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Mansion

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AUSTRALIA

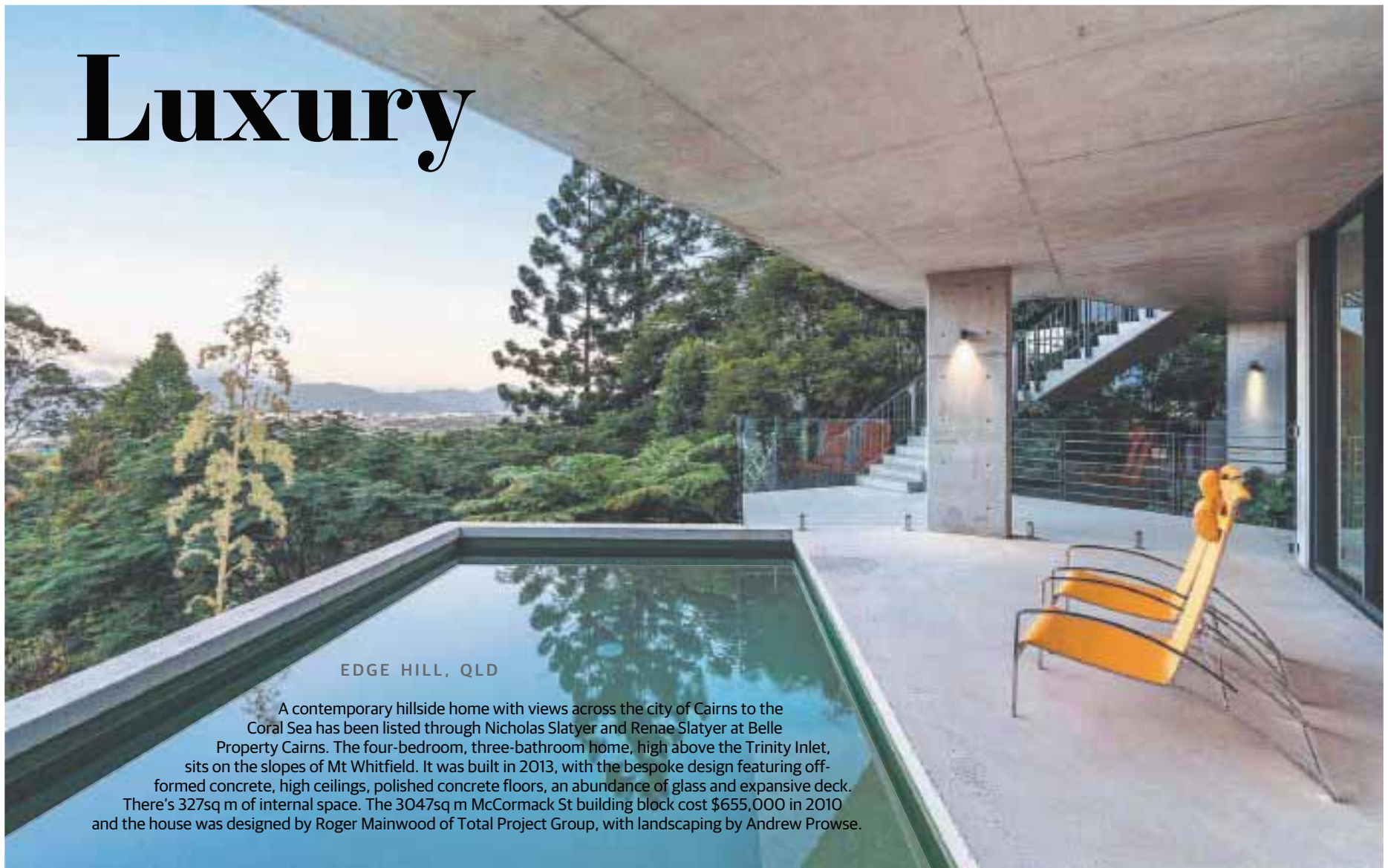
OPEN SEASON

Spring buyers test a changing market

By JONATHAN CHANCELLOR

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INTERIORS
SECTION

Luxury



EDGE HILL, QLD

A contemporary hillside home with views across the city of Cairns to the Coral Sea has been listed through Nicholas Slatyer and Renae Slatyer at Belle Property Cairns. The four-bedroom, three-bathroom home, high above the Trinity Inlet, sits on the slopes of Mt Whitfield. It was built in 2013, with the bespoke design featuring off-formed concrete, high ceilings, polished concrete floors, an abundance of glass and expansive deck. There's 327sq m of internal space. The 3047sq m McCormack St building block cost \$655,000 in 2010 and the house was designed by Roger Mainwood of Total Project Group, with landscaping by Andrew Prowse.



BALMAIN, NSW

An \$8 million bid topped off a recent auction that secured a newly completed home at 1 Carieville St, Balmain, through BresicWhitney agent Andrew Liddell. The home, built in 2021, came with interiors by Nina Maya, with marketing stating it was devised to "bring a beach house feel into the heart of Balmain with luxe but pared-back finishes". The price guide for the four-bedroom house with 300sq m of internal space rose from \$6 million to \$6.5 million during its marketing. Late last year the adjoining home on 373sq m was bought by Hong Kong-based expats for \$4.25 million. Both houses were built on what had been the Presbyterian church manse, which was sold off in 2015 for \$3.3 million. The recent offering, a three-level residence, came with home theatre and bar, plus pool, gym and steam room.



TALLEBUDGERA, QLD

A Palm Springs-inspired home at Tallebudgera in the Gold Coast hinterland sold for \$3.2 million at auction last month. The vendors paid \$2.8 million for the property, built in 2020, in July that year. The development building costs were put as \$360,000 by Cordell after the building block sold for \$960,000 in 2019. Katrina Walsh of Harcourts Coastal marketed the home as having the glamorous yet laid-back retro styling of classic Palm Springs architecture. The single-level, U-shaped home was designed by Lea Design Studio and master built by Robertson Homes. The southern wing has three bedrooms plus a home office, while the northern wing has a gym, media room and the master bedroom with private terrace. The 65sq m home sits on a 5350sq m block, not far from the M1. It was sold to local buyers.