

WHERE THE HAMMER FALLS



BEN SEALS THE DEAL

Bower Hall didn't sell through an out of area agent as reported on Wednesday, it actually sold through Ben Daniel of First National Manly, a new business in town. Number 2/101 Bower St had been on the market for months as the owners waited for a buyer. First National Manly sold it for \$3.5 million.

SUDDEN INTEREST

A lock-up and leave entertainer in Seaforth that was on the market before Christmas suddenly attracted three buyers and although it was due to go to auction next week it sold early for \$2.81 million through Richardson and Wrench Seaforth/Balgowlah. Agent Glen Wirth said in the end they had to call for people's best offers to the solicitor and the highest one got the home at 157 Seaforth Cres, Seaforth.

SEA CHANGER WINS

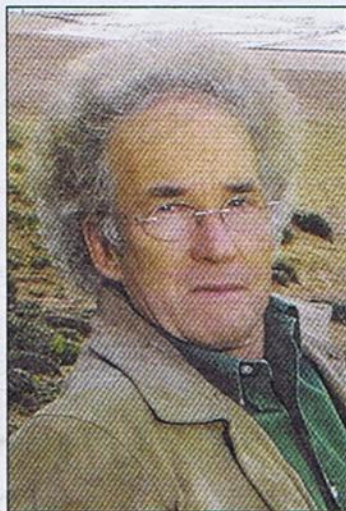
Seachangers are out and about and one really tussled for a home last weekend. Bidding started at \$650,000 and rose to \$715,000 when the hammer fell. Dax Whitehead, of Belle Property Manly, said 1/70-72 Pitt Rd, North Curl Curl, was a two bedroom unit in a boutique block of five close to the beach.

MONA VALE TWIST

After two years on the market, 26 Mirrabooka St, Bilgola Plateau sold for \$1.26 million through Simone Jarvis Real Estate. The purchaser was from Mona Vale, and the seller Marion Gillespie has purchased in Mona Vale. Mrs Gillespie advised she was very happy with the result.

Front cover picture supplied by the selling agent.

Contemporary yet timeless



This award-winning house designed by Peter Downes (above) boasts large living spaces with views of nearby water and bushland, in a contemporary construction.



Kathryn Welling
property editor

THIS Avalon home is a Peter Downes design and it won four major awards including the Premier's award for design excellence in 2008.

Home owner Peter Orczykowski wanted a very Australian beach house using traditional materials and was recommended Peter Downes, who is a local.

"He understood what we wanted and we like minimalist design and open space; we wanted as few dividing walls as possible and people always comment on the sense of space and

freedom the home offers," Mr Orczykowski said.

One of the four awards given three years ago was for the best use of corrugated iron and it has been used to great effect in the bathroom block with the wavy Colorbond roof. The other awards were for best new dwelling and best use of timber.

Blackbutt timber has been used in this contemporary home and the semi-circular covered deck is especially impressive, it extends the living and dining rooms, faces north and has great views over the water.

"It is a lovely place to entertain," the owner said.

"The design is excellent and while the living and dining rooms are big the design gives the impression of being even bigger," Mr Orczykowski said.

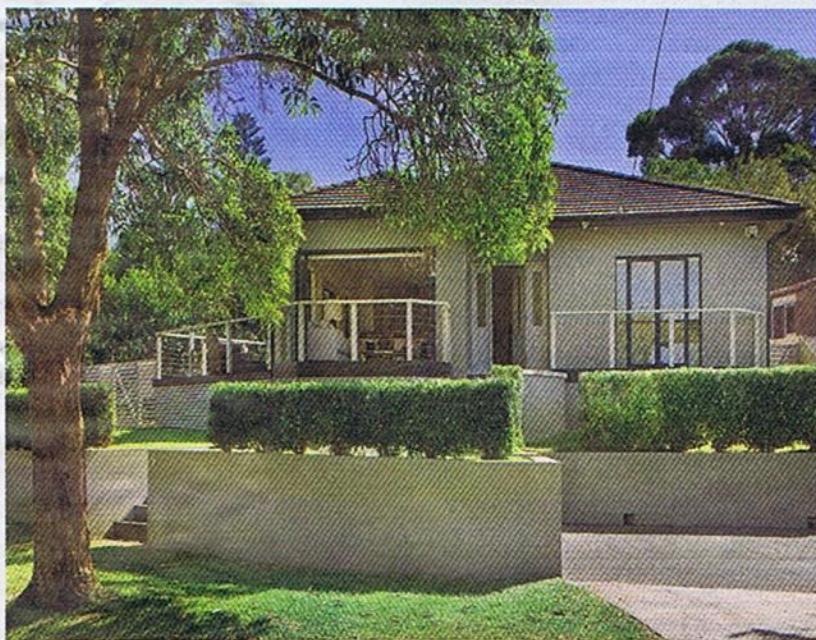
There are views of Careel Bay and the eco-friendly home is on 1170sq m of land with low maintenance grounds, mature gardens and an automatic irrigation system.

There is amazing attention to detail throughout this home from the gourmet Miele kitchen, parents retreat, media room with speakers throughout the house and solar hot water plus a rainwater tank.

Good cross-ventilation takes full advantage of sea breezes.

Address: 30 Wandearah Ave, Avalon
Layout: Three bedrooms plus study, three bathrooms, double garage
Agent: L.J. Hooker Avalon, 9973 2999
Best Features: New award-winning home with north-facing views
Auction: Thursday, March 10, bidding from high \$1 millions
Inspect: Today, noon to 12.45pm and Wednesday 6.30pm to 7.15pm

2 THE MANLY DAILY, Saturday, March 5, 2011



Seaforth 7 Benelong Street

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