

Domain

April 19-20, 2024



WHAT TO SEE THIS WEEKEND
Standout listings

NEIGHBOURHOODS
Inner-Sydney elite

HOME TOUR
Poh Ling Yeow

Seaside sanctuary

A fine example of P&O design

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The bold and the beautiful

We're going to call this place the classic all-rounder. Not only does 16 Wentworth Street, Croydon Park, look the handsome goods, but it's got excellent dimensions, a brilliant rear garden area, and a kitchen that's fabulous, fresh, and full of flair.

We love to see something that's a little bold, and this kitchen is a beauty. The cabinetry is very good, but in combination with a neat, stainless steel appliance array and the shimmer of glassy green splashback tiles, everything around it shines, too.

"This is a really light, airy house," says Norman Tran of Adrian William Real Estate. "From the front door you look straight out to the well-manicured, al fresco rear. It's a really nice feature."

The house has that authentic family feel, from the multiple living and dining areas downstairs to the fine accommodation, roomy rumpus room and balcony upstairs.

Stacker doors off the living room open onto a broad deck leading down to the cracking pool, with high, private garden surroundings. Winner. The May 4 auction has a guide of \$2.25 million.

Lou Sweeney



Hover your camera over the code to see Domain listings in Croydon Park

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OUR COVER

3 Surf Road, Palm Beach,
listed by Ray White Prestige
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Note from the editor

I can't think of time when a TV show had such a hold on my entire family than last weekend's *Bluey* episode, *The Sign*. Each hometown visit, I'm met with my three nieces' sprinting feet, their leaping hugs and the sound of the *Bluey* theme song. When the Heelers revealed they were selling their home it sent viewers into a frenzy and it was moving to see the potential loss of an iconic, imaginary house could make us feel universally sad. It's the reason I love what I do: the notion of home and all the memories and magic it comes with resonates deeply to all. Moving house is always tough to navigate but have you ever thought about it through a child's mind? Read more on p9.

Joë

Josephine Huynh



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Sydney

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SOLD AT AUCTION

February 28

\$3.405m

Brody O'Brien

Ayre Real Estate

A level-27 apartment with city vistas. Previously home to celebrity couple Kylie Minogue and Michael Hutchence.



HOW IT SOLD

Agent **Brody O'Brien** • Interview by **Keegan Bringolf**

What is it about this home that attracted Kylie Minogue and Michael Hutchence in the early 1990s, and then the new owners today?

It's definitely the one thing that hasn't changed in the apartment since it was constructed: the views across Hyde Park, the Opera House and Sydney Harbour, which are never going to be built out. There have only been two other owners since it was sold by the celebrity couple.

Do apartments in The Connaught building come up very often?

There are a couple that are traded every year, but not of this floor plan. This is only one of two floor-plan types in this building that are north-facing with balcony access from the main bedroom. It's also the highest and largest two-bedroom offering in the whole building. Because it's unique, a few of the three-bedroom owners in the building were interested in buying this unit to give themselves the option of downsizing.

Was the sale price in line with your expectations?

Right in the middle. We had appraised it for \$3.3 million to \$3.5 million.

What pushed the price up?

We always do really high-quality marketing campaigns – videos, dusk shoots, lots of pictures and extra media exposure. That, and our database within the building, led to a lot of the interest in the home and a higher price.

How long was it on the market?

For 28 days.

Where are the sellers moving?

They did a shift to the city at the start of COVID, moving into this apartment from the Northern Beaches. Now, they're heading back to the beaches to be closer to family.

What's the buyer profile?

The buyers were a local couple, not from within the building, but pretty versed in the market and very aware of the attributes of The Connaught.

What are those attributes and are there any other celebrity neighbours?

There are definitely some celebrity neighbours in the complex! And the reason this building is so special is basically down to its location – the



corner of Hyde Park with nothing in front of it to block the views all the way to the north is irreplaceable. The building also benefits from a 24-hour concierge and a gym, as well as a renovated rooftop pool, which is pretty unique for the city.

Is there a big appetite for unrenovated homes in the city?

Probably a little bit less since the cost of renovations has gone up. Although, we do find that about a quarter of buyers

are very well-versed in renos, coming from either houses or large apartments, who have renovated before. Our owners saw a 9.8 per cent increase in the home's value while they lived there, without doing any work.

When do you think another listing like this will hit the market?

Whenever this apartment next trades! I don't think anything will be the same. A position like this with its northern aspect can't be replaced. ■