

## April Sales Setting Records At Elders Real Estate Goulburn

A very busy period for Auctions saw three submissions attract record activity at sales this month.

“Belara” Towrang Road had 11 bidder registrations and the property sold under the hammer at \$375,000, \$55,000 above the reserve price.

50 Tiyces Lane attracted eighty three bids before being sold under the hammer, again well above the reserve.

139 St Clair Road saw two bidders battle out an outstanding sale achieving a six figure sum over the reserve price. Twenty six bids were taken prior to the hammer falling at \$720,000.

These recent outstanding results confirm this year’s trend of a market that is on the move upward in a hurry and stronger than ever. Evidence that capping a property with a fixed price is often costing vendors the potential of a premium price at sale.



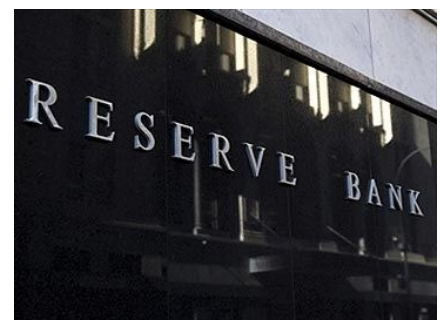
## Interest Rates Announcement

### **RBA Cuts Interest Rates**

The Reserve Bank has decided to cut official interest rates to a new record low of 1.75 per cent - the first change in rates since May last year.

The Bank has acted to stimulate an underperforming local economy. Low interest rates continue to support housing market activity, although the recent tightening of bank lending conditions has contributed to weakening prices growth.

The rate cut, if passed on by the banks, is positive news for mortgage holders and prospective homebuyers.



# Properties Of The Month

## Rural Property Of The Month

### **Water Security Assured!**

Looking for a productive small farm with water security assured, Willow View is the property for you!

23.8Ha - 59Ac, 10min Goulburn, Under 2hrs Sydney

Over 1km Of Wollondilly River Frontage

Irrigation Licence, 2 Dams, 3 Tanks

3 Bdrm Home in good order

Shearing Shed, Sheep Yards, Hay Shed, Machinery Shed

Great sealed road access to front gate & easy access to freeway

**Guide \$400,000**



**98 Towrang Road  
Goulburn**

**AUCTION: I I am Friday 20th May April  
at 88 Hume Street, Goulburn**

## Residential Property Of The Month

### **Historic Farmhouse**

Historic bluestone farmhouse overlooking the Woolshed Creek at Taralga.

3 Bedroom, 1.5 bathroom home situated on 100 picturesque acres

Original features with timber floors

Verandah with French doors

Woolshed Creek frontage

Only minutes from Taralga Village

**Guide \$420,000**



**96 Guineacor Road  
Taralga**

**AUCTION: I I am Friday 20th May April  
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# ELDERS REAL ESTATE GOULBURN

## Recent Sales



## Contact us today!

Rural & Residential  
Sales Office

88 Hume Street  
Goulburn NSW 2580

Phone: 02 4824 4466  
Fax: 02 4824 4455

Property Management  
Office

137 Auburn Street  
Goulburn NSW 2580

Phone: 02 4821 6000  
Fax: 02 4821 9779

## The Elders Team



Ray Croker - 0427 118 600



Nerida Bowden - 0419 772 200



David Medina - 0419 772 233



Paul McIntosh - 0409 056 287



Louise Elliott - 0419 772 222



Kylie Brooker - 02 4824 4427