

TOP FIVE

HIGHEST PRICED SALES



\$11,950,000
NSW
25 Coolawin Road, Northbridge, Sydney
Waterfront home on Fig Tree Cove with
six bedrooms on 1345sq m
AGENT: Jad Khattar and Monika Tu,
Black Diamondz Property Concierge, Sydney

\$8,500,000
QLD
1-3 Howard Street, Runaway Bay, Gold Coast
Waterfront six-bedroom home on 1570sq m
AGENT: Jackson Paradise and Michael Willems,
Ray White Prestige Gold Coast, Surfers Paradise

\$7,500,000
VIC
24 The Ridge, Canterbury, Melbourne
Six-bedroom home on 1333sq m
AGENT: Peter Vigano and Iain Carmichael,
Jellis Craig Boroondara, Hawthorn

\$5,900,000
ACT
9 Barkly Crescent, Forrest, Canberra
Four-bedroom home on 2006sq m
AGENT: Sophie Luton and Richard Luton,
Luton Properties Manuka, Griffith

\$5,500,000
WA
3A Norbury Crescent, City Beach, Perth
Five-bedroom home on 700sq m
AGENT: Scott Swingler, Shore Property, Claremont

Brookfield holds crown

Most Brisbane west
acreage suburbs
struggle with prices

LISA ALLEN

Of western Brisbane's eight acreage suburbs Brookfield, or "Brookie" as it is known to locals, was the only strong real estate performer last year according to new analysis, with the area's average price rising strongly on the back of 27 transactions, up slightly on the previous year.

The \$6.75m sale of the six bedroom and four bathroom 46 Royston Ave on Iha helped lift Brookfield's average sale price to \$2.68m last year up from \$2.175m the previous year.

"Fashionable Brookfield ... registered both a new single property record price of \$6.75m and a new record average sale price of \$2,680,555 for the year (2023) – the latter a massive 23 per cent leap over the previous set just last year," said Josephine Johnston-Rowell of real estate agency Johnston Dixon, releasing her inaugural research into Brisbane's acreage suburbs this week.

High-profile Brisbane property developer Don O'Rorke said much of Brookfield's popularity stems from its proximity to the city's CBD. Mr O'Rorke and his family live on a 10 acre Shaun Lockyer designed home in Brookfield worth at least \$15m. He notes that there are at least three other Shaun Lockyer designed houses in the suburb.

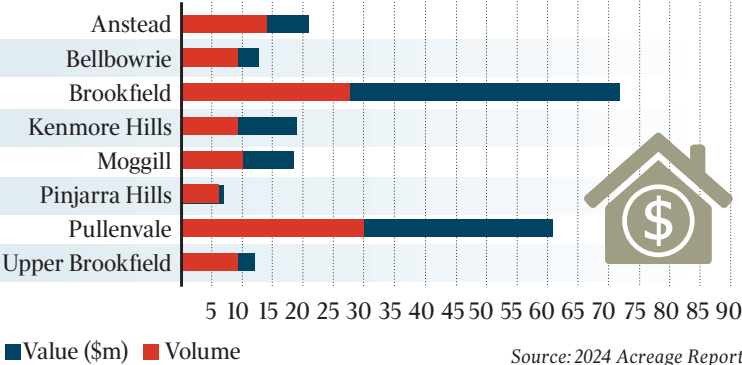
"It's the closest acreage suburb to the CBD, from our place in Brookfield outside of the traffic it is 27 minutes drive," said Mr O'Rorke, who is developing the Monarch Residences in Toowong.

"And there's a really unique sense of community engendered through the Brookfield general store which is (beside) a heritage listed showgrounds and is the centre of the community.



The sale of this home at 46 Royston St helped lift Brookfield's average sale price in 2023

BRISBANE WEST HOUSE SALES (2023)



There's a pony club, there's kids on horses, I call it the showgrounds precinct, everyone meets there. And the final thing is Brookfield's proximity to the private schools – they are all within 30 minutes."

But persistently low inventory has not helped much of the area, with average sales prices dropping between 2022 and 2023 in acreage suburbs in-

cluding Anstead which saw prices plummet from an average sale price of \$1.556m to \$1.512m in 2023.

Bellbowrie recorded just nine sales in 2023 down from 14 the previous year and its average price slumped from \$1.53m in 2022 to \$1.504m in 2023.

While there were more sales in Moggill in 2023 compared with 2022,

that did not stop its average sale price plummeting to \$1.893m from \$2.141m in 2022.

And Pullenvale's sales turnover dropped 27 per cent with 43 sales in 2022 dropping to 30 sales in 2023. Average sales prices dropped to \$2.062m down from \$2.115m the previous year.

"In 2023 also, in keeping with the top end of the Brisbane property market more generally, persistently low inventory was a further key factor and one exacerbated by significantly higher net migration inflows, much of which came from interstate," Ms Johnston-Rowell said.

However, she said vacant acreage land values continued their long unbroken upward price trend as the market edged ever closer to zero stock availability, other than the occasional infill site.

But Johnston Dixon expect the attractiveness of Brisbane's unique near city acreage regions to continue to grow exponentially and, with that, the price one has to pay to get a slice of it.

MANSION GLOBAL

ASCIANO, TUSCANY, ITALY
PRICE: €6.9 MILLION (\$11.38M)



This 18th-century farmhouse known as Ferranesi balances rustic charm and contemporary interiors with wide views of the gorgeous countryside just south of Siena, an area called Crete Senesi.

Nestled away on a parcel of land in the heart of Tuscany, between the quiet towns of Asciano and San Giovanni d'Asso, the scenic estate is only 30km southeast of Siena. It was designed by the Belgian architect Christine Conix, restored and modified over the past 20 years to create a light, spacious home.

The main house is the centre of the action – its ground floor is home to a fully equipped kitchen and dining room with a large fireplace, and the open reception room leads to a covered external dining area. There's a handsome library with a fireplace as well as a service entrance with laundry facilities and a boot room. The first floor has four bedrooms, each with an ensuite bathroom, and two covered terraces, while the lower ground floor is home to a wine cellar and storage rooms.


The property has ample guest accommodations. There's an independent guest suite with a small kitchen and bathroom connected to the main home by a loggia, while a separate guesthouse contains three bedrooms and bathrooms, plus a kitchen, dining room and sitting room.


There's also a pair of guest apartments, each with two double bedrooms and bathrooms. Throughout the property, each accommodation unit has its private area of garden for privacy and relaxation.

AGENT: Andrew Blandford-Newson, agent,
Knight Frank

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