

TOP FIVE

HIGHEST PRICED SALES

\$13,510,000
QLD



215-217 Jefferson Lane, Palm Beach, Gold Coast
Beachfront block with 20m ocean frontage spanning 817sq m
AGENT: Troy Dowker, Kollosche, Broadbeach

\$8,660,000
NSW

23 Bonnefin Road, Hunters Hill, Sydney
Waterfront home with four bedrooms on 967sq m
AGENT: Lee Dowdall, The Agency, Hunters Hill

\$6,425,000
VIC

9 Studley Road, Ivanhoe, Melbourne
Queen Anne-style home with five bedrooms on 2329sq m
AGENT: James Labiris, Nelson Alexander, Ivanhoe

\$2,400,000
SA

41 Avonmore Avenue, Trinity Gardens, Adelaide
Six-bedroom home on 903sq m
AGENT: Kris Casey, Harris Real Estate, Kent Town

\$1,910,000
TAS

1/25 Mortimer Avenue, Mount Stuart, Hobart
Five-bedroom home on 1405sq m
AGENT: Lynne Page, Harcourts Signature, New Town

MANSION GLOBAL

PLACERVILLE, COLORADO
PRICE: \$US24.5 MILLION (\$33M)



Once the home of the film director Oliver Stone and now owned by the professional poker player and entrepreneur Lyle Berman, this 574ha ranch offers state-of-the-art equestrian facilities, nearly 16km of trails, 17 bedrooms, seven ponds and easy proximity to a well-known resort and ski community.

“Putting the property aside, its location is one of its best attributes,” says listing agent TD Smith, of Telluride Real Estate Corp/Forbes Global Properties. “If one were to search for a ranch throughout the Rocky Mountain West, you would not normally find one that’s 20 minutes from a resort.

“Oliver Stone bought the ranch raw and then built the main house and the bunkhouse,” Smith says.

The centrepiece of the main house is a large great room with a stone fireplace, a cathedral ceiling with wood beams, floor-to-ceiling glass walls with open mountain views, a pool table and a wet bar. It opens to an outdoor living area with a fire pit. It comes with eight bedrooms, 10 full bathrooms and two partial bathrooms. There is a 65sq m guesthouse next to the main house, an apartment above the stables and two two-bedroom ranch-hand homes.

AGENT: TD Smith, Telluride Real Estate Corp/Forbes Global Properties

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Floods fail to wreck Brisbane river’s record run of price gains

EXCLUSIVE

The demand for riverfront homes is still on the rise

LISA ALLEN

The floods have yet again wreaked havoc on the serpentine Brisbane River, but agents report unprecedented price rises and turnover for the city’s luxurious riverfront homes and land sites in the prior 12 months.

Premium Brisbane riverfront real estate sales produced a record \$551.3m worth of riverfront house, land, and site sales last year, according to the just released River Report by Johnston Dixon Advisory, with 73 sales of absolute riverfront houses at the \$1m-plus level, up from 35 sales in that price range in 2020.

As divers continue to unclog the river, with 1100 tonnes of debris pulled from the surface of the water including jetskis, motor boats, pontoons, trees and yachts since the floods began in late February, residents and investors can take heart that the value of riverfront property sales increased by an unprecedented 125 per cent in terms of sales last year compared to 2020.

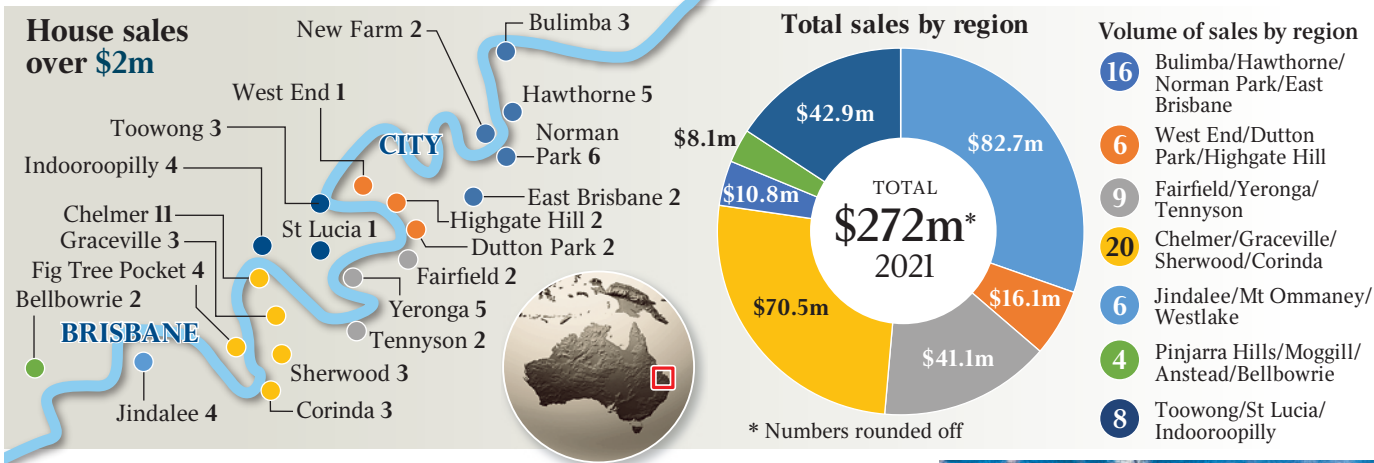
“The total value of all absolute riverfront house sales in 2021 was \$299m, up an unprecedented 125 per cent on 2020’s \$132.8m,” according to the River Report obtained by The Weekend Australian.

Last year’s highest sale was \$15m paid for 154 Virginia Ave, Hawthorne, which comprised a grand home on a 2110sq m spread, but that was still short of the all-time record when \$17.6m was out-laid for the 4000sq m 1 King Arthur Tce, Tennyson, in 2019.

Despite Covid, the average absolute riverfront house price cracked the \$4m mark for the first time ever, according to the River Report.

The agency’s riverfront director, Josephine Johnston-Rowell, said the unprecedented sales

ABSOLUTE RIVERFRONT



The apartments at 1 Scott St, Kangaroo Point (above), and 154 Virginia Ave, Hawthorne (left)

“The level of sales activity on the river this past year surprised everyone”

JOSEPHINE JOHNSTON-ROWELL
JOHNSTON DIXON ADVISORY
RIVERFRONT DIRECTOR

the river’s enviable amenity.”

While Chelmer recorded the most riverfront sales last year, other riverfront suburbs such as Hawthorne, Norman Park, Indooroopilly and Yeronga also fared well, eclipsing the popular New Farm, which was one of the more popular suburbs in 2020.

However, New Farm’s riverside apartments recorded the highest value in sales above \$2m, at \$55.56m from 15 sales last year, a 7 per cent gain on 2020’s \$51.76m from 16 unit sales.

The highest apartment sale last year was the \$5.4m paid for a 506sq m apartment at 105/1 Scott St, Kangaroo Point. But there were other big unit sales in New Farm during the year, with \$5.1m paid for a two-level, 372sq m penthouse in Platinum on the River at 166 Oxlade Drive, New Farm and \$5m paid for 4/91 Moray St, New Farm comprising a 372sq m luxury apartment.

along the river were fuelled by low interest rates and fast-growing demand from interstate buyers, coupled with returning expats.

She said the number of riverfront house sales valued at more than \$2m more than doubled year on year from 30 to 65, while sales of houses over \$3m jumped 150 per cent, from 19 to 47 last year.

For the fourth year in a row, the top-performing riverfront suburb

was Chelmer, with 12 transactions totalling more than \$147m, while the average cost of purchasing absolute riverfront land hit a record of \$3.447m.

“There were no absolute riverfront house sales under \$1m this year,” Ms Johnston-Rowell said.

“The level of sales activity on the river this past year surprised everyone.

“While in the depths of Covid

last year I saw demand for riverfront property was on track to outstrip supply and could therefore confidently predict an unusually strong year for the river, what I didn’t see coming was that things might get as good as they got and as quickly.

“Today even with the frustrating temporary distraction of the recent floods that fortunately were less impactful than its prede-

cessor, given current momentum and broader market fundamentals I expect the enduring and unique appeal of the river to continue its rightful exorable rise, boosted by the many major infrastructure projects under way or planned, not least the soon-to-be-completed, world-beating multi-billion-dollar Queens Wharf and the raft of new pedestrian bridges that will improve even further



NSW
Sydney. 1 Mooramba Avenue, Riverview. \$4.8m
This light-filled home was built for entertaining. Paul Greene and wife Robin McLennan have owned the property for seven years and had the four-bedroom home custom built. Full-length glass and clerestory windows make for sunny, warm living spaces. The north-facing garden has a covered alfresco patio and a heated saltwater pool. Paul says they wanted a resort-style ambience to their home.

AGENT: Simon Harrison, Belle Property, Lane Cove. Auction on April 9



VICTORIA
Moorabool Shire. 66 Sexton Lane, Gordon. \$3.45m
If you’re searching for the quintessential country idyll, this 32ha holding may fit the bill. Driving up the long, curved driveway, surrounded by lush farmland, the pretty four-bedroom homestead with its steeply pitched roof comes into view. A wraparound deck and alfresco dining pavilion are perfect for enjoying the manicured gardens and peaceful rural views. The formal lounge room has a gas log fire

AGENT: Natalie Fagan, Belle Property, Daylesford

PRESTIGE PROPERTY

ON SALE ACROSS AUSTRALIA

For Prestige Property inquiries contact Emily Pettafor: emilymay.prestige@gmail.com



VICTORIA
Melbourne. 7 Alleyne Avenue, Armadale. \$4m-\$4.25m
This 1910 Edwardian residence has been renovated and extended to create an elegant family home. Dark Baltic pine floors, leadlight windows and timber fretwork give period charm to the original home, featuring formal living and dining rooms and the master

bedroom. In the rear, an open plan living and dining area leads out to a north-facing garden. Set in Jack Merlo-designed gardens, the four-bedroom 546sq m property is close to Glenferrie Rd and High St.

AGENT: Fiona Ansell-Jones, Marshall White Stonnington, Armadale. Auction on April 6



TASMANIA
East Coast. 4 Bluff Circle, Swansea. Offers above \$1.75m
There are beautiful views over the stunning Coles, Hazards and Great Oyster bays from this beachfront home. Launceston-based developers Daniel and Sophie Harris have adored their holiday home of the past eight years. The four-bedroom residence sits on 930sq m, with cathedral ceilings and floor-to-ceiling windows. An entertaining area leads out from the living room and the master bedroom has its own balcony.

AGENT: Josh Hart, McGrath, Launceston

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