

FELDI PROPERTY AGENTS

MARKET REPORT

FELDI Property agents continue to deliver exceptional results to owners and landlords alike in the harbour front property market.

With the warmer weather approaching interest has increased in the luxury harbour front apartments here on Sydney Wharf at all price points.

SALES

- 8.1.01 SOLD luxury wharf 8 one bedroom (Aug 2009)
- 8.4.43 SOLD Northern End, \$7.3m (Sept 09)
- 8.5.44 SOLD 4.3m 3 bedroom + mezzanine + roof terrace
- 8.3.40 SOLD 3.280m 3 bedroom plus study
- 9.1.05 SOLD 1.3m 1 bedroom plus office (final developer stock)

Strong interest in Wharf 8, 3 Bedrooms and northern end apartments.

Our proven ability and sales strategies have been able to get results time and time again.

Those looking to sell or currently selling, please note, the overwhelming majority of all FELDI Property Agents sales have required a vendor marketing spend of no more than \$1500.00 including professional photography.



Robert Alfeldi

for all sales and property requirements or current market value estimate

Office 02 9552 1622 mobile 0418 982 688

LEASED

- Wharf 8, 3 bedroom plus study leased \$2000 per week
- Wharf 8, 1 bedroom leased 950 per week
- Wharf 9, 3 bedroom leased 1450 per week
- Wharf 9, 1 bedroom plus office leased \$1000 per week
- Walsh Bay, Parbury ,2 bedroom loft style leased \$850 per week
- Lumiere, CBD Studio leased 600 per week (6% return)
- Sydney Wharf marina berths \$1000-\$1200 per month, leased 6-12 months+



John Hansen

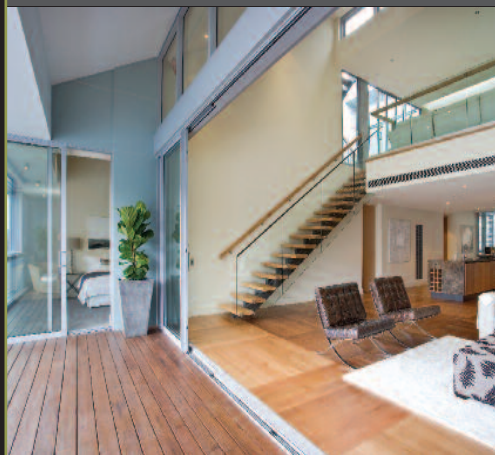
Leasing Specialist and for rental appraisals

Office 02 9552 1622 mobile 0404 419 989

Our continued presence in the area and specifically marketing of Sydney Wharf since 2006 means we are the first port for call for buyers and perspective tenants.

Contact us today or visit us on Sydney Wharf marina.

SYDNEY WHARF- PYRMONT- DARLING ISLAND- WALSH BAY- SYDNEY CBD – RIVER REGIONS- EASTERN SUBURBS.



FOR SALE



3 3 2

THIS IS YOUR OPPORTUNITY NORTHERN END SYDNEY WHARF

Size, space and views rarely found in harbour front apartments. Occupying the coveted prime northern end of Sydney's most prestigious and newest waterfront development, Sydney Wharf. Now available to the market, those who have followed this development know only too well the huge interest these northern end apartments generated and continue to do so. Point blank city and harbour views surround you, watch the boats go by from one of the harbours most spectacular vantage points. Masterful design by architects PTW and stunning interiors by SJB, you become instantly aware of your immediate waterfront position the minute you walk in the entry. Hardwood timber floors throughout, imported stone and travertine feature in the kitchen and bathrooms. Lavish master bedroom with huge harbour and city panoramas, and luxurious adjacent ensuite. Whilst perched upon one of the most desired harbours in the world and minutes from our dynamic city centre, a tranquil peace over comes you being surrounded by the clam waters. Gazing from your balcony you have what feels like your own private harbour aquarium directly in front of you with ever changing marine life. Those who require extra room, there is an option to purchase the adjoining 1 bedroom apartment and subject to approvals* create a four+ bedroom property with close to 388sqm in total apartment areas including 80sqm of entertaining deck areas. Huge security parking of 52sqm plus 11sqm of additional storage areas. Absolute north facing this property will be sure to attract the interest of those looking for that special harbour property. Facilities include: Onsite concierge, lap pool and gym. Secure garage parking below and storage with direct lift access. Inspect by appointment only. Exclusive Agent: Robert Alfeldi FELDI PROPERTY AGENTS ONSITE OFFICE AT SYDNEY WHARF.



3 2 2

A TRUE EXPANSE OF VIEW AND SPACE 731/8 POINT STREET PYRMONT

Those looking for one of the most dramatic harbour bridge and city views available combined with huge living and entertaining space must inspect this property. Boasting Mirvac quality interiors framed in floor-to-ceiling glass and surrounded by a wraparound balcony, this stunning penthouse captures harbour district and Bridge views from the prestigious Promontory building. Close restaurants and cafes in waterfront precinct. Open plan living and dining flooded in all day north east sun shine. • Marble kitchen with Miele appliances -featured bathroom and deluxe ensuite including bath • • Three bedrooms, all bedrooms have built-ins, with high ceilings throughout. • • Huge, is the only way to describe the vast entertainers terrace, the backdrop will ensure you and your guests gaze across one of the world's most dynamic harbour panorama's. • • Internal laundry and pet friendly building. • • Occupying the entire top floor giving you direct lift access to your own private foyer and entry. • • Video intercom and dual security parking plus storage. • • Resort facilities include pool, gymnasium, spa and sauna. A stunning "Penthouse" in every sense of the word, INSPECT BY APPOINTMENT ONLY



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NEW RELEASE STUNNING WATERSIDE OFF PLAN OPPORTUNITY CHISWICK

NEW RELEASE stunning waterside off plan opportunity. Quintessential bayside living. Celebrate the site, sounds and colour of the harbour. Be inspired by your surrounds, moments to parks and the bay, jogging paths surround the nearby bay or a quiet space to read a book and relax. Time your move into the market with completion due in 2012, selection of luxury 1 bedrooms from 470,000, 2 bedrooms from 610,000 and 3 bedroom penthouse from 1.049m, with modern finish and designs. Exchange now with 10% deposit, settle on completion. With this location availability is shore to be limited. RELAX BY THE BAY call Robert Alfeldi for more details.



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WATERFRONT ENTERTAINER

Water views from virtually every area of this luxury one bedroom apartment situated on the prestigious Sydney Wharf residential development. This one bedroom apartment situated on level 1 of Wharf 9 are always popular due to the huge entertaining deck and excellent internal design. Extensive use of stone in the kitchen and bathroom areas, ONYX backlit splash back and travertine throughout bathroom. Gaze over the marina whilst preparing meals in your kitchen or wake up to the sounds of this waterfront apartment from your bedroom. Gas and water facilities on your private deck ensure easy summer BBQ's as you watch the sun go down.....another stunning Sydney sunset. Timber floors through living areas, carpet through bedroom with built ins. The property includes one security car parking and storage cage. Onsite facilities include concierge, lap pool and small gym area. Great investment with current lease in place returning approx \$4000.00 per month. Those looking for a waterfront one bedroom close to shops, transport and the CBD look no further. Inspection by appointment. Visit our office onsite at Sydney Wharf.



2 2 2

VIEWS, SPACE AND STYLE ON SYDNEY WHARF GREAT BUYING

Sydney Wharf, Rare two bedroom plus Study on Wharf 8 city eastside. You have an immediate sense of space from the moment you enter this luxurious east facing apartment on Australia's Sydney Wharf. Open plan living combines perfectly with floor to ceiling glass doors that invite you to gaze at one of finest city views available on our famous harbour. Kitchen and dining facilities to please those that need space and style when entertaining. Quiet areas for when it is time to rest include one of the largest master bedrooms available on Sydney Wharf, and built in's throughout both master and bedroom two. Private loggia style deck off the master bedroom provides a unique feel of the outside or can be as private as one needs. In addition the property features a study area ideal for those who like to work from home or simply need that extra space. Stone and travertine throughout both bathrooms finished to the highest standard. Hardwood timber wide board floors throughout living and dining areas laid in parquet style pattern. Walk out to your huge deck perched on the edge of the harbour and entertain or enjoy with some magnificent harbour and city views. The property includes 2 x car parking and storage area. Facilities include: Onsite concierge, lap pool and gym Offered exclusively by your onsite agents at Sydney Wharf. Inspection is by appointment "Your Sydney Wharf Experts"



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SYDNEY WHARF APARTMENTS 7-10 PIRRAMA ROAD SYDNEY

CONTACT YOUR ONSITE AGENTS FOR AVAILABLE OPTIONS \$950,000.00

Enjoy the ultimate in absolute waterfront living on Sydney harbour with these stunning luxury apartments in the landmark waterfront development, Sydney Wharf→ Modern architecture combines effortlessly with the relaxed ambiance of this tranquil marina front apartment. At Sydney Wharf you are surrounded by style and luxury with architecture by acclaimed firm PTW and interior design by SJB interiors. Relaxed days on the harbour are only moments away.....Some apartments offer the unique opportunity to walk from your apartment to the adjacent Sydney Wharf Marina where you can also secure your own private marina berth. Unique investment or ultimate lifestyle....the choice is yours. INSPECT TODAY BY APPOINTMENT ONLY. CONTACT ROBERT ALFELDI ON 0418 982 688, "Your SYDNEY WHARF Experts" VISIT OUR ONSITE OFFICE AT SYDNEY WHARF

FOR LEASE



STUNNING DARLING ISLAND APARTMENT

246 DARLING ISLAND
RENT \$1500.00 PER WEEK

2 2 1



STUNNING BRAND NEW APARTMENT AT NORTH

118 ALFRED STREET MILSONS POINT
RENT \$2500.00 PER WEEK

3 2 2



STUNNING APARTMENT IN EVERY SENSE OF THE WORD

56A PIRRAMA ROAD SYDNEY WHARF
RENT \$2500.00 PER WEEK

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LUXURY 2 LEVEL WATER FRONT APARTMENT

56 PIRRAMA ROAD SYDNEY WHARF
\$1100.00 PER WEEK.

2 2 2



LUXURY WATERFRONT APARTMENT!!!

56 PIRRAMA ROAD SYDNEY WHARF
\$850.00 PER WEEK

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