

BALMAIN NEWS

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

Darling Street Gem



465 Darling Street, Balmain - One of Darling Street's Grand Ladies receives a stunning contemporary makeover.

Designed for luxurious modern living, this prestigious family home showcases retained period character alongside modern refinements.

It captures stunning northerly harbour views toward Cockatoo Island and offers flowing living areas that open seamlessly to an extensive outdoor entertaining area.

This magnificent home is set on a large 254m² parcel orientated to the north with a sun filled backyard and manicured gardens, a tranquil haven to relax in or entertain guests.

The location enjoys easy access to Balmain's array of cafes, eateries, shops, schools, parkland and transport including buses & ferries.

Historic properties such as this are so beautiful in their grandeur, especially when they retain original features such as this property has.

The attention to detail has been second to none during the makeover of this grand residence.

The retaining of stunning original details such as the handcrafted majestic Australian red cedar staircase that has such presence upon entry to the house, stunning original Kauri pine timber floors that are polished and maintained to perfection through to the ornate ceilings and fixtures that have been so tastefully bought into current times with seamless blending of modern features throughout,

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balmainrealty.com 9818 8888

BALMAIN Realty

LETTER FROM THE PRINCIPAL

Dear Readers,

With Interest rates at an all time low of 2%, there has never been a better time for people to get into the property market.

That being said though, we are seeing market trends in our local area and throughout Sydney peaking, as the interest rate cut has created a surge of buyers who previously were unable to enter the market, now having the opportunity to do so.

The demand for properties has surpassed supply, thus creating a catch in that we have more potential clients than ever before, but this demand has driven up prices.

On one side it's a great time to buy with current interest rates, and this current market has also created the ideal situation for sellers. It's a win/win situation all round.



Kind Regards,

Scott Robertson
Principal
0409 827 911



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DARLING STREET GEM



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you will never feel like you are left wanting.

The accommodation features four well appointed bedrooms, 2.5 bathrooms and a double lock up garage from rear lane with ample storage space

For further details, or to arrange an inspection of this magnificent property, contact Scott Robertson - 0409 827 911.



BALMAIN Realty

Ph 9818 8888

Looking to sell your property? Your "exclusively local" agency is here to help

Our sales team is committed to helping you sell your investment and obtain the best possible return.

For an obligation free appraisal to see how we can best help you sell contact the Balmain Realty team at either our Balmain or Rozelle office.



Selling The Un-sellable

Balmain Realty is your “exclusively local” agency with two offices on the Peninsula at Balmain and Rozelle to provide clients with superior coverage, service and access to the local market.

Not only do they execute everything they do in a superior manner, but Balmain Realty is selling properties that other agents are failing to sell.

And for record prices.

With the current market demand at an all time high, call them today to get your property appraised. You may be pleasantly surprised.

Two recent examples of their exceeding market and client expectations are:

28 Waterloo Street, Rozelle SOLD \$1,250,000

This uninhabitable, bare shell of a home was more of a building site than family home, with the entire back end of the house previously being demolished prior to renovations that never eventuated.

When the renovations were abandoned, the property was listed with a local competitor’s agency, and was on the market in excess of 6 months, with no result.

Balmain Realty sold the property via their extensive local database of clients in less than two weeks for a record price and for the vendor’s full asking price.

46 Nelson Street, Rozelle SOLD at Auction \$1,290,000

This un-renovated terrace needed extensive renovations throughout to update its tired interior and repairs due to lack of maintenance.

Due to Balmain Realty’s exceptional marketing and exclusive network database, the property attracted in-excess of 100 groups through the auction campaign with fierce bidding on the day, resulting in a sale price of over \$200,000 above expectations.

So if your property is with the wrong agent, has the wrong marketing, and your sale campaign isn’t working for you, it’s going to cost you money.

Let’s face it, to most people property is the biggest investment that they are ever going to own, so you want to make sure it’s handled correctly by a company that’s working for you.



Waterloo St



Nelson St



“Harbourfront” Balmain Brand New Luxury Terraces & Apartments



Rarely does a sense of waterside serenity and place intersect with CBD convenience and vibrant village.

This Bates Smart design combines expansive landscaped grounds with stylish, contemporary interiors on the shoreline of one of Sydney’s most coveted inner west suburbs.

The collection of striking apartments and terrace homes – set within a parkland-like sanctuary – are just a short walk from bustling weekend markets, fabulous restaurants, gourmet cafes, artisan providers, and much, much more.

Contact Balmain Realty Today
9818 8888

The "UNION" Investment Gold

With sweeping harbour views, profuse landscaping, leading sustainability features, prime location and completion only two months away, it's no wonder this complex has sold so fast and is in such high demand from buyers and tenants alike. Just minutes walk to Rozelle and Balmain Villages, prices for purchase and rental returns are already exceeding expectations, making this "Investment Gold".

Rental return appraisals by Balmain Realty, (who are on site in the complex) are being valued as follows:

- 1 Bed apartment - \$750 P/W
- 2 Bed apartments- \$950 P/W
- 3 Bed apartments - \$1500 P/W
- 4 Bed penthouse - \$3500 P/W

With appraisals forecast to look this good, contact Balmain Realty today to make sure you don't miss out on either "Investment Gold", registering your interest to rent, or an agency that can manage your property correctly to get you the premium results you deserve.



Balmain Peninsula Recent Sales

ADDRESS	DETAILS	SALE DATE	SALE PRICE
BALMAIN			
48 Beattie Street	4/3/-	March	\$2,182,000
166 Beattie Street	3/2/1	April	\$1,482,000
182 Beattie Street	3/1/1	May	\$1,720,000
3B/1 Buchanan Street	2/2/2	April	\$1,027,000
2 Carieville Street	3/2/1	March	\$1,852,000
10 Claremont Street	4/2/-	April	\$1,930,000
36 Clayton Street	4/2/-	March	\$1,260,000
8 College Street	2/1/-	March	\$1,280,000
59 College Street	3/1/-	April	\$1,455,000
26 Curtis Road	3/2/1	May	\$2,112,000
40 Curtis Road	4/1/-	April	\$2,040,000
149 Darling Street	3/2/-	April	\$1,680,000
BALMAIN EAST			
100 Darling Street	4/2/2	April	\$2,800,000
7/19 Nicolson Street	2/1/1	March	\$1,270,000
3 Stack Street	4/4/2	March	\$3,275,000
5 The Avenue	3/1/-	March	\$1,660,000
18 The Avenue	3/1/-	March	\$1,670,000
1 Weston Street	2/1/-	May	\$1,840,000
BIRCHGROVE			
13 Cove Street	3/1/0	March	\$1,435,000
23 Dock Road	3/3/1	March	\$2,940,000
53 Gipps Street	3/3/-	April	\$1,600,000
53 Grove Street	2/1/-	March	\$1,100,000
3/45 Wharf Road	3/2/1	April	\$2,310,000
40 Wharf Road	3/2/2	March	\$2,490,000
12 River Street	5/3/1	March	\$3,575,000
98 Phillips Street	2/1/0	April	\$1,080,000
ROZELLE			
46 Nelson Street	2/1/-	May	\$1,290,000
53 Alfred Street	4/3/2	April	\$1,535,000
16 Bruce Street	3/3/-	April	\$1,850,000
10 Callan Street	2/0/-	April	\$940,000
51 Foucart Street	3/2/2	March	\$1,540,000
4 Perrett Street	4/2/1	April	\$2,040,000
150 Mullens Street	2/1/0	March	\$1,100,000
138 Mullens Street	2/1/1	April	\$1,212,000
1 Kenniff Street	3/1/0	March	\$1,140,000
LILYFIELD			
53 Ainsworth Street	4/2/0	March	\$1,600,000
5/14-22 Alberto Street	3/2/2	May	\$1,410,000
405 Balmain Road	3/2/-	April	\$1,055,000
7 Cecily Street	3/2/1	March	\$1,900,000
35 Commercial Road	4/1/0	April	\$1,560,000
12/14 Gladstone Street	3/1/2	April	\$2,400,000
39 Grove Street	2/1/-	April	\$930,000
92 Hubert Street	2/1/1	April	\$1,005,000

BALMAIN Realty

Ph 9818 8888

Looking to lease your property?

Our Team is 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.

Matthew – Senior Property Manager – 0499 888 588



LEASED \$1300 P/W - 85 Palmer Street, Balmain: Immaculate three bedroom apartment with private rooftop terrace, double lock up garage & some of the best views Sydney has to offer