

TOP FIVE

HIGHEST PRICED SALES

\$9,865,000
NSW



44 Cranstons Road, Middle Dural, Sydney
Five-bedroom home on 2.03ha
AGENT: Elise Lau and Louis Stapleton, McGrath, Castle Hill

\$7,300,000
QLD

105 Noosa Parade, Noosaville
Noosa Sound waterfront with four bedrooms on 610sq m
AGENT: Nic Hunter and Tiffany Wilson,
Tom Offermann Real Estate, Noosa Heads

\$4,515,000
VIC

4 Dominic Street, Camberwell, Melbourne
Four-bedroom home on 730sq m
AGENT: James Tostevin and Daniel Bradd,
Marshall White Boroondara, Hawthorn

\$3,300,000
WA

2 Regent Street, Mount Lawley, Perth
Four-bedroom home on 891sq m
AGENT: Helen Bond, Ray White Inner North, North Perth

\$2,837,500
SA

37A Esplanade, Henley Beach South, Adelaide
Four-bedroom home on 465sq m
AGENT: Anthony Fahey and Samuel Parsons,
Ray White, Henley Beach

MANSION GLOBAL

VALLETTA, MALTA
PRICE: €2.85 MILLION (\$4.76M)



In the heart of Malta's capital city is a palazzo home as historic as its location. The date of construction of the Valetta home, 1617, is inscribed in the wall of the courtyard, indicating that the structure dates to the city's fortifications, which were designed by Italian architect Francesco Laparelli under the patronage of Pope Pius V, says listing agent Gordon Dalli.

Exposed limestone walls throughout the home bear many surviving carvings and inscriptions, such as a gargoyle of a dog's head (a motif of the Roman Catholic Dominican order), and an original relief carving of the Rose of Rhodes, a rare symbol used by the Knights of Malta, who built the city of Valletta and ruled the island of Malta during this period.

The home's Baroque style is typical of 17th-century Maltese architecture, and it retains its period charm as well as many original features, such as restored doors and shutters, traditional tile flooring and limestone walls mined from the rock beneath. It benefits, however, from recent renovations, and now boasts a modern kitchen and high-level finishes throughout. The property has five bedrooms and three bathrooms, spread over five floors and comes with about 150sq m of outdoor space, between an internal courtyard, a third-floor terrace and the roof deck.

AGENT: Gordon Dalli, Luxury Portfolio International

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Riverfront housing leads way as sun shines on Brisbane market

Total sales values are already past the \$100m barrier

LISA ALLEN

Riverfront housing may well prove the star performer for the surging Brisbane property market this year, with the house market generally performing well over the first half of the calendar year, although high-end apartment sales are down at least 20 per cent.

Riverfront house sale volumes are presently tracking 64 per cent higher than this time last year, and total sales values are already past the \$100m barrier, even though the actual sale price of four properties are yet to be revealed. At this time last year, total sales volumes were \$84m, according to Johnston Dixon's interim River Report released exclusively to The Weekend Australian.

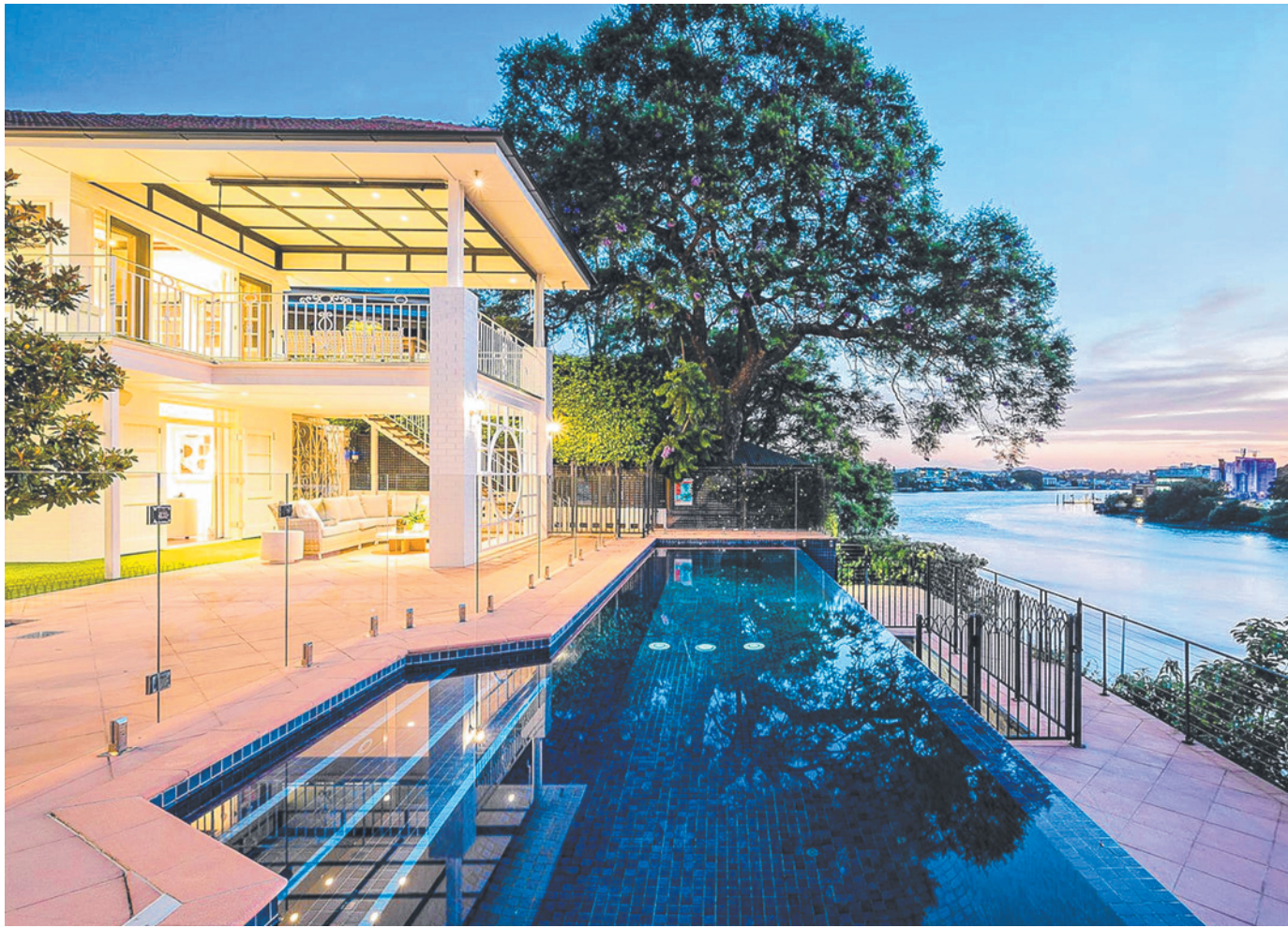
Most significantly this year, Brisbane has now recorded its first \$20m-plus riverside house sale with the \$20.5m purchase of Amity House on 2127sq m of riverside land at 101a Welsby St, New Farm, in the inner city.

Looking forward over the balance of the calendar year and beyond, the current lack of quality river listings and the principally migration-driven sharp uplift in demand should at the very least result in the current positive market conditions continuing, even if there were further interest rate rises this year and into next, said Johnston Dixon chief executive John Johnston.

However, Brisbane's higher-end apartments valued at more than \$2m were affected by plunging supply from postponed or abandoned new projects, according to the River Report.

In the year to date, there have been 33 \$2m-plus high-end riverfront apartment sales, compared with 42 apartment sales for the previous corresponding period last year.

"We are coming off an incred-



Clockwise from main:
90 Virginia Ave, Hawthorne sold for \$11.1m; 29 Brisbane Corso, Fairfield sold for \$5.75m; 133 Ryan St, West End sold for \$3.5m; and 41 Maxwell St, New Farm sold for \$8m

phine Johnston-Rowell, of the Johnston Dixon agency.

"Also on an easing sales path is riverfront apartments, where sales are down 21 per cent year on year, from 42 to 33, with the highest settled sale year to date the \$6.9m paid for a 435sq m apartment in "Argyle" at 3/49 Maxwell St, New Farm in Brisbane's inner city."

Looking forward, Mr Johnston said that with riverside house sales next year there would probably continue to be a lack of stock at the top end of the market.

CoreLogic's August figures revealed that Brisbane recorded the highest increase in home values of 1.5 per cent, followed by Sydney and Adelaide, with both seeing home values rise by 1.1 per cent.

"Sydney has led the recovery trend to date, with a gain of 8.8 per cent since values found a floor in January this year," CoreLogic research director Tim Lawless said.

"Brisbane has also posted a strong recovery, with values up 6.2 per cent since bottoming out in February."

ible halcyon year – we had an incredible year the previous year," Mr Johnston said.

"Given that so many projects have been postponed or canned completely, that may positively affect pricing if the supply chain is broken. Short of something drastic happening economically,

there should be upward pressure on prices on higher-end apartments."

The report found the total number of absolute riverfront house sales in the year to date rose from 17 to 28.

The highest absolute riverfront house sale so far this year

was the \$11.1m paid for 90 Virginia Ave, Hawthorne, which is situated on a 1619sq m block.

However, riverside house sales are down year on year to date, from 21 to 17, a 23 per cent easing.

Total riverside sale values also dropped, albeit only marginally, from \$65.655m to \$61.905m.

"As predicted as likely in my last annual River Report, the magical \$20m river sale mark has now been breached with the sale of historic Amity House on 2127sq m of riverside land at 101a Welsby St, New Farm, which transacted just recently at \$20,500,000," said agent Jose-



NSW
Sydney. 10 Private Road, Northwood. \$10m-\$11m
Boats bob on the harbour in the foreground and the glittering city skyline is on spectacular display from this peninsula residence. Set on 809sq m, the five-bedroom home was completed this year. A modern facade leads through to elegant light-filled interiors with marble tiles and timber parquet floors. There is an alfresco balcony, a heated saltwater pool and the home is a short stroll to foreshore reserves. It is being sold by Anthony and Dolly Farah.

AGENT: Simon Harrison, Belle Property, Lane Cove



NSW
Southern Tablelands. 356 Gooda Creek Road, Murrumbateman. \$4.2m-\$4.5m
This lush estate offers the best of country living, with stunning views to the Brindabellas and Springrange. Set on 32ha of rolling hills and paddocks, it has a four-bedroom homestead with covered alfresco area. There is a sparkling swimming pool, jacuzzi, putting green and large entertainment pavilion. Four dams and equestrian facilities complete the offerings.

AGENT: Sophie Luton, Luton Properties Manuka, Griffith. Auction on September 16

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WESTERN AUSTRALIA
Perth. 3 Keel Place, North Fremantle. Mid to high \$2m range
This striking castle-like home has views of both ocean and river. Limestone walls, pillars and carved timber doors make for magnificent street appeal and the river foreshore is just footsteps away. Set on 522sq m, the five-bedroom home has its living

space over three levels. Juliet balconies and a home office contained in a turret are eye-catching features. The views stretch as far as Rottnest Island and the decks are the perfect place to watch the sunset. The property is being sold by Le Lian.

AGENT: Sarah Bourke, Mint Real Estate, East Fremantle



VICTORIA
107 Ascot Street South, Ballarat Central. \$2.35m-\$2.45m
This gorgeous Victorian residence is the perfect mix of heritage charm and modern luxury. The 1897 home has been restored and extended to create a four-bedroom residence. Set on 1027sq m with beautifully landscaped grounds, it has picturesque bedrooms at the front with original fireplaces and ornate ceilings, leading through to a light-filled extension in the rear and an expansive alfresco area.

AGENT: Sean Toohey, McGrath, Ballarat Central



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