

Hills Living

May 2016



Prestigious home in premier location - SOLD

View on page 3



Riverstone Set to Shine

Page 4



2-bed cottage gets top dollar

Page 2



Hills Living Viewpoint

A big part of my job is to help new clients understand just what it is that sets Castlehaven apart from others working in Hills District real estate. Our free marketing package, competitive commission and honest approach all immediately spring to mind but in truth there's a whole collection of vital points that make us the experts in Hills District real estate. Castlehaven is a family run business with long-term, local staff who've been building our network and customer database for more than 40 years. We are the experts in Hills District real estate and have customers returning over their lifetime simply because they have great experiences selling and buying homes with us.

Kind regards,

Deb Newton

General Manager



2-bed cottage gets top dollar

Castlehaven smashed 2016 records with its sale of a largely unrenovated, clad cottage in Northmead. Coming in at just under \$1 million the two-bedroom cottage sold in less than a week to new buyers keen to secure a home and parcel of land in the popular Hills District suburb. The sale price of \$960,000 for 9 Beaufort St, Northmead, more than doubled the price a similar property sold for in 2009. Listed by our General Manager Deb Newton the property attracted strong interest from our extensive client network and the buyer had to move quickly to secure their new home in this busy suburb.

Northmead is a central suburb close to transport, major hospitals, schools and arterial roads. It has been re-invigorated in recent years with extensive unit development replacing small, post-war cottages. The suburb retains a village feel but offers easy access to Castle Hill, Parramatta, the M2 and is within minutes of other Hills District suburbs.

Locals tell us the home sits in the historic area of Northmead where many war service homes were constructed and streets were named after Royal Australian Air Force World War II Bombers - in this case Beaufort.

Prestigious home in premier location

Our reputation as the experts in Hills District real estate ensures we are trusted with some of the area's most prestigious listings.

5  3  3 

SOLD



We were delighted to be entrusted with the recent marketing and sale of Lot 2 Yarralumla Way, West Pennant Hills.

This premier home was developed on a 700m² block by renowned builder Billyard Homes.

Set across two expansive storeys, the luxury residence was packed with features including spotted gum timber floorboards, soaring shadowline ceilings, gourmet gas kitchen, island bench with 40mm waterfall Quantum Quartz benchtops, the latest Smeg and Miele appliances and large walk-in pantry. Flowing off the showpiece kitchen is a large family room and expansive sliding doors that fuse the outdoor kitchen and gazebo with these informal, indoor living areas.

With exceptional attention to detail the home's four bedrooms, executive study and multiple living areas were filled with the latest in designer must haves including an envious custom built walk-in wardrobe and ensuite bathroom with a showpiece freestanding bath in the master suite.

Castlehaven were delighted to be chosen as the exclusive agents of this prestigious property by one of the area's most respected building companies. The home sold for \$2.2million. We are excited to announce 3 similar properties in West Pennant Hills will come onto the market soon and 3 more are in the final stages of development in Kellyville and we are looking forward to bringing them to interested buyers in the coming months.

Riverstone Set to Shine

Castlehaven agent Dave Mills is predicting continued strong interest in new land releases at Riverstone with stage 1 of a development off Garfield Rd almost complete and stage 2, another 120 lots, due to come on the market in the next few weeks.

It's a change of pace for the previously sleepy suburb but Dave says new home owners and investors are realising the potential and re-invigoration of the area.

"For a long time people overlooked Riverstone but those days are gone. We've seen strong interest and purchases of almost 80 lots in stage 1 of this release and with good infrastructure, parks, schools and established local shops people are starting to see the potential of the area," Dave said.

"Right now, there is a lot happening in Riverstone and it's becoming a really well regarded growth area."

Dave has been leading Castlehaven's work with developer Greencapital with the land release. "I'm really passionate about seeing these new areas move from farm or grazing land to the site of someone's dream home. It's a great journey and with prices around \$450,000 for sites from 300 to 500m² these Riverstone lots represent great value," Dave said.

To secure latest information about the expected release dates for this land and other parcels we have in and around the Hills District phone our office and talk with Dave or another member of our team today.

What's on in May

- ✔ **Decluttering workshop, May 26, 6pm, Castle Hill Library. Free but bookings needed. Ph 9843 0310**

Thinking of selling? We know that getting your home ready for inspection can be a very daunting task - especially if you've been in your home some time. But a crisp, clean and uncluttered home presents beautifully and appeals to buyers.

Call one of our **sales experts** to sell your property

Hills Residential Sales Experts



Deb Newton
General Manager
0414 641 652



Colin Moss
Residential Sales
0418 668 898



Chris Fell
Residential Sales
0403 531 088



Russ Williams
Residential Sales
0416 170 040



Bryce Morley
Residential Sales
0419 412 304



Ryan Hawes
Residential Sales
0431 687 600

Hills Residential Sales Experts



Vicky Williams
Residential Sales
0411 253 878



Dave Mills
Residential Sales
0403 596 372

Property Management



Beck Stevenson
Portfolio Manager



Kere Funnell Moussa
Commercial
Property Manager



Rachel Robinson
Property Manager