

2019

CHITTAWAY BAY, BERKELEY VALE
AND GLENNING VALLEY
SPRING SALES REPORT

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Berkeley Vale, Glenning Valley and Chittaway Bay have long been popular suburbs among young families, retirees, Sydney buyers, and people moving from the southern end of the Central Coast, and we see this trend continuing into 2020. The suburbs' great location adjacent to the shoreline of Tuggerah Lake, just a short drive from picturesque beaches, and with their fast and easy access to either Sydney or Newcastle, we see no reason for demand to lessen in the area.

With the new development in Glenning Valley well and truly up and running, there are some very excited people who will be building their dream home next year. The Glades estate consists of over 150 new residential allotments and adjoins the existing estate at Glenning Valley. Situated in a prime location with the M1 motorway and rail approximately 12 minutes' drive, while beautiful beaches, popular cafes schools and shops are all within easy access to this great location.

Property on the Central Coast continues to defy odds with most suburbs seeing a rise in median house prices since June this year. With its strong demand from both Sydney and local buyers, homes on the Central Coast will continue to be in demand well into the future. Glenning Valley, Berkeley Vale and Chittaway Bay are some of these sought-after suburbs and offer great value for money, peaceful lakeside living as well as great infrastructure for first home buyers, families and retirees. Anyone looking to purchase a home in these areas is guaranteed to be very happy.

2020 is predicted to remain a great time for buyers looking to enter the market, while still providing vendors with a strong return on their investment. We are excited for the opportunities for families living in or wanting to become part of this fantastic community.

BERKELEY VALE

ADDRESS	DETAIL	LAND SIZE M ²	PRICE	DATE
45 Panorama Parade	4 / 1 / 2	556	\$600,000	2-Sep-19
1 Melalea Court	Land	700	\$410,000	4-Sep-19
34 Elaine Avenue	4 / 2 / 1	556	\$690,000	4-Sep-19
7 Windsor Road	3 / 3 / 3	556	\$790,000	5-Sep-19
111 Lakedge Avenue	4 / 2 / 2	890	\$898,000	5-Sep-19
361 Lakedge Avenue	2 / 1 / 0	544	\$525,000	10-Sep-19
15 Stornaway Crescent	3 / 2 / 2	651	\$745,000	12-Sep-19

ADDRESS	DETAIL	LAND SIZE M ²	PRICE	DATE
56 Kilkenny Parade	3 / 1 / 1	500	\$600,000	13-Sep-19
3 Carrington Close	3 / 1 / 1	514	\$525,000	14-Sep-19
16 Laguna Parade	3 / 1 / 1	556	\$508,500	20-Sep-19
37 Lorraine Avenue	3 / 2 / 2	457	\$560,000	20-Sep-19
58 Albatross Road	3 / 1 / 2	556	\$580,000	21-Sep-19
126 Lakedge Avenue	3 / 1 / 2	556	\$550,000	23-Sep-19
3 Kenmare Avenue	3 / 2 / 2	554	\$620,000	23-Sep-19
33 St James Avenue	4 / 2 / 5	556	\$620,000	24-Sep-19
7 Jubilee Parade	3 / 1 / 1	550	\$515,000	28-Sep-19
30 Bluebell Avenue	2 / 1 / 3	778	\$505,000	30-Sep-19
23 Lorraine Avenue	4 / 2 / 2	706	\$817,500	3-Oct-19
58 Greenwood Avenue	4 / 2 / 2	500	\$650,000	10-Oct-19
29 Jeannie Crescent	3 / 1 / 2	569	\$490,000	11-Oct-19
8 Fran Avenue	3 / 2 / 2	696	\$580,000	11-Oct-19
55 Shannon Parade	3 / 1 / 2	487	\$525,000	15-Oct-19
8A Ramona Street	4 / 2 / 1	380	\$635,000	28-Oct-19
21 Elaine Avenue	4 / 2 / 2	601	\$620,000	30-Oct-19
11 Blenheim Avenue	5 / 2 / 2	506	\$575,000	1-Nov-19
39 Kerry Crescent	3 / 1 / 1	626	\$520,000	5-Nov-19
32 Platypus Road	2 / 3 / 1	626	\$480,000	7-Nov-19
353 Lakedge Avenue	3 / 1 / 1	544	\$700,000	7-Nov-19
31 Audie Parade	3 / 1 / 1	531	\$470,000	13-Nov-19
52 Kingsford Smith Drive	2 / 2 / 1	626	\$525,000	13-Nov-19
1 Hazel Close	3 / 1 / 1	487	\$470,000	14-Nov-19
44 Audie Parade	3 / 1 / 3	556	\$570,000	14-Nov-19
8 Elaine Avenue	4 / 2 / 2	556	\$590,000	15-Nov-19
296 Lakedge Avenue	3 / 1 / 1	556	\$590,000	15-Nov-19
36 Wyong Road	4 / 2 / 1	556	\$550,000	22-Nov-19

TOTAL SALES \$20,599,000

MEDIAN SALE PRICE \$575,000




BERKELEY VALE

15 STORNAWAY CRESCENT


\$745,000

GLENNING VALLEY

ADDRESS	DETAIL	LAND SIZE M ²	PRICE	DATE
11 Toona Way	4 / 2 / 2	633	\$723,000	11-Sep-19
1 Torrellia Way	3 / 2 / 1	473	\$575,000	3-Oct-19
36 Bomaderry Crescent	4 / 1 / 1	512	\$640,000	9-Oct-19
11 Bomaderry Crescent	5 / 2 / 2	698	\$685,000	4-Nov-19
9 Bomaderry Crescent	4 / 2 / 2	566	\$735,000	20-Nov-19
7 Bellambi Close	3 / 2 / 2	554	\$625,000	4-Nov-19
TOTAL SALES			\$3,983,000	
MEDIAN SALE PRICE			\$662,500	

A single-story brick house with a gabled roof and a large covered deck. The house is set on a green lawn with trees in the background under a cloudy sky.

GLENNING VALLEY
36 BOMADERRY CRESCENT
\$640,000

A two-story brick house with a dark tiled roof and a large white garage door. The house has arched windows on the upper level and is surrounded by a lawn and trees.

GLENNING VALLEY
11 BOMADERRY CRESCENT
\$685,000



CHITTAWAY BAY

ADDRESS	DETAIL	LAND SIZE M ²	PRICE	DATE
104 Aloha Drive	3 / 2 / 2	462	\$480,000	11-Sep-19
10 Moui Avenue	4 / 2 / 2	651	\$660,000	12-Sep-19
19 Kauai Avenue	3 / 1 / 0	462	\$547,500	16-Sep-19
35 Jane Ellen Crescent	5 / 2 / 2	631	\$770,000	17-Sep-19
155A Chittaway Road	3 / 2 / 1	283	\$489,500	17-Oct-19
119 Oberon Road	3 / 2 / 1	632	\$700,000	27-Oct-19
52 Chittaway Road	3 / 2 / 2	1208	\$790,000	29-Nov-19

TOTAL SALES \$4,437,000

MEDIAN SALE PRICE \$660,000



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**PROFESSIONAL,
HONEST AND FAIR.
HE WAS
RESPECTFUL AND
EMPATHETIC
THROUGHOUT THE
EXPERIENCE.**

Shanerine Smith
11 TOONA WAY, GLENNING VALLEY

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