

Newsletter Update – North Narrabeen – April 2019

Stock levels are going to plummet...

With the Federal election fast approaching this month, there will be only a few new listings that may come on in June and that is only if homeowners are willing to sell in the winter months.

This means that more buyers will be competing against each other due to low stock levels, which in turn will stabilise prices or boost them in some areas due to increased competition.

On another note, I have never seen the media consistently talk negatively for such a long period of time about the property market. This is where I see opportunity to buy at present. As soon as they start talking positively about the market, everyone will try and jump back in creating more competition and then you would have missed the opportunity to secure a bargain.

Please feel free to call me anytime for an obligation free market appraisal on **0437 627 842** or email martha@drakerealestate.net.au

Please see over the recent sales for the past quarter (February, March & April) in North Narrabeen:



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RECENT SALES – NORTH NARRABEEN (FEB, MARCH, APRIL)

Sale Price & Date	Address	Property Description	Photo
\$635,000	4/1 Walsh Street	1 bed, 1 bath, 1 car Security building with lift access. Ultra modern, internal laundry & security parking.	
\$950,000	6/1470 Pittwater Road	3 bed, 2 bath, 1 car Single level 3 bedroom villa in an over 55's complex. Built in 2015, close to shops, transport and a level walk to popular cafes and restaurants.	
\$960,000	2 Garden Street	4 bed, 2 bath, 3 car North East aspect with amazing views over the Lake. Hard access and original condition. Set up high on 344sqm.	
\$1,100,000	153A Rickard Road	3 bed, 2 bath, 1 car 3 bedroom townhouse with double garage. Floorboards throughout and sunny yard area with raised deck. Land size: 288sqm	

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\$1,100,000	153A Rickard Road	3 bed, 2 bath, 1 car 3 bedroom townhouse with double garage. Floorboards throughout and sunny yard area with raised deck. Land size: 288sqm	
\$1,150,000	108 Garden Street	5 bed, 2 bath, 2 car Original family home set on a 575sqm block. North East facing with plenty of potential to renovate with your own special touches.	
\$1,215,000	64 Tatiara Cres	3 bed, 2 bath, 1 car Tranquil 3 bedroom home with bush outlook. Large entertaining deck, new kitchen, study nook, carport & separate lounge & dining area. Land size: 582sqm	
\$1,250,000	20 Oak Street	4 bed, 1 bath, 2 car Level land in a great location. Huge potential on 685sqm block of land. Plenty of space to build your dream home and granny flat STCA.	

Sale Price & Date	Address	Property Description	Photo
\$1,430,000	23 Bolwarra Road	3 bed, 2 bath, 1 car Set over two levels, embraced by 697sqm of beautiful terraced gardens. Single carport, large balcony with lovely outlook.	
\$1,660,000	135 Rickard Road	5 bed, 3 bath, 2 car Stunning renovated home with beautiful district outlook. Granny flat with separate entrance, 4 bedrooms in the main home plus double lock up garage. Functional floorplan with nothing to spend!	
\$1,900,000	58 Alleyne Avenue	4 bed, 2 bath, 3 car Prime position with an North/North East aspect taking in the amazing view to Narrabeen Lake & Beach. Land size: 823sqm	

Information sourced from RP Data, realestate.com.au and domain.com.au

We have obtained all information in this newsletter from sources we believe to be reliable; however, we cannot guarantee its accuracy.