

AUCTIONS

Election day bidders secure a solid buy

DRIVING past, you could be excused for thinking 64 Gloucester Road, Buderim, was a polling booth.

Flags were flying, signs were up, cars were parked all along the road and marketing agents Sue Custance of Amber Werchon Property and Judy Wild of Ray White Buderim were busy taking the names of the 50 to 60 people in attendance as well as handing out cards ... in this case, bidding registration cards.

Ray White auctioneer Justin Voss kept his nerve in between showers, ultimately holding the auction in bright sunshine in the driveway of the home.

Bidding got off to a start at \$450,000 and continued in 20s with three bidders, coming down to two in the end.

"It will sell today," Justin confidently said when bidding reached 460 .. and it did, at \$462,500.

It was a great result, allowing the vendor to downsize to a Buderim apartment.

Brick, big and beaut, the top-of-Buderim home on 1012sq m was always going to sell.

"When people come out of the woodwork in droves to an open house a week before auction, one can only assume the property will be a great attraction on auction day," according to joint marketing agents Sue Custance and Judy Wild.

It was a nice touch seeing the seller and vendors enjoying a champers together after the auction and no doubt it is a huge relief for the happy seller who can now concentrate on moving on to another property at Buderim, a double whammy for agent Sue.



FOUR BIDDING PARTIES: Flags, signs, cars, a crowd and agents handing out cards: 64 Gloucester Road, Buderim, looked like a polling booth. With bidding from \$450,000, Ray White auctioneer Justin Voss finally declared the three-bedroom home sold for \$462,500.

Auction results

ALEXANDRA HEADLAND

■ 2/20 Mary St: 3br 2bath 2level townhouse, ocean glimpses, close beach, surf club, Brent Higgins of Ray White Maroochydore, p/i \$480,000, listed \$515,000, 0414 775 133

BLI BLI

■ 23 Riverstone Pl: 4br 2bath brand new house, tasteful decor, Andrew Vockler of Ray White Bli Bli, offer accepted prior to auction, making it three pre-auction sales in a row for Andrew

BUDDINA

■ 14 Beltana Cres: 4br 2bath house on 728sq m, 18m water frontage, pool, deepwater access to ocean, close beach, Brent Higgins of Ray White Maroochydore, sold prior to auction to North Coast buyers relocating to deep waterfrontage

BUDERIM

■ 104 Golf Links Dr: 4br 2bath brick house on level 2896sq m opposite golf course, music room, potential subdivision, Kevin Annetts of Ray White Mooloolaba, no details available, 0417 644 503

■ 27 Springbrook Gr (Rainforest Sanctuary): 4br 2bath house on corner 749sq m, ducted a/c, pool, side access, Grant Smith of Century 21 Buderim, withdrawn from sale, 0421 554 184

■ 64 Gloucester Rd: 3br 2bath house on 1012sq m, 2living, study, 6car, timber floors, Sue Custance of Amber Werchon Property and Judy Wild of Ray White Buderim, sold under the hammer \$462,500

COOROIBAH

■ 2 Bushranger Ct: 4br 2bath as-new house on almost 1ac, pool, sail-covered patio, 7km Tewantin, Mal Charlwood of TGL Property, no bids recorded, listed \$464,000, a great buy at this price, 0417 711 771

DIDDILLIBAH

■ 32 Needham Ct: 4br 2bath house on 7934sq m, large office, fireplace, pool, Annie Ness of Ray White Maroochydore, bidding to \$590,000, interest post auction, listed \$630,000, 0404 467 019

GOLDEN BEACH

■ 77 Taylor Ave: 3br 1bath beachside house, 150m beach, Sally Mulhearn and Michael Berry of Harcourts Caloundra, substantial increase post auction, sold to underbidder after a number of offers in competition were considered

KUREELPA

■ 20-22 Angus Cres: 3br renovated house on near 2ac, deck with spa, views, 7mins Nambour, 3mins Mapleton, Peter Flint of Elders Nambour, 20 attended, Rob Horne auctioneer, bidding from \$400,000, p/i vendor's bid \$410,000, negotiations continuing, 0409 263 814

MAROOCHYDORE

■ U10 Golf Terraces 11, 45 Dalton Dr: 3br 2bath stand-alone townhouse, 3mins Plaza, 5mins beach, Anthony Jeffress of Ray White Maroochydore, Ray White auctioneer Reuben Park, sold under the hammer \$300,000 to local first home buyers



AUCTION ACTION

Dimity Hendy

hendyda@ozemail.com.au

■ U4 91 Bradman Ave: Modern 2br ground floor riverfront unit with views, fenced yard, minutes CBD, Mitch Rowe of Ray White Buderim, 3 bidders, p/i \$310,000, interest post auction, listed \$385,000 0418 456 176

■ Villa 5, 35 Bradman Ave: 3br 2bath riverside villa in small complex, pet friendly, Delwyn Goonan of Ray White Maroochydore, sold prior to auction to Brisbane retiree relocating. Property generated a lot of interest being ground floor, suiting owner occupation, with river views

■ 29 Ridge Rd: 3br brick house on 607sq m, close CBD, playground with Brent Higgins of Ray White Maroochydore and Amanda Ferdinand of Colliers International, sold post auction

MOUNTAIN CREEK

■ 1 Sunburst Ct: 4br 2bath house with side access, Mitch Rowe of Ray White Buderim, 2 offers negotiated post auction, sold to local couple above asking price

PALMWOODS

■ 42 Dunning St (off Jane and Well St): 5br 2bath house on 2.835ha (former orchard), urban zone, approval for 5lot subdivision, Lloyd Edwards of Ray White Buderim, 25 attended, after slow start bidding proceeded to \$675,000, p/i \$750,000, negotiations continuing with several groups including a party who only saw the property on auction day and is keen to secure the DA approved acreage, 0419 672 902

PELICAN WATERS

■ 3 Quayline Cl: 992sq m land with 21m water frontage, direct access to ocean, metres shops, tavern, with Sue Moore of Richardson and Wrench Caloundra, p/i, five calls post auction, listed \$649,000, 0412 932 043

TANAWHA

■ 288 Sippy Creek Rd: 3br house on 12.14ha, wide verandahs, 6dams, Rose-Marie Lund 0412 693 905 Elders Mountain Creek and Mike Burns 0418 991 702 Elders Palmwoods, 40 attended, Rob Horne auctioneer, bidding \$480,000 to \$620,000, very realistic vendor, reserve below valuation, good post auction interest, contact agents

TEWANTIN

■ 4 Signata Ct: 4br 2bath house on 1080sq m, ducted a/c, side access, close shops, Ashley Greenwood 0405 125 989 and Tess Alexandroff 0407 377 210 of Ray White Noosa, good attendance, 3registered, Greg Smith auctioneer, 2bidders \$400,000 to \$460,000, negotiations continuing with three parties, contact agents



FIRST NATIONAL
REAL ESTATE



Set To Sell!!

- 3 Generous sized bedrooms
- Large living & dining areas, raked ceiling, open plan kitchen
- Massive private 3036m² block
- Large covered entertaining area
- Close walk to amenities

Address: 53 Railway Parade, Glasshouse Mountains
Inspect: Saturday 11-11.45am
View: www.beerwahrealstate.com.au
ref: 28304

Offers close 22 April unless sold prior

Buyer Inquiry Range: \$330,000 to \$420,000
Value at: \$380,000
Contact: Steve Wishart 0488 046 873



BUSHLAND BEAUTY: About 40 people attended the auction of 288 Sippy Creek Road, Tanawha, with auctioneer Rob Horne opening proceedings at \$480,000. Bidding got to \$620,000 before the property was passed in.

Glasshouse Country First National 5494 6444