tennyson Point's most desirable homes, a curvaceous, Perry Fung designed masterpiece at 10 Beach Street. To find out more about this outstanding home, turn to P.4

PRICE EXCEEDS VENDORS EXPECTATIONS

The recent sale of the charming weatherboard cottage at Evans Street, Rozelle attracted a large audience of interest.

The eventual sale price of \$1,065,000 absolutely delighted the vendors and enabled them to move to a larger property in the area.

The property set on a 152sqm block offered two well-appointed bedrooms, modern bathroom and bright open plan living spaces that opened onto a sun-filled north facing rear yard positioned just a moments stroll from Rozelle village.

During the auction campaign the agency received more than 7,000 unique views via their online marketing channels.

For all your real estate requirements and friendly advice call the Balmain Realty team on 9818 8888 or drop into their Balmain or Rozelle offices.

"A powerful and continuously updated database of sellers and buyers is the mark of a pro-active agency.

"It is also indicative of the agency's local market strength and effectiveness."

To find out more about database marketing contact Scott Robertson on 9818 8888.



Balmain Realty has recently listed one and two bedroom apartments in the soon to be completed "The Union" complex at 120 Terry Street, Rozelle.

Features include timber floors, air conditioning, marble finishing's and more.

"The Union" has a 5 star efficiency rating and the convenience of retail and commercial outlets right at your door step.

For further details, please contact Wayne Robertson on 0407 732 589.

"The Union" Now Selling



Want to sell your property then we are here to help

Our sales team are committed to helping you sell your investment and obtain the best possible return. For an obligation free appraisal to see how we can help you sell contact the Balmain Realty team at either our Balmain or Rozelle office.

BALMAIN Realty

Call us today on 9818 8888



Architectural Masterpiece For Sale

Balmain Realty's is selling one of Tennyson Point's, most desirable homes, a Perry Fung designed architectural masterpiece at 10 Beach Street.

Featuring curved walls and windows that create visual interest from every angle, it offers an open plan design with the use of full height windows on all four sides leading to balconies framed with pergolas.

The layout of the ground floor allows for water views from virtually every room, opening seamlessly to a north facing backyard with entertaining terrace.

The upper level features four well appointed bedrooms that all take in water views. The master suite features a his & hers walk-in wardrobe with en-suite featuring an over-sized spa bath & separate shower.

The kitchen features granite benchtops and European appliances with breakfast bar and an informal dining area. There are multiple living areas including a home theatre with separate bathroom and sauna.

Inspect Saturdays 11am - 11.30am or by private appointment.



Balmain Peninsula Recent Sales

ADDRESS	DETAILS	SALE DATE	SALE PRICE
BALMAIN			
3/42 Arthur Street	2/1/1	January 2015	\$ 675,000
429 Darling Street	7/2/4	January 2015	\$2,725,000
16 Carrington Street	1/1/1	December 2014	\$ 851,000
2/8 Gow Street	3/2/2	December 2014	Undisclosed
28 Terry Street	3/3/2	December 2014	Undisclosed
2/9 Longview Street	1/1/1	December 2014	\$ 627,000
BALMAIN EAST			
6 Datchett Street	2/1/1	December 2014	\$1,300,000
16 William Street	4/3/2	December 2014	\$4,611,000
4/26 Pearson Street	2/1/1	December 2014	\$ 745,000
3 Weston Street	2/1/0	December 2014	\$1,550,000
BIRCHGROVE			
1/45 Wharf Road	3/2/1	December 2014	\$1,825,000
22 Gipps Street	3/2/0	December 2014	Undisclosed
51 Short Street	3/1/1	December 2014	Undisclosed
39 Cove Street	3/2/0	December 2014	\$1,670,000
ROZELLE			
76A Evans Street	2/1/1	December 2014	\$ 905,000
39 Mackenzie Street	2/1/1	December 2014	\$ 945,000
25 Waterloo Street	3/1/2	December 2014	\$ 955,000
111/5 Wulumay Close	3/2/3	November 2014	\$2,005,000
83 Evans Street	2/1/0	November 2014	\$1,065,000
107/8 Yara Avenue	3/1/2	December 2014	\$ 855,000
7/3/Wulumay Close	4/3/3	December 2014	\$4,000,000
126/5 Wulumay Close	2/2/2	December 2014	\$1,700,000
C601/120 Terry Street	2/2/2	December 2014	\$1,370,000
306/32 Warayama Place	3/2/2	November 2014	\$1,315,000
LILYFIELD			
48 Piper Street	4/2/2	December 2014	\$1,625,000
6/267-269 Balmain Road	1/1/0	December 2014	\$ 395,000
39 Moore Lane	Land 180m ²	December 2014	\$ 555,000
198 Lilyfield Road	5/2/1	December 2014	Undisclosed
143 Francis Street	2/1/2	December 2014	\$1,075,000

"Real Estate Solutions for the Inner West"

Want to rent your property?

January to March is usually the strongest rental market of the year so now is the ideal time to look into leasing your property. Our Property Management staff are committed to protecting your investment and obtaining the best possible return. For an obligation free appraisal of your rental property contact the Balmain Realty team and they'll look after you.

BALMAIN Realty

Call Matthew on 0499 888 588

