



space 

THE BOUTIQUE EXPERIENCE

## ARDROSS

**INSIGHT** | AUGUST 2020

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# EXPERT INSIGHTS

## FINANCE



**SAM CARRELLO**  
NAPOLEON FINANCE

*"It's been a big start to the financial year with the governments support of the building industry driving a lot of enquiry. We have seen an influx of first and second home buyers looking to take advantage of the incentives and this area of the market is really moving. Some lenders have responded with a reduction in LVR's for construction loans in certain suburbs to help mitigate potential risk to the lender.*

*As always the banks are looking for good sub 80% LVR\* business to help balance the books and we are seeing some very competitive pricing in this area with many rates starting with a 2. There is also a range of cashback offers for refinances to help assist with switch costs. One thing to note is with Covid19 some lenders have been forced to shut down offshore processing centres and as a result turn around times have blown out to in excess of 30 business days with some lenders so this factor must always be taken into account when comparing lenders especially if you are on the clock with an offer to purchase a property."*



For more information,  
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more on our website.

## ARDROSS



**CHADD BOUCHER**  
SALES CONSULTANT

*Stock levels remain low and demand remains high for family homes in Ardross, particularly in the \$950,000 - \$1,300,000 price range. There have been a number of off market sales, resulting in quick, quiet transactions. People that we have helped sell off-market have enjoyed the luxury of not having to prepare for any home opens or outlay money for marketing.*

*We are also seeing a large number of expats currently trying to return to COVID-free-Perth. These people are mainly high net worth and focusing on good areas like Ardross and Mount Pleasant.*



**CHARLIE CLARKE**  
SALES CONSULTANT

*The recent government building incentives has resulted in unprecedented levels of vacant land enquiries from those people that are looking to take advantage of these attractive government grants. This is great news for land owners or anyone looking to subdivide. Off-plan apartments that qualify for the state government stamp duty rebates and the federal government Homebuilder grant have been very popular with local downsizers and those looking for an easy care lifestyle.*

## DESIGN



**JULIANNE BURLING**  
NO SHRINKING VIOLET

*Winter is a time to warm your soul with plush throws and smooth rich velvets. Trending at the moment are gorgeous coral tones mixed with honeyed timbers alongside warm whites.*

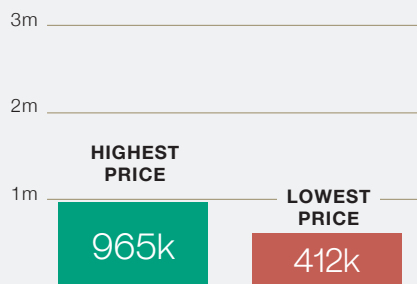
*Create moments in your home, with spaces that tell a story. Imagine a corner in your bedroom with a stunning velvet chair topped with a mongolian Fur cushion, along with stunning artwork accompanied by lush greenery that says "I want to be here, cup of tea in hand reading my favourite book".*

*Fabulous looking cushions that stand to attention, add feather inside to get that sumptuous designer look.*

# MARKET INSIGHTS

## Ardross

### Recent Sales



Days on  
Market

61

### Median Price



House

\$904k



Unit

\$500k



Properties  
for Sale

51



Properties  
Sold

4

## SOLD IN JULY

ADDRESS	PROPERTY TYPE	BED	BATH	CAR	SIZE	PRICE
Coogee Road	House	3	1	4	809m <sup>2</sup>	\$965,000
Coogee Road	Land				187m <sup>2</sup>	\$412,000
Riseley Street	House	3	1	2	495m <sup>2</sup>	\$595,000
Carroll Street	House	4	3	2	480m <sup>2</sup>	\$700,000

*\*This data has been sourced from REIWA.com.au, RP Data Core Logic and Pricerfinder.*

*Whilst all efforts have been made to ensure the data is accurate Space Real Estate will not be liable for error or admissions herein.*

# FEATURE PROPERTY

space   
THE BOUTIQUE EXPERIENCE

**22 Kearns Crescent, Ardross**

**From \$795,000**



 3    2    2

**Up to \$50k in Savings! CONSTRUCTION COMMENCED!**

Thomas Building have commenced construction of the Matheson on Kearns development and apartments will be completed in mid-2021.

Within the centre of this beautiful and established suburb sits Matheson on Kearns, a distinguished and uncompromising development offering generously proportioned 1, 2 and 3 bedroom apartments, plus a limited collection of penthouses.

This truly spacious 3 bedroom, two bathroom residence features a full-sized kitchen with ample bench top and cupboard space. With an abundance of light, high ceilings and a massive open plan living area this cleverly designed

residence is the perfect downsize option. The spacious master suite has ample robe space and direct access to the large balcony.

Matheson on Kearns apartments will have the best in contemporary architecture, generous and inspiring living spaces and a vibrant choice of shopping and dining at your doorstep.

The stunning furnished developer display apartment is open for viewing by appointment.

Call Chadd or Charlie today for further information or to arrange a time to view the display apartment.



**Chadd Boucher**

**Get in touch**

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**Charlie Clarke**

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