

THREE OF THE BEST: WHALE BEACH Margie Blok



Spoilt for choice

Buyers have plenty of properties to choose from in this northern beaches suburb.

At Whale Beach, the northern beaches peninsula playground targeted during the boom by folk in financial services, the residential market has fallen flat during the past year, with agents reporting very few sales.

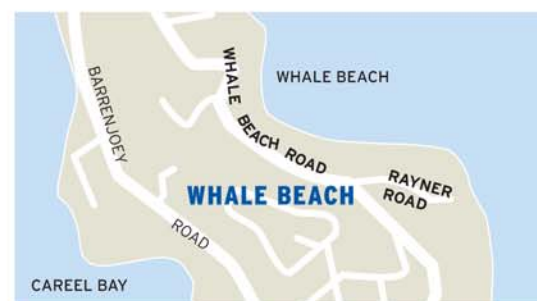
"About 80 per cent of Whale Beach properties are holiday houses, so the purchase of these homes is reliant on discretionary spending," says Glenn Lee, principal of Raine & Horne Palm Beach. "Then the global financial crisis hit and buyers backed right off, which has resulted in the market being exceptionally quiet since the middle of last year."

One of the few Whale Beach sales during the past six months was the \$5.9 million sale of Ningaloo, a five-bedroom luxury beach house that traded in November.

The 683 sq m property had \$6 million-plus hopes when initially listed in July. Another property on the same side of Whale Beach Road – a four-bedroom home with ocean views on 745 sq m – sold in October for \$2.75 million.

More than 20 Whale Beach houses are now for sale, including nine properties in Whale Beach Road, five properties in Rayner Road and four properties in Morella Road, a non-waterfront street snaking on the hillside north of Surf Road.

"There are a lot of properties on the market at the moment, so buyers have a very good choice," Lee says. "The \$10 million bracket at the top end of the market is hurting but in recent weeks



buyers with between \$3 million and \$4 million to spend have been showing interest."

People move there because ...

Whale Beach is an exclusive suburb with a range of homes from modest cottages to vast surfside mansions. Most houses have ocean views.

Price range

Houses from about \$1.5 million to \$13 million.

Attractions

Magnificent surfing beach; relaxed seaside lifestyle; good cafes at nearby Avalon.

Best addresses

Rayner and Malo roads; beachfront properties on Whale Beach Road.

Holiday heaven ... relax, this dream home comes with a \$2 million discount.

22 RAYNER ROAD \$7.9 million

House 5 bed, 6 bath, 2 car
Built Late 1980s; renovated 2005

Land 1415 sq m

Inspect By appointment

Agent Raine & Horne Palm Beach, 9974 4311 or 0416 205 996

Last traded for \$7.2 million in October 2004

When this property was listed in January, the owners and selling agent had \$10 million-plus hopes but since then the price tag has been reduced substantially.

On a huge block of sloping ocean-front land, the stunning three-level house has spectacular northerly views right across Whale Beach and the ocean, all the way to Cape Three Points on the Central Coast.

Security gates protect a sloping driveway leading down to a double garage (with internal access) and the house itself. The front door opens to a central foyer that flows into a large open-plan living and dining area with bifold doors opening to a wide deck. Adjacent to the dining area is an eat-in kitchen with an Aga stove. Also on this level are a study and laundry.

Upstairs is a big main bedroom suite with a walk-in wardrobe, marble bathroom and balcony. On the lower-ground floor are three double bedrooms (each with an ensuite) and a living area opening to a covered terrace overlooking the 13-metre gas-heated swimming pool, spa and barbecue area. Privately set on a level below the pool is a self-contained guest suite (built in recent years) that also has sensational views.

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