

## **Newsletter Update – Elanora Heights – November 2019**

Stock levels have been at an all-time low and so have interest rates, the two things that have pushed property prices up again. I believe that we will continue to see growth in 2020 in most areas, which could be in excess of a 10% increase as we expect money to remain as cheap as it is for a while to come.

Even though the market is solid, many vendors are still choosing to sell their property 'off market', mainly due to cost of marketing, confidentiality and the hassle of open for inspections.

A Federal Government scheme to allow first home buyers to purchase a property with a deposit as little as 5 per cent will operate on a "first-in, best-dressed" basis. The government mortgage guarantee scheme aims to help first home buyers enter the property market.

Kind regards,



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*Please see over all the sales in Elanora Heights for the past quarter  
(September, October & November)...*

**3/38-40 ST ANDREWS GATE - \$935,000**

**2 BED, 2 BATH, 1 CAR**

As new designer apartment with a generous alfresco courtyard. Security parking space, high ceilings, hardwood timber floors & gas cooking.



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**6/182 POWDERWORKS - \$1,050,000**

**3 BED, 2 BATH, 2 CAR**

Over 55's living! Unit Size: 109Sqm Internal + 44Sqm Parking Approx.



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**20 KUTTABUL PLACE - \$1,285,000**

**4 BED, 2 BATH, 3 CAR**

On a perfectly north facing 550m2 block with access from two sides the home gets sun all day and has a beautiful bush outlook. This house will shine with a total make-over!



**138 ELANORA ROAD - \$1,350,00**

**3 BED, 2 BATH, 1 CAR**

Land (1480sqm) - This original 3 bedroom home has reached its use by date.

Subdividable block (STCA).



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**15 KUTTABUL PLACE - \$1,360,000**

**4 BED, 2 BATH, 1 CAR**

560m2 duel storey home in a quiet cul-de-sac location. Perfect northerly aspect with 4 generous bedrooms plus a downstairs rumpus/workshop.



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**2 GEORGINA AVENUE - \$1,500,000**

**3 BED, 1 BATH, 2 CAR**

Light filled, near single level home family home. Positioned on the high-side in the quiet cul-de-sac street on 594sqm.



**51 KALANG ROAD - \$1,575,000**

**3 BED, 2 BATH, 1 CAR**

Exciting home plus business with ocean views. What was once a three bedroom home has been converted utilising its B2 zoning into a lower level high-end food processing premise plus upper level office space and one bedroom apartment.



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**9 ALLINGTON CRESCENT - \$1,635,000**

**4 BED, 2 BATH, 2 CAR**

This outstanding home effortlessly combines a peaceful family-friendly setting on 696sqm. Covered alfresco deck and off street parking for 2 cars.



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**58 KOORANGI AVENUE - \$1,645,000**

**4 BED, 2 BATH, 2 CAR**

Set on an impressive near level 834 square meters. Double garage with internal access, 2 oversized outdoor terraces, functional laundry, and located within close proximity to local shops.



**10 WEEROONA AVENUE - \$1,860,000**

**4 BED, 2 BATH, 4 CAR**

Positioned on a sprawling 1182sqm block - the largest in the street! Beautiful pool with cabana, outdoor shower, workshop/storage & carports.



**17 CALADENIA CLOSE - \$3,200,000**

**6 BED, 3 BATH, 6 CAR**

Beautifully positioned on a 5 acre peak. Large in-ground swimming pool with natural rock features, paved undercover entertaining area, separate open air entertaining deck overlooking the national park and triple lock up garage with additional carport parking for 4 cars.



**MERRY CHRISTMAS FROM YOUR LOCAL REAL ESTATE TEAM!**

