

Is this the bottom of the market?

Sydney prices have dropped 14.5 per cent from 2017 peaks with analysts are saying further falls are expected this year. 'They' say the bottom will now come sooner than expected with prices turning **positive** by the end of the year.

I admit I always take these comments with a grain of salt, a number of commentators are paid to express an opinion so they have to give one! I wouldn't be surprised if there are some areas of Sydney that still fall but I don't think there is too much of a worry around here.

One of the many factors behind the predicted confidence is cheap borrowing. Official interest rates are at a record low of 1.0% giving home loans at less than 4%. Our team have also seen more enquiries and interest this past quarter than we have witnessed in the last 18 months. To the extent we have sold most of the property we have and are looking for new properties to tell our many buyers about.

Those looking to buy understand that now is a good time. With the market having gone through a recent 10 – 15% correction, this is an opportunity to upgrade/upsized your home.

***Please see over all the sales in North Narrabeen for the past quarter
(May, June, July)...***



Martha MacLaurin-Wood LREA
martha@drakerealestate.net.au
0427 627 842

2 EUNGAI PLACE - \$970,000

3 BED, 1 BATH, 1 CAR

Set on an elevated 873sqm block. 3 bedrooms, carport, bush views



137 RICKARD ROAD - \$1,065,000

3 BED, 1 BATH, 1 CAR

North east facing with plenty of potential. Set up high from the road with 3 bedrooms and a single lock-up garage on 556sqm



145 RICKARD ROAD - \$1,125,000

3 BED, 2 BATH

Elevated aspect with north east views over the treetops. Large entertaining decks, modern kitchen, parent's retreat. Land size: 645sqm



87 RICKARD ROAD - \$1,200,000

3 BED, 2 BATH, 2 CAR

Elevated position on a 550sqm block. Two decks, underhouse storage and double garage



32A NAREEN PARADE - \$1,230,000

4 BED, 2 BATH, 2 CAR

Elevated 4 bedroom home with single lock-up garage & carport. Terraced gardens and two large decks perfect for entertaining



14 TAIYUL ROAD - \$1,261,000

3 BED, 1 BATH, 1 CAR

Private & light filled set on 632sqm. Immaculately maintained terraced backyard with garden shed. North east aspect



133 RICKARD ROAD - \$1,320,000

3 BED, 2 BATH, 2 CAR

Fully renovated north facing home with indoor/outdoor living and entertaining spaces over two levels. Huge double lock-up garage (the ultimate man cave). Light and sunny throughout. Land size: 552sqm



15 KURU STREET - \$1,355,000

3 BED, 1 BATH, 2 CAR

Occupying a massive 1,113m2 parcel of land, lovely single level 3 bedroom cottage & self-contained one bedroom garden apartment



41 BOLWARRA - \$1,420,000

4 BED, 3 BATH, 2 CAR

Sold off market! At the end of a private cul-de-sac. Double garage with internal access.

Dual level family living



100 GARDEN STREET - \$1,520,000

5 BED, 3 BATH, 4 CAR

A generous 702m2 flat block. Oversized double garage with internal access, plus additional garage/workshop at rear of the house. Fully enclosed level backyard



46 WIMBLEDON AVENUE - \$1,635,000

3 BED, 2 BATH, 2 CAR

Nestled in one of Narrabeen's most renowned lakeside pockets, this well loved home presenting endless potential is being offered for the first time in 62 years. It spreads across a level 559sqm block with a 22 metre frontage, steps from the water's edge



3 NAREEN PARADE - \$1,755,000

6 BED, 4 BATH, 3 CAR

Comprising of 2x3 bedroom duplexes. Side-by-side, these 2 storey town homes were built in the late 1990's and are of full brick construction. Both offer open plan living incorporating kitchen and dining areas on the lower levels, with 3 oversized bedrooms on the upper levels plus balconies

