



Wright  
Real Estate



# Your Market Update

**WELCOME** to the autumn issue of your coastal property lifestyle magazine.

We've seen a shift over the past 12 months with sales volumes and consumer confidence lower than in previous years. We've also seen prices steady as the resource sector moved from a construction to production phase reducing workplace employment.

There are some early signs such as improved sales volumes since January that indicate that the market has hit the bottom of the cycle and is on its way up. The next quarter suggests a continued optimistic view for the property market and at Wright, we are excited to help owners, buyers, tenants and sellers achieve their property goals and enjoying the best that our coastal lifestyle has to give.

*Warm regards,*



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# Style & Design



## Local Lad doing big things

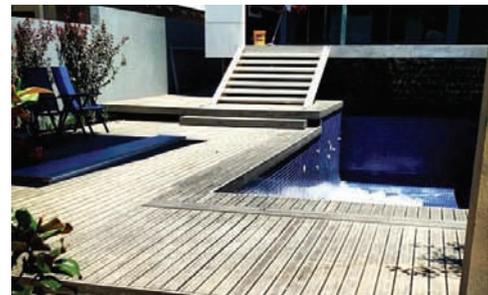
Born and bred in Scarborough, Harry Goddard and his team at Hollywood Carpentry have been making waves in the world of design and décor.

The team has been transforming outdoor and indoor spaces into trendy and sleek works of art. You may have noticed some of their work at the newly renovated Pizzaca Caffè Pizzeria & Pasta to Go.

The team specialise in everything wood, including timber flooring, decking, gates, fences, hand rails, skirting, timber lining, alfresco living and pergolas, café fitouts, custom furniture and renovations.

One of their pieces of work was even credited by interior design guru and star of The Block, Darren Palmer.

Harry Goddard is a Perth carpenter and stylist who specialises in commercial, residential and hospitality applications. For more information on Harry's services please visit his website, Facebook or Instagram page. [www.hollywoodcarpentry.com.au](http://www.hollywoodcarpentry.com.au)



# Doubleview



23

is the number of properties sold in the last 3 months.



\$720K

is the median sale price in the last 12 months.



-4.0%

is the change for the last quarter.



\$2.3M

is the highest price for a property sold in the last 12 months.



54

average house selling days.

\*Year to 31 March 2016 statistics (houses) supplied by reiwa.com.au

## Sales



56 Sydenham Road, Doubleview

\$2.3M



97 Paramatta Road, Doubleview

\$1.39M



148A Cobb Street, Doubleview

\$1.6M



152A Wilding Street, Doubleview

\$717K



\* Properties displayed are those that have settled in the past six months sourced from reiwa.com.au

# Scarborough



34

is the number of properties sold in the last 3 months.



\$767K

is the median sale price in the last 12 months.



-0.3%

is the change for the last quarter.



\$2.05M

is the highest price for a property sold in the last 12 months.



54

average house selling days.

\*Year to 31 March 2016 statistics (houses) supplied by reiwa.com.au

## Sales



3 Anne Place, Scarborough

\$1.927M



4 Bella Vista, Scarborough

\$1.71M



1/30 Nautilus Crescent, Scarborough

\$960K



16 Brodie Lane, Doubleview

\$1M



\* Properties displayed are those that have settled in the past six months sourced from reiwa.com.au

# Feature Property



1/22 Pearl Parade, Scarborough 3  2  2 



## UBER CHIC

This property is the epitome of modern living; set just back from the coast, this tastefully finished tri-level home exudes class, style and attention to detail in this highly desirable pocket of Scarborough. This three bedroom, two bathroom low-maintenance home with additional WC has bold street appeal and will impress upon inspection.

With striking timber floors to the dining and living areas, quality carpet to bedrooms, modern neutral tones throughout and luxurious light and window treatments, this is a truly eye-catching property. The open plan living and dining area opens through to an irresistible crisply tiled outdoor terrace fitted with downlights – absolutely perfect for entertaining. The deluxe kitchen features 40mm stone benchtops, glass splash back, quality 900mm SMEG gas cooktop and oven, soft-close cupboards and drawers. Off the kitchen is a spacious laundry with stone benchtops, cupboards and separate powder room.

All bedrooms situated on the top floor; the very spacious master bedroom features a study nook, walk-in robe and ensuite with shower, double vanity and separate WC. Generous-sized second and third bedrooms both with built-in robes. Main bathroom also on top floor with shower, WC and single vanity with great bench space.

On the ground-level is a double garage with direct entrance to home and remote controlled door.

Other features include:

- Survey-Strata
- Ducted reverse-cycle air-conditioning
- Downlights throughout
- 3 WCs
- Outdoor shower
- Ocean glimpses

Enjoy a low-maintenance lifestyle close to beaches, quality schools, shopping, public transport and parks.

**Adrian Kwa**



# What's your property worth?

**WE** all live a busy life and some jobs get forgotten about or put on the end of a very long to-do list. Receiving an up-to-date market appraisal of your property is probably one of those jobs.

In three easy steps you can receive an up-to-date market appraisal of your property with no need to take time out of your day.

**Step 1.** Text your email address to 0424 614 401

**Step 2.** Complete a 30 second online questionnaire

**Step 3.** You will receive your complimentary property report appraisal within 48 hours

## What will your property report include?

- Estimated price range
- Recently sold properties in your area
- Properties for sale in your area
- Suburb insights and trends

Appraisals are based on statistical market data such as recent local sales, age, property size and the number of bedrooms.

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