

Bayview

8 Fermoy Avenue
\$4 million

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Auction: 9.45am, July 22

Agent: McGrath Pittwater,
James Baker 0421 272 692

Only steps from the water's edge, this meticulously renovated weatherboard cottage flaunts open interiors with coastal-style accents, tropical gardens, and multiple sun-kissed decks. "Glass louvres and large sliding doors make the most of the home's northerly aspect and spectacular views," the agent says.



Avalon Beach

15/1-3 Avalon Parade
\$1.35 million

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Auction: 10am, July 22

Agent: Belle Property Avalon, Mark Griffin 0414 918 999

It's pure coastal bliss in this mid-century modern haven, where the sea breeze dances through the living room's picture windows and across the expansive balcony. "This was acquired in 1967 as a holiday-investment property within the iconic Surfrider complex," says the agent. "The glorious views of Avalon Beach, the vast ocean and Bangally Headland never get old."

Tempe

34 Edwin Street
\$1.55 million

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Auction: 3pm, July 22

Agent: Richardson & Wrench Marrickville,
Tina Fotopoulos 0434 491 507

The owner acquired this classic semi in its original state, enthralled by its glorious brick exterior and intricate fretwork and intending to create a splendid family living space. "We have proudly developed a practical modern home with the nostalgic beauty of its era," says the seller, Carlie Silva. "We also added a ... garden studio."

Elizabeth Bay

45/108 Elizabeth Bay Road
\$1.5 million

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Auction: Noon, July 22

Agent: BresicWhitney Inner East,
Josh Fleming 0413 175 060

This timeless, Theodore Fry-designed mid-century retreat is set within the renowned Oceana block and bathes in an abundance of sunlight. "Prepare to be captivated by the breathtaking vistas encompassing Darling Point, Rushcutters Bay, Elizabeth Bay, and across to Manly," the agent says.

CLEARANCE RATE

74%

Source: Domain Group

What our expert says



Dr Nicola Powell

Chief of research & economics

“Heightened demand and supply-side constraints have continued to place pressure on asking rents.

This has resulted in record rents being set, including the longest stretch of continuous rental growth for Sydney units.”

For the latest property insights go to domain.com.au/research

HIGHEST SALE



\$6m

KIRRIBILLI

29 Peel Street
Sold by DiJones



Church Point

120 McCarrs Creek Road
\$4.5 million+

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Expressions of interest

Agent: LJ Hooker Mona Vale, Juliet Wills 0438 418 833
Bay Cottage is an extraordinary waterfront wonder elevated above Browns Bay, with a gorgeous garden leading to a private beach, jetty and stone terrace. “Imagine waking up to the beautiful view of boats drifting by, then sitting out on the verandah enjoying a coffee,” the agent says.



Elizabeth Bay

6/4 Billyard Avenue
\$5.5 million

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Expressions of interest

Agent: Ray White Double Bay, Nick Thompson 0434 497 996
Waterfront luxury meets art deco charm within this harbourside haven, set in the exclusive Grandview building with only seven residences on Elizabeth Bay’s top street. “This is one of the eastern suburbs’ most sought-after waterfront addresses, complete with manicured gardens and a private jetty,” the agent says.



St Peters

7 Alfred Street
\$1.8 million

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Auction: 3pm, July 22

Agent: Adrian William, William Pereira 0400 288 647
Once a bustling bakery and crayon factory, this now-modern abode echoes its industrial past with high ceilings, polished timber floors, and exposed brick walls. “The home’s allure lies in its bright and family-oriented spaces, notably the open-plan kitchen and dining area,” the agent says. “This links to the sunny courtyard built into the middle of the floor plan.”