

THE list weekly

ISSUE 193 | OCTOBER 25 - OCTOBER 31, 2025 | FREE



**bayview's masterpiece
- grand trophy home**

PAGE 15

NOVAK

sales



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Barnabas Imre 0456 666 496

media

our people
N VAK we never sleep 24/7

Scan the QR codes to watch this week's videos covering hundreds of real estate topics, tips, and insights.

Team Novak talks about the property market this week

WATCH NOW

First home buyers making \$100k in 3 months!

WATCH NOW

HHHH!!! Heritage Home Horror Heartaches

WATCH NOW

Land tax tsunami: strata skates, freestanding pay

WATCH NOW

Sloppy response times - the silent killer of real estate deals

WATCH NOW

what's the property market doing in 15 seconds?

What's the property market doing in just 15 seconds? The Novak Team breaks it down fast — Sydney's housing prices are edging upward, unit values are steady, and affordability remains the hot issue. Get the quick snapshot you need without the fluff. Stay sharp, stay informed, and see where the market is really heading.

real talk weekly

Mare and Josh unpack real-life examples of buyers turning smart purchases into six-figure gains through timing, location, and strategy. Learn the key moves behind these quick profits —and how you can spot similar opportunities in today's market.

everyday 7:45am

novak morning minutes

Mark and Cleo break down where dream homes meet red tape. This video dives into the hidden challenges of owning or renovating heritage-listed properties in NSW: the restrictions, the costs, and the emotional rollercoaster that catches so many landlords off guard.

everyday 7:45am

novak morning minutes

Mark and Michael break down the growing gap between apartment and house owners as land tax reforms hit NSW. Discover why strata owners are staying afloat while freestanding homeowners cop the wave—and what this means for investors, buyers, and the future of property ownership across the state.

everyday 7:45am

novak morning minutes

Billy and Lisa expose how delayed replies and poor communication can cost agents listings and buyers. Learn why speed and professionalism are everything in today's market —and the simple systems they use to stay sharp, responsive, and always one step ahead.

everyday 7:45am

THE **list weekly**

ISSUE 193 | OCTOBER 25 - OCTOBER 31, 2025

this week's cover property:

15 BARKALA ROAD BAYVIEW | PAGE 15



READ IT ONLINE



Residential Rentals..

- Curl Curl** 8 Farnell Street
- Newport** 67 Bungan Head Road
- Manly** 2/11 Spring Cove Avenue
- Elanora Heights** 13 Caladenia Close
- Queenscliff** 3/90 Queenscliff Road
- Bayview** 15 Barkala Road
- Queenscliff** 1/90 Queenscliff Road
- Ingleside** 172 Mona Vale Road
- Dee Why** 12A Keswick Street
- Newport** 113 Wallumatta Road
- Queenscliff** 10/42 Crown Road
- Brookvale** 3 Pine Avenue
- Belrose** 6/28 Lockwood Avenue
- Warriewood** 144 Warriewood Road
- Dee Why** 501/16 Sturdee Parade
- North Curl Curl** 66 Griffin Road
- Dee Why** 18/23 Howard Avenue
- Dee Why** 1/66 Oaks Avenue
- Dee Why** 14/41 Delmar Parade
- Dee Why** 405A/8 Oaks Avenue
- Dee Why** 503/16 Sturdee Parade
- Dee Why** 3202/10 Sturdee Parade
- Dee Why** 6/16 Sturdee Parade
- Dee Why** 5/98 Howard Avenue
- Manly Vale** 6/285 Condamine Street
- Queenscliff** 2/25 Dalley Street
- Frenchs Forest** A306/7 Skyline Place
- Dee Why** 204A/8 Oaks Avenue
- Dee Why** 5001/10 Sturdee Parade
- Dee Why** 9/23 Howard Avenue
- Dee Why** 11/21 Redman Road
- Dee Why** 111/822 Pittwater Road
- Frenchs Forest** 130/7 Rodborough Road
- Residential Sold..**
- Commerical for Sale..**

\$25 per week - \$1300 per week	6
curl curl's crown jewel	9
guide \$6,300,000	10
guide \$5,900,000	11
guide \$5,900,000	12
guide \$5,750,000	14
guide \$5,500,000	15
guide \$5,500,000	16
guide \$3,950,000	17
rare tropical beachside oasis	18
guide \$2,800,000	19
guide \$2,500,000	20
auction guide \$2,250,000	21
guide \$1,880,000	22
guide \$1,850,000	23
guide \$1,800,000 - \$1,900,000	24
auction guide \$1,800,000	25
guide \$1,495,000	26
guide \$1,450,000 - \$1,550,000	27
guide \$1,395,000	28
guide \$1,295,000	29
guide \$1,295,000	30
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guide \$1,150,000	32
guide \$1,100,000	33
guide \$1,000,000	34
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guide \$790,000 - \$840,000	39
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guide \$590,000 - \$625,000	41
guide \$242,000+GST COMMERCIAL	42
\$825,000 - \$2,900,000	43
guide \$150,150 - \$2,500,000	44

**check out
our off-the-plan
lookbooks...
buy early,
save big**



SCAN TO VIEW

NOVAK

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**we
never
sleep
24/7**

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All listings including price guides, photos and floorplans are correct at time of printing and are subject to change without notice.

find the perfect rental to suit your budget



From | \$25 pw
Dee Why NSW 2099
1 Bed 1 Bath



\$480 per week
22 / 2506 Bundaleer Street, Belrose NSW 2085
1 Bed 1 Bath



\$480 per week
29 / 2506 Bundaleer Street, Belrose NSW 2085
1 Bed 1 Bath



\$480 per week
15 / 2506 Bundaleer Street, Belrose NSW 2085
1 Bed 1 Bath



DEPOSIT TAKEN!
13 / 2506 Bundaleer Street, Belrose NSW 2085
1 Bed 1 Bath 1 Car



\$500 per week
3 / 257 Harbord Road, Dee Why NSW 2099
1 Bed 1 Bath



DEPOSIT TAKEN!
3 / 14 Bishop Street, Newport NSW 2106
1 Bed 1 Bath 1 Car



DEPOSIT TAKEN!
12 / 79 Smith Avenue, Allambie Heights NSW 2100
1 Bed 1 Bath 1 Car

SCAN TO VIEW LINK OF THESE PROPERTIES



DEPOSIT TAKEN!
507A / 697 Pittwater Road, Dee Why NSW 2099
1 Bed 1 Bath



\$580 per week
6 / 20 Pacific Parade, Dee Why NSW 2099
1 Bed 1 Bath



\$600 per week
3 / 12 Wheeler Parade, Dee Why NSW 2099
1 Bed 1 Bath 1 Car



DEPOSIT TAKEN!
9 / 109 Pacific Parade, Dee Why NSW 2099
1 Bed 1 Bath 1 Car



DEPOSIT TAKEN!
1 Shirley Street, Blacktown NSW 2148
3 Bed 1 Bath 2 Car



\$650 per week
4 / 71 Dee Why Parade, Dee Why NSW 2099
2 Bed 1 Bath 1 Car



\$700 per week
3 / 543 Pittwater Road, Brookvale NSW 2100
2 Bed 1 Bath 1 Car



DEPOSIT TAKEN!
1 / 16A Peel Street, Kirribilli NSW 2061
2 Bed 1 Bath

SCAN TO VIEW LIVE LINK OF THESE PROPERTIES



\$745 per week
11 / 56 Wyadra Avenue, Freshwater NSW 2096
2 Bed 1 Bath 1 Car



\$760 per week
6 / 737 Pittwater Road, Dee Why NSW 2099
2 Bed 1 Bath 1 Car



\$760 per week
506 / 697 Pittwater Road, Dee Why NSW 2099
1 Bed 1 Bath 1 Car



DEPOSIT TAKEN!
1 / 77 Pacific Parade, Dee Why NSW 2099
2 Bed 1 Bath 1 Car



DEPOSIT TAKEN!
5 / 64 Dee Why Parade, Dee Why NSW 2099
2 Bed 1 Bath 1 Car



DEPOSIT TAKEN!
2 / 22 Hawkesbury Avenue, Dee Why NSW 2099
2 Bed 1 Bath 1 Car



\$880 per week
Upper dupl / 4 Frenchs Forest Road, Frenchs Forest NSW 2086
3 Bed 1 Bath 1 Car



DEPOSIT TAKEN!
5 / 75 Dee Why Parade, Dee Why NSW 2099
2 Bed 1 Bath 2 Car

SCAN TO VIEW LINK OF THESE PROPERTIES



DEPOSIT TAKEN!
5 / 15 Frazer Street, Collaroy NSW 2097
2 Bed 1 Bath 2 Car



DEPOSIT TAKEN!
10 / 89 Oaks Avenue, Dee Why NSW 2099
2 Bed 1 Bath 1 Car



\$1,100 per week
28 Argyle Street, Bilgola Plateau NSW 2107
4 Bed 2 Bath 2 Car



DEPOSIT TAKEN!
1 / 20 Princess Mary Street, Beacon Hill NSW 2100
3 Bed 2 Bath 1 Car



\$1,200 per week
8 / 27 Clarke Street, Narrabeen NSW 2101
3 Bed 2 Bath 2 Car



DEPOSIT TAKEN!
1661A Pittwater Road, Mona Vale NSW 2103
4 Bed 3 Bath 3 Car



DEPOSIT TAKEN!
139 Station Street, Newtown NSW 2042
4 Bed 1 Bath



\$1,300 per week
56 Plateau Road, Collaroy Plateau NSW 2097
3 Bed 1 Bath 2 Car

SCAN TO VIEW LINK OF THESE PROPERTIES



novak rentals

40+ YEARS OF EXPERIENCE

Our Senior Property Managers boast 40+ years' combined experience, offering expertise, mentorship, network, and strategic insights for effective management of your property.





I'll get
you sold
\$0
marketing



"I'm incredibly proud to be named one of **Australia's Top 50 Women in Real Estate for 2025....**"

Lisa Novak

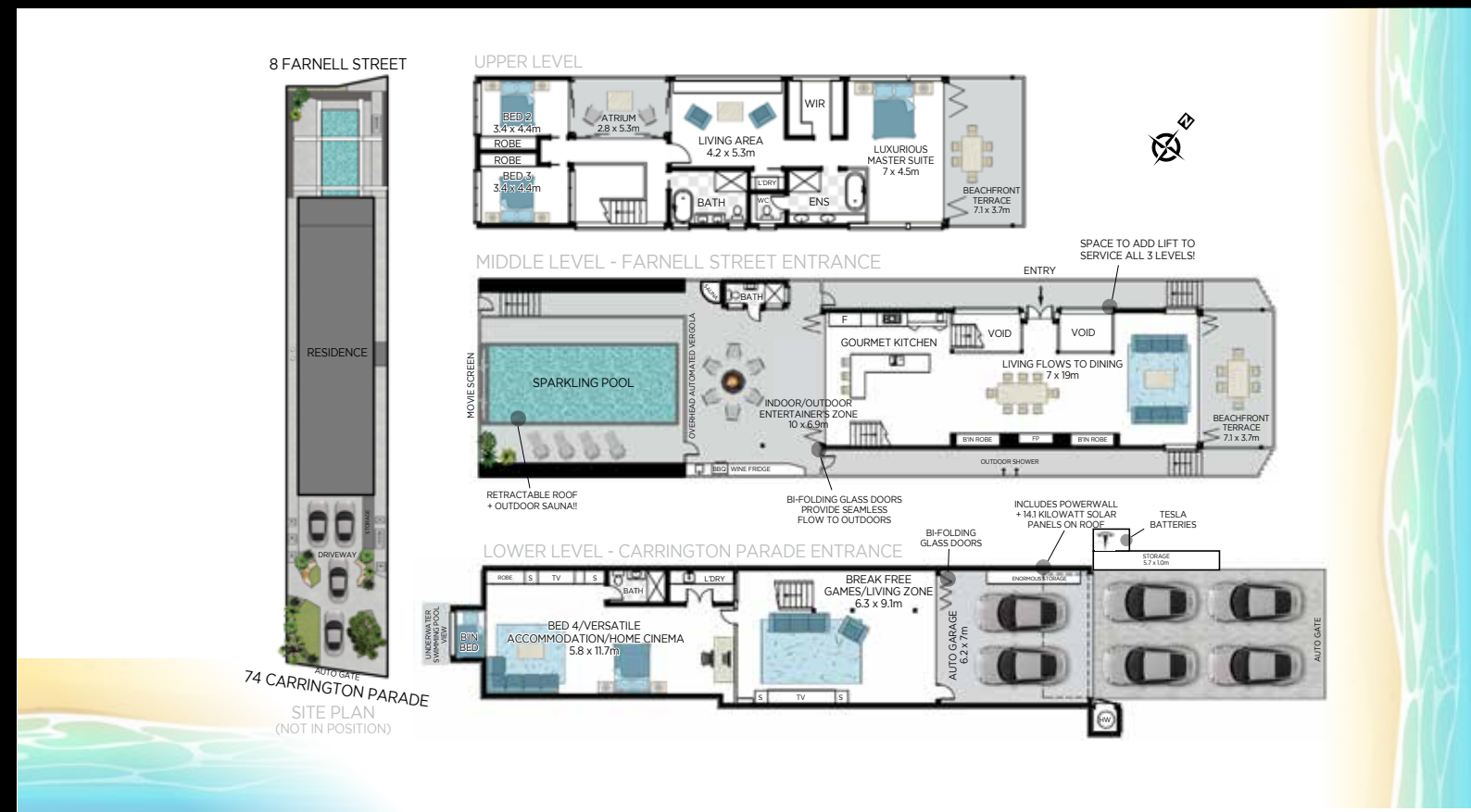
Test the market with the **\$0 marketing** strategy I'm famous for.
No catches, just proven sales.



LISA NOVAK
0488 99 8888

CURL CURL | 8 FARNELL STREET

CURL CURL'S CROWN JEWEL



grand masterpiece with expansive views

BED 4 | BATH 4 | CAR 6

- | Grand beachfront masterpiece over 3 levels
- | Awe inspiring facade with sleek lines & glass
- | Rare dual street access for ultimate privacy
- | Meticulously crafted to maximize ocean views
- | Homes like this are a true architectural feat
- | Interior exudes effortless sophistication
- | Blending contemporary elements with charm
- | Expansive terraces with uninterrupted views
- | Living areas designed for relaxation & fun
- | Seamless transition between indoor & outdoor
- | Frameless bi-fold doors invite ocean breeze
- | Statement mineral pool with movie screen
- | Automated roofing for all weather entertaining
- | Built-in BBQ, sub zero fridge, fire pit & infrared sauna
- | State of the art kitchen with gourmet appliances
- | Master retreat with ocean views & terrace



LAND SIZE 577 square metres	POTENTIAL RENT \$7000 - \$7150 pw
COUNCIL RATES \$1090 per quarter	CURRENT RENT \$0 pw
WATER RATES \$320 per quarter	we never sleep 24/7



cliff-top prestige
with iconic views!

BED 6 | BATH 5 | CAR 4

- | Exclusive home in Newport's best street
- | Elevated position with sweeping views
- | Stunning Pittwater vistas throughout
- | Spacious luxury home across three levels
- | Multiple zones for family or guests
- | Vaulted ceilings and soft curves
- | Chef's kitchen with stone, timber finishes
- | Dining areas enjoy scenic water views
- | Balcony for entertaining and relaxing
- | Sunlit pool with stylish timber deck
- | Seamless indoor to outdoor flow
- | Five oversized bedrooms with storage
- | Palatial master suite with private balcony
- | Guest quarters with it's own terrace space
- | Garage plus extra off street parking
- | Elite cliffside spot near beach & cafes



LAND SIZE	POTENTIAL RENT
1290 square metres	\$3000 - \$3150 pw
COUNCIL RATES	CURRENT RENT
\$1700 per quarter	\$0 pw
we never sleep 24/7	WATER RATES
	\$170 per quarter



oversized garden
sanctuary with views

BED 3 | BATH 3 | CAR 2

- | Luxury garden residence, rare offering
- | Expansive 365m2 apartment of prestige
- | Coveted Spring Cove, tightly held spot
- | Two grand living rooms flow to terraces
- | Stunning harbour views, sunrise/sunset
- | Three beds, three baths, designer finishes
- | Study area with full built-in cabinetry
- | Nth facing garden with covered terrace
- | Terrace with vistas through to Manly
- | Luxury kitchen, oversized stone island
- | Euro appliances, pantry & vast storage
- | Seamless indoor-outdoor coastal design
- | Double garage, EV charger + storage
- | Rare scale with uncompromising luxury
- | Private lift with secure entry access
- | As new elegance in prestigious locale



TOTAL SIZE	POTENTIAL RENT
365 square metres	\$4000 - \$4150 pw
COUNCIL RATES	CURRENT RENT
\$461 per quarter	\$0 pw
STRATA RATES	WATER RATES
\$3183 per quarter	\$187 per quarter



the paramount
- unmatched prestige

BED 4 | BATH 2 | CAR 4

- | Unrivalled location in coastal Sydney
- | 5 acre estate with ocean & park views
- | Quiet cul-de-sac, close to everything
- | Moments from Elanora Country Club
- | Modern, light filled single level home
- | Floor to ceiling glass capturing views
- | Formal lounge with fireplace & seamless flow
- | Open plan living and dining with breaky bar
- | New Bosch kitchen & induction cooktop
- | Integrated dishwasher for convenience
- | 4 spacious bedrooms with built-in storage
- | Ceiling fans in every bedroom for comfort
- | Newly renovated contemporary bathroom
- | Expansive rear terrace with stunning vistas
- | Landscaped paddocks with natural irrigation
- | Second driveway access to paddocks & trail

	LAND SIZE 5 acres	POTENTIAL RENT \$2500 - \$2600 pw
	COUNCIL RATES \$1082 per quarter	CURRENT RENT \$2200 pw
	we never sleep 24/7	WATER RATES \$140 per quarter

the list weekly 12

what is the
new value
of your
property?

property
values
have
changed

SMS YOUR PROPERTY
ADDRESS TO

0430 344 700

AND I'LL GET BACK
TO YOU WITHIN

3 MINUTES
WITH A FIGURE

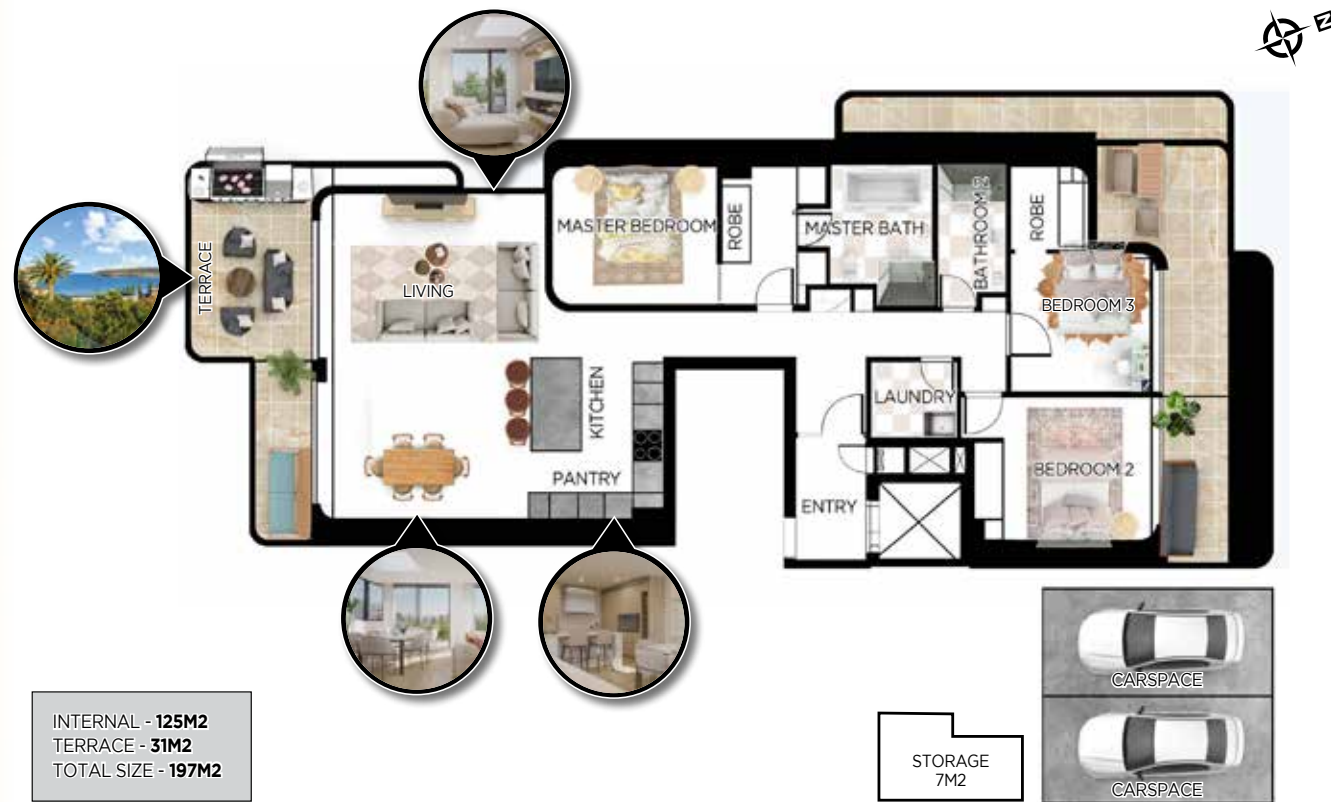
Michael Burgio



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MICHAEL BURGIO
0430 344 700



**prestigious
penthouse with views**

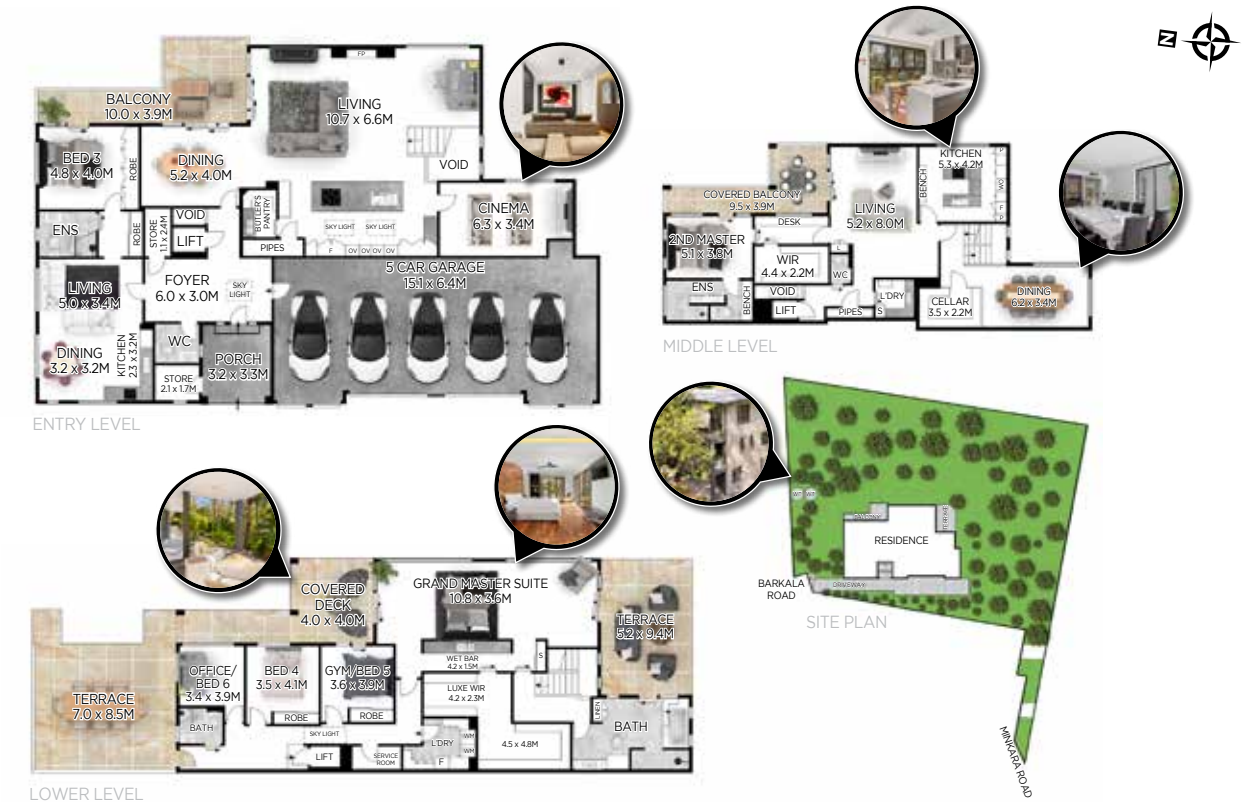
BED **3** | BATH **2** | CAR **2**

- | Brand new world class penthouse
- | Almost complete, just weeks away
- | Prestige address in Queenscliff
- | Only 3 luxe full floor apartments
- | 180° views from Queenscliff to Manly
- | Glass doors open to epic coastline
- | Huge terrace with 6 star finishes
- | Open plan living, fireplace feature
- | Kitchen with premium stone + style
- | Lavish bathrooms with luxe touches
- | Private lift + ducted air-cond throughout
- | Double garage in secure building
- | 30m2 of storage or wine cellar use
- | 200m2 total with 30m2 terraces
- | Award winning builder + architects
- | Rare gem in tightly held location



SCAN TO VIEW

TOTAL SIZE 200 square metres	POTENTIAL RENT \$3000 - \$3150 pw
COUNCIL RATES \$404 per quarter	CURRENT RENT \$0 pw
we never sleep 24/7	WATER RATES \$169 per quarter



bayview's masterpiece!!

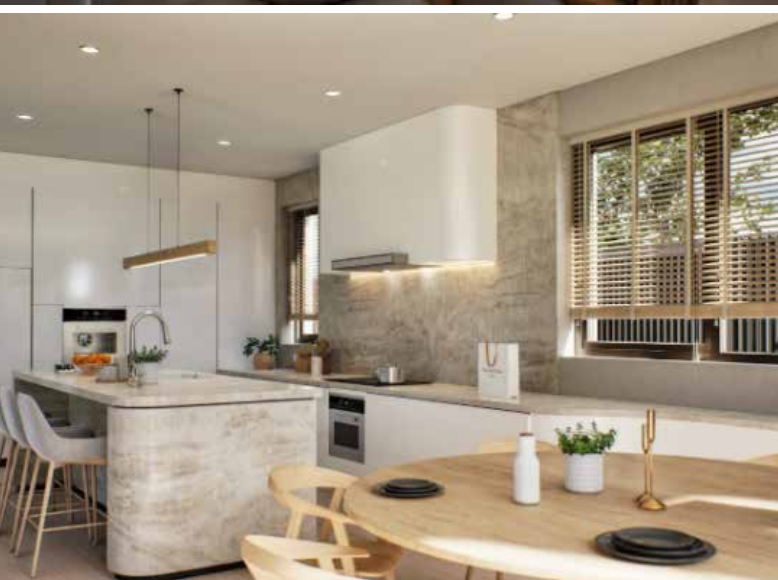
BED **6** | BATH **5** | CAR **9**

- | First time offered – grand estate
- | Three lavish levels of pure luxury
- | Approx. 5800m2 of total seclusion
- | 1000m2 internal space of indulgence
- | Full brick build with private lift
- | Set in Bayview's tropical Barkala Vly
- | Surrounded by lush natural beauty
- | Vast living flows to view terraces
- | Entertainer zones with cocktail bars
- | Bespoke glass fireplace, striking hub
- | Chef's kitchen with Wolf appliances
- | Butler's pantry + triple ovens & more
- | Cinema, gym & 1000 bottle cellar
- | Garage easily accommodates 5 vehicles
- | Fully automated luxury living system
- | One of a kind residence of luxury & privacy



SCAN TO VIEW

LAND SIZE 5800 square metres	POTENTIAL RENT \$4500 - \$4650 pw
COUNCIL RATES \$457 per quarter	CURRENT RENT \$0 pw
we never sleep 24/7	WATER RATES \$171 per quarter



**beachside house sized
garden apartment..**

BED 3 | BATH 3 | CAR 2

- | BRAND NEW garden apartment, 365m2
- | Boutique block of only 3 homes
- | 6 star finishes, timeless elegance
- | Private tropical gardens front & rear
- | Sky high ceilings, custom design
- | Living with fireplace flows to gardens
- | Built-in BBQ, wine fridge & stone benches
- | Kitchen with oversized stone island
- | Miele fridge/freezer, dual ovens
- | Lavish ensuites, fluted glass showers
- | Beds 2 & 3 enjoy garden access
- | Under floor heating in both ensuites
- | Private lift access into the residence
- | Ducted, zoned air-cond in every room
- | Double parking + XL storage room
- | Stroll to beach, buses at your door



TOTAL SIZE 365 square metres	POTENTIAL RENT \$3500 - \$3650 pw
COUNCIL RATES \$404 per quarter	CURRENT RENT \$0 pw
we never sleep 24/7	WATER RATES \$169 per quarter



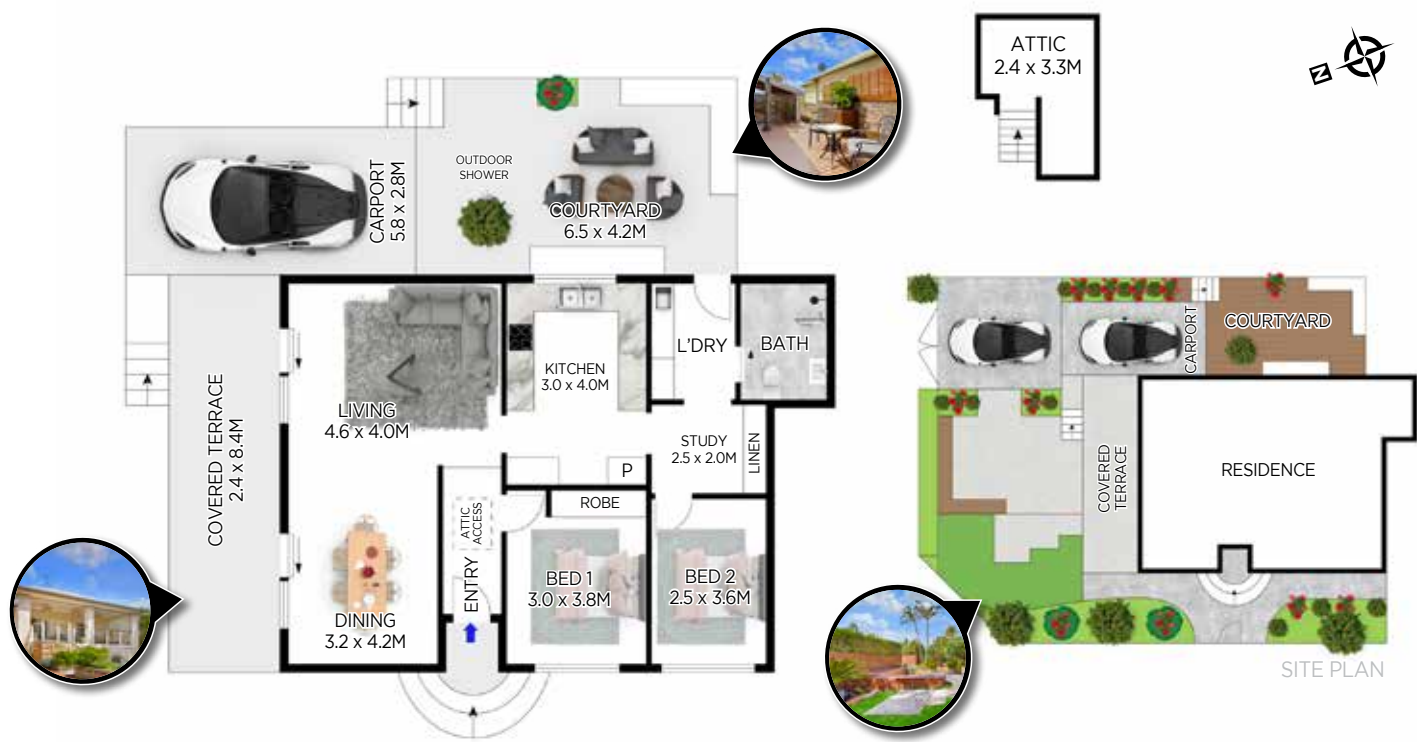
**multi purpose
masterpiece with views!**

BED **7** | BATH **5** | CAR **10**

- | Luxury home with ocean views to rear
- | Zoned RU2 – rare development chance
- | Level 2,004m2 block – endless space
- | Includes home, units + business area
- | Front building has commercial setup
- | Two 1 bed and one 2 bed apartments
- | Immaculate home with near new kitchen
- | Huge deck with coastal panoramas
- | Gym, sauna, BBQ & outdoor kitchen
- | Vast lawns with views to the ocean
- | Space for 10+ cars, level access
- | Private, set well back from main road
- | High rental or income potential
- | Multi-use for home and business (STCA)
- | Redevelop into units/townhomes (STCA)
- | Not impacted by Mona Vale Rd widening



LAND SIZE 2004 square metres	POTENTIAL RENT approx \$5000 pw
COUNCIL RATES \$700 per quarter	CURRENT RENT \$0 pw
we never sleep 24/7	WATER RATES \$176 per quarter



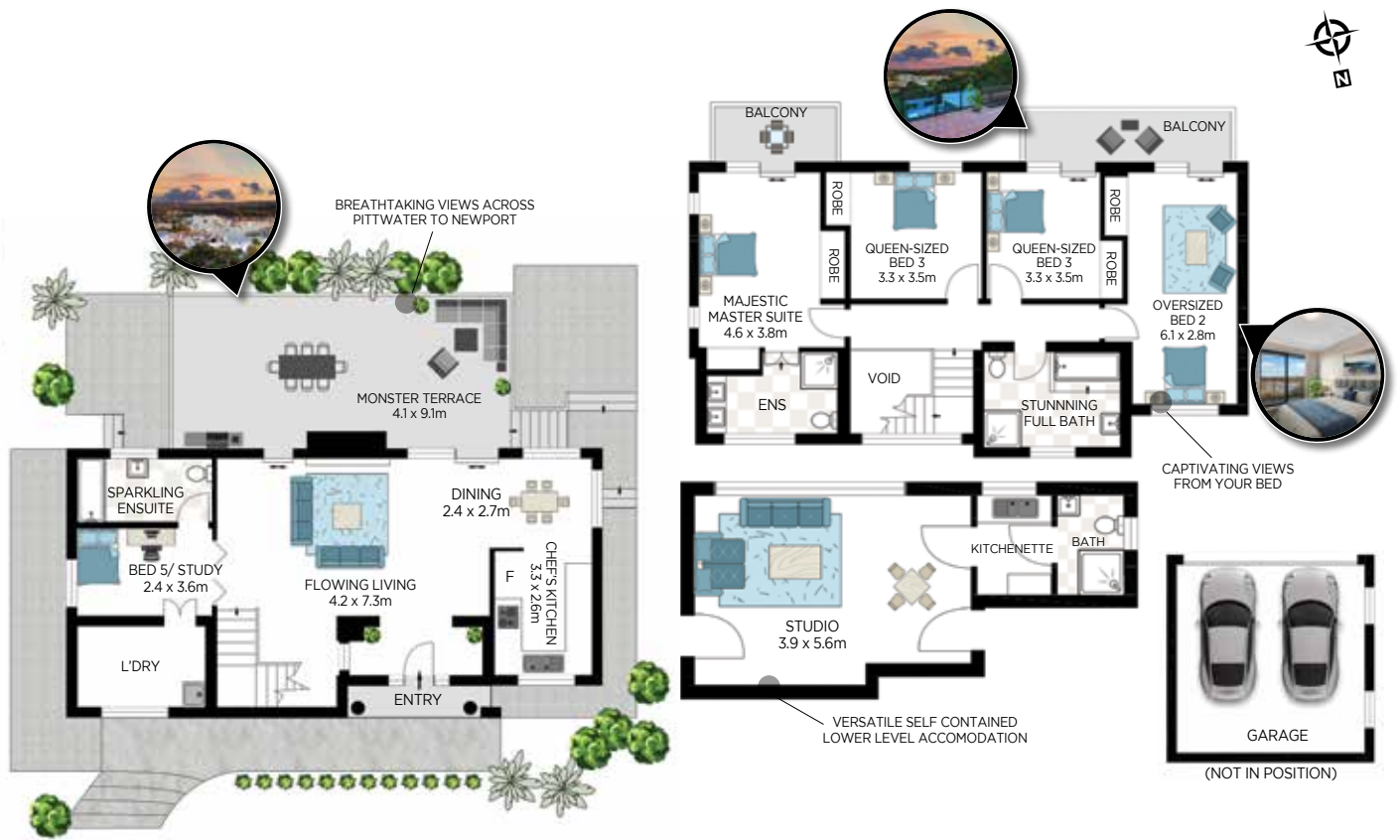
rare tropical beachside oasis!

BED 2 | BATH 1 | CAR 2

- | Easy to convert back to 3 bedrooms
- | Freshly renovated coastal sanctuary
- | Rare offering in prime Dee Why street
- | Near Nth Curl Curl, walk to the beach
- | Just 3 mins to Dee Why's golden sands
- | Living flows to private tropical gardens
- | High end, modern beachside finishes
- | Ideal for families or downsizers too
- | North facing living with large terrace
- | Sunlit garden offers peace and privacy
- | Oversized kitchen with ample storage
- | Luxe new bathroom, resort style feel
- | Master suite with plush carpet, calm tones
- | Covered and off street parking space
- | Outdoor shower and second courtyard
- | Level access, attic storage & ducted air-sond



we never sleep 24/7	POTENTIAL RENT \$1800 - \$1950 pw
COUNCIL RATES \$752 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$825	WATER RATES \$252 per quarter



prestige newport sanctuary with views!

BED 5 | BATH 3 | CAR 4

- | Luxe home with stunning Pittwater views
- | Exclusive Newport, private and serene
- | Spacious interiors on multiple floors
- | Living areas framed by scenic views
- | Chef's kitchen with stone benches
- | Huge terrace perfect for entertaining
- | Master retreat with balcony, ensuite
- | Large bedrooms with built-in storage
- | Modern bathrooms sparkling and fresh
- | Studio with kitchenette and bathroom
- | Ideal for guests or rental income
- | Study or 5th bedroom with ensuite
- | Smooth indoor/outdoor living flow
- | Double garage plus extra parking spots
- | Ocean & Pittwater views from bed
- | Stroll to Newport Beach, village & cafés



LAND SIZE 703 square metres	POTENTIAL RENT \$1750 - \$1900 pw
COUNCIL RATES \$1900 per quarter	CURRENT RENT \$0 pw
we never sleep 24/7	WATER RATES \$170 per quarter



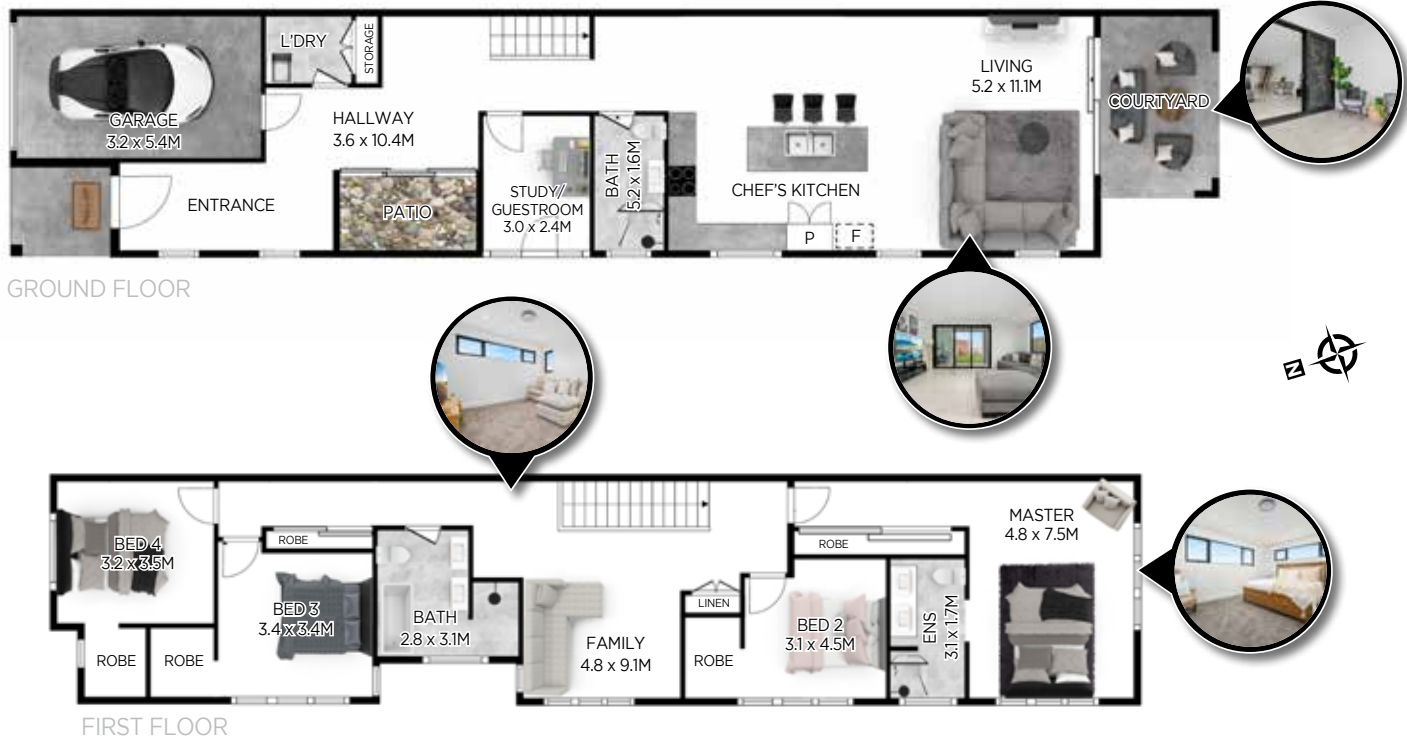
entire top floor
penthouse!!

BED 3 | BATH 2 | CAR 1

- | Exclusive 168m2 penthouse with no walls
- | Breathtaking, uninterrupted ocean views
- | 270° outlook from Manly to city skyline
- | Enormous 50m2 terrace for outdoor retreat
- | Perfect for hosting 20+ guests, pets welcome
- | Seamless indoor-outdoor living spaces
- | Outdoor kitchen with built-in BBQ station
- | Floor to ceiling glass for panoramic views
- | Bathed in natural light, endless vistas
- | Gourmet kitchen with sleek stone benchtops
- | Premium Miele appliances, ample storage
- | Spacious master suite with ensuite, built-in
- | Two queen bedrooms with built-in wardrobes
- | Luxurious bathroom with soaking tub, shower
- | Serene, private location with incredible lifestyle
- | Internal laundry, ample linen storage space



TOTAL SIZE 168 square metres	POTENTIAL RENT \$1400 - \$1500 pw
COUNCIL RATES \$424 per quarter	CURRENT RENT \$1500 pw
STRATA RATES \$1335 per quarter	WATER RATES \$172 per quarter



auction
onsite
08/11
at 2.15pm

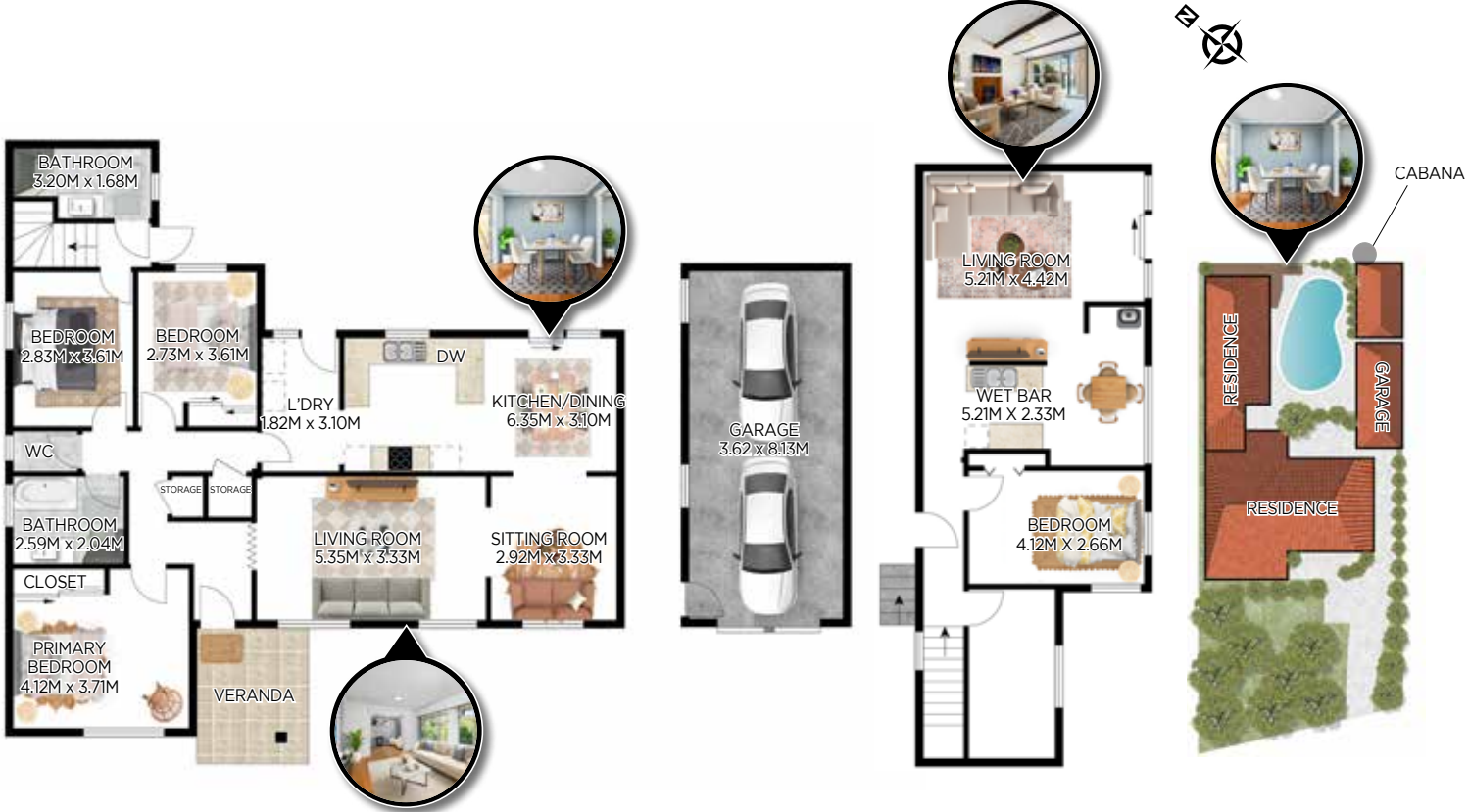
sophisticated. spacious.
seamlessly designed.

BED 4 | BATH 3 | CAR 2

- | Brand new designer duplex home
- | Premium coastal style throughout
- | Oversized light filled living zone
- | Sleek matte black kitchen
- | Stone island & walk-in pantry
- | Indoor-outdoor flow for hosting
- | Alfresco area + private backyard
- | Master suite with luxe walk-in robe
- | Ensuite w/brushed nickel tapware
- | Soft stone bathrooms throughout
- | Floating oak staircase feature
- | Ducted air-cond + smart home lighting
- | Oak timber floors, high ceilings
- | Lock-up garage with internal entry
- | Off street parking, space included
- | Walk to shops, cafés & city buses



TOTAL SIZE 244 square metres	POTENTIAL RENT \$1150 - \$1200 pw
COUNCIL RATES \$406 per quarter	CURRENT RENT \$0 pw
we never sleep 24/7	WATER RATES \$269 per quarter



luxury residence!
luxury beyond belief!

BED 2 | BATH 2 | CAR 2

- | Two bedrooms plus extra guest retreat
- | Climate control with full height glazing
- | Huge open plan living 4 x 9 metres
- | Classic herringbone timber floorboards
- | Miele appointed contemporary style kitchen
- | Seamless flow to entertainers balcony
- | Master suite includes private ensuite
- | Master opens directly onto the balcony
- | Enclosed study with custom built desk
- | Elegant bathrooms soft close cabinetry
- | Walk to transport parks & local beaches
- | Luxe finishes in light or dark palette
- | Leafy green surrounds bring calm inside
- | Host friends on the oversized balcony
- | Secure building with lift and intercom
- | Retail convenience right at your doorstep



TOTAL SIZE 125 square metres	POTENTIAL RENT \$1250 - \$1300 pw
COUNCIL RATES \$452 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$1172 per quarter	WATER RATES \$172 per quarter



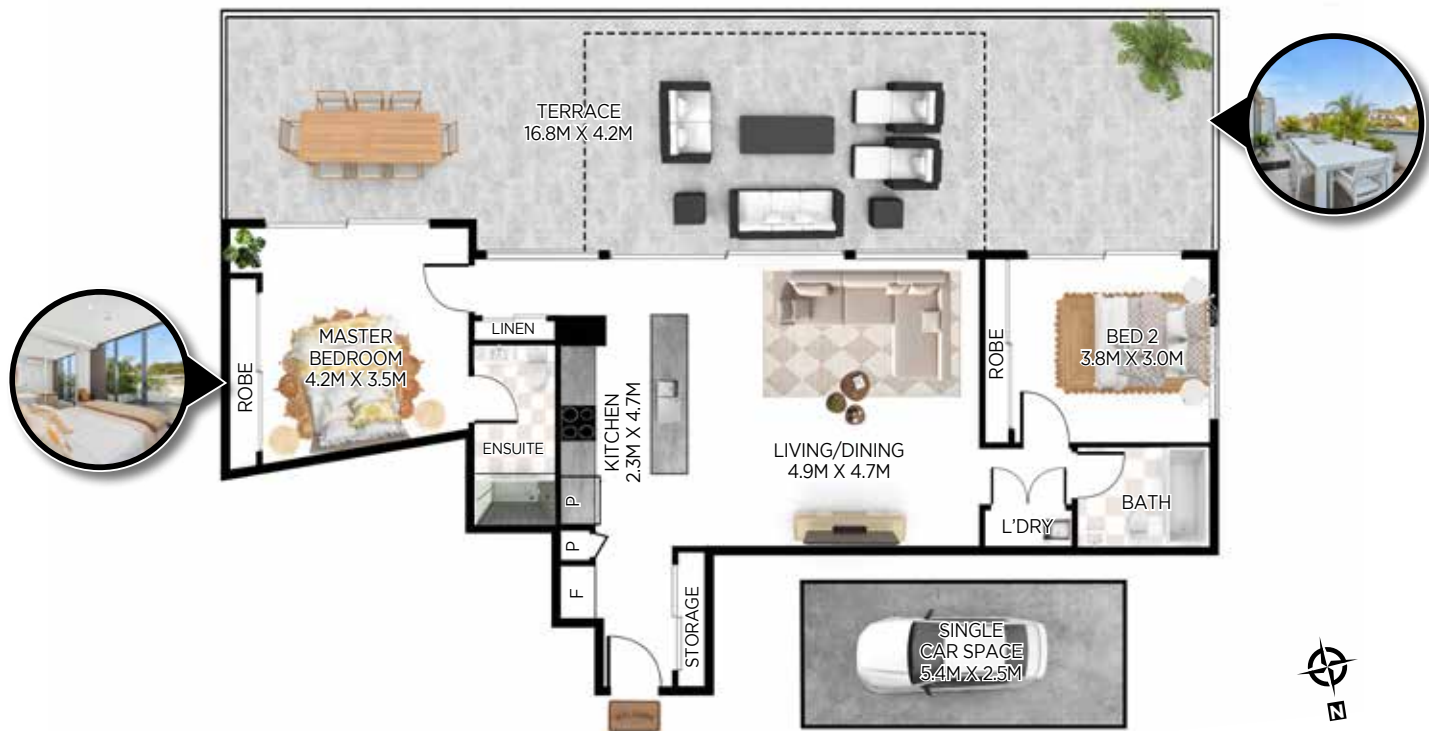
big block, big floorplan
& big potential!!

BED 5 | BATH 2 | CAR 2

- | Perfect upsize on over 700m2 of land
- | Flexible layout with up to 5 bedrooms
- | Ideal for dual living or large families
- | Light filled living flows to outdoors
- | Spacious gas kitchen with eat-in space
- | Classic timber floors add timeless charm
- | Optional self contained living zone
- | Great for teens, guests or rental income
- | Sparkling inground pool with cabana zone
- | Private alfresco - built to entertain
- | Huge garage + 3 car off street parking
- | Move in ready with scope to add value
- | Rare blend of space, lifestyle, income
- | 5 mins to sun soaked Warriewood Beach
- | 6 mins to shops, cafes & local dining
- | 7 mins to golf & Mona Vale town center



LAND SIZE 701 square metres	POTENTIAL RENT \$1450 - \$1600 pw
COUNCIL RATES \$501 per quarter	CURRENT RENT \$0 pw
we never sleep 24/7	WATER RATES \$171 per quarter



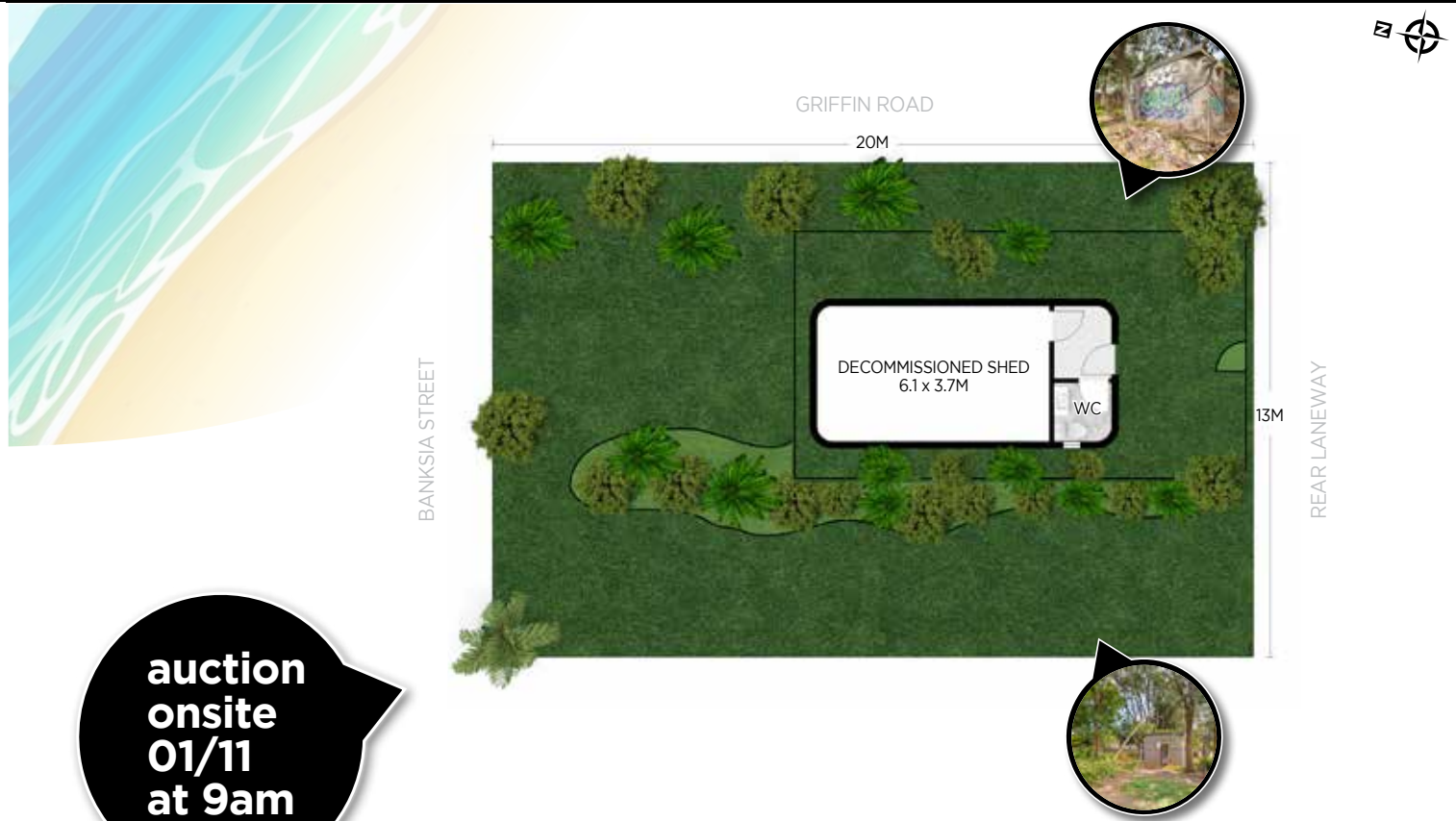
immaculate penthouse
style luxe - entertainer

BED 2 | BATH 2 | CAR 1

- | Penthouse with sweeping district views
- | Designer finishes in pristine condition
- | Huge 184m2 title with 60m2 terrace
- | Indoor-outdoor flow for entertaining
- | Dual remote full length awning system
- | Floor to ceiling sliding glass doors
- | Luxe kitchen with stone island bench
- | Bedrooms open directly onto terrace
- | Sleek bathrooms with modern palette
- | Secure complex with lush landscaping
- | Lift, laundry, storage & secure parking
- | Private and peaceful, yet central spot
- | Walk to beach, cafés and transport
- | 1 min walk to local shops and dining
- | 3 mins to Dee Why B-Line buses
- | 8 mins to Warringah Mall & Manly



TOTAL SIZE 184 square metres	POTENTIAL RENT \$1000 - \$1100 pw
COUNCIL RATES \$426 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$1346 per quarter	WATER RATES \$171 per quarter

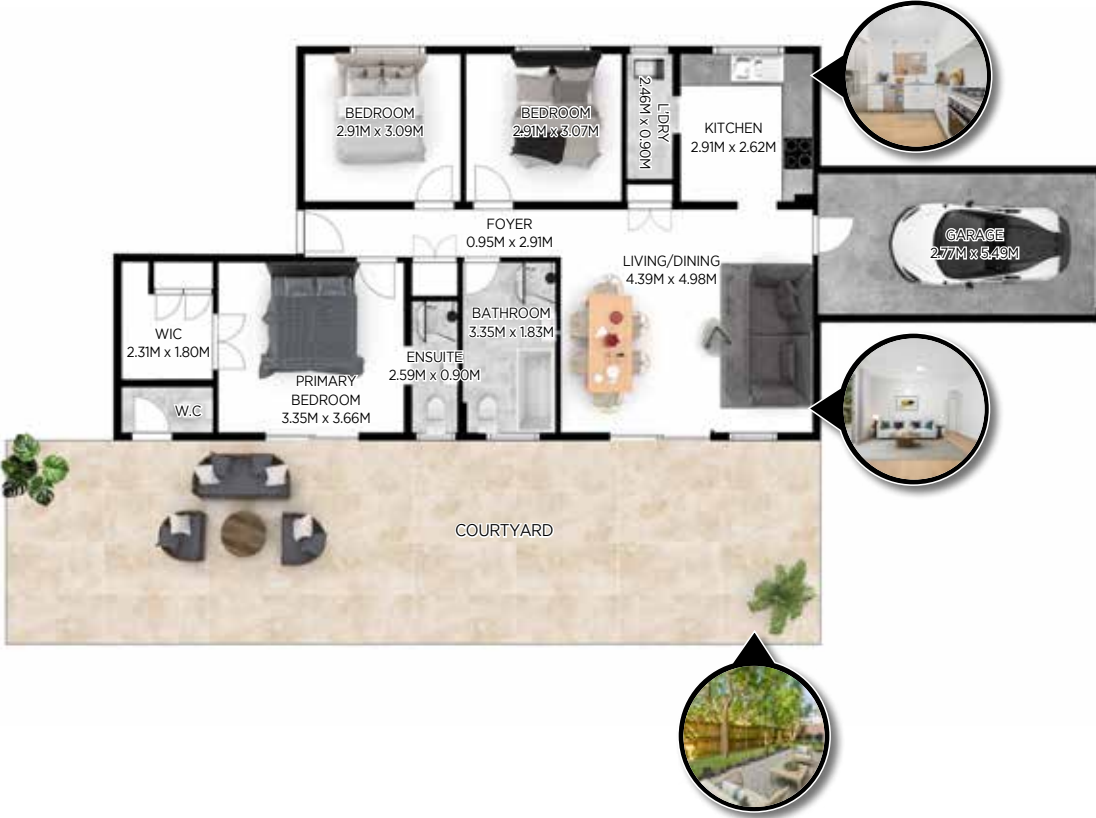


final block
of land by the beach!

LAND 252m2

- | On behalf of the NSW Govt, we present rare offering
- | 252 square metres of prime R2 zoned land
- | Just two minutes from Dee Why beachfront
- | Unique Nth Curl Curl address, 5 mins to beach
- | One of the last blocks near the coastline
- | Blank canvas ready to build your vision
- | Create your dream home subject to council
- | Final chance to secure this prized parcel
- | Once in a lifetime beachfront acquisition
- | Level North facing block awaiting plans
- | Existing structure includes office setup
- | Bathroom amenity already on the land
- | Every convenience located at your door
- | Stroll to beach, cafes shops & transport
- | Prestigious address offering exclusivity





**townhouse in the sky!
the ultimate upgrade**

BED 3 | BATH 2 | CAR 1

- | Modern, oversized apartment, prime spot
- | Perfect upgrade from smaller Dee Why units
- | Affordable top floor living with wow appeal
- | Split over two stylish levels, townhouse feel
- | Huge open plan living and dining space
- | Entertainer's flow to sunny private balcony
- | Luxury bathroom and kitchen fully updated
- | Gas kitchen, full pantry, sleek modern look
- | Two enormous bedroom suites with storage
- | King size second bedroom with ocean views
- | Both bedrooms boast private ensuite baths
- | Layout allows guest or third bedroom setup
- | Guest powder room plus internal laundry
- | Designer touches, bright with natural light
- | Secure undercover car space with storage
- | Lifestyle address near shops, dining & beach



TOTAL SIZE 148 square metres	POTENTIAL RENT \$1150 - \$1300 pw
COUNCIL RATES \$461 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$1437 per quarter	WATER RATES \$170 per quarter



**renovated gem with
nth facing courtyard**

BED 3 | BATH 2 | CAR 1

- | Spacious 3 bed in prime Dee Why
- | Bright open plan living & dining
- | Hybrid timber + new fresh carpet
- | Brand new kitchen, sleek & modern
- | Great bench space, gas cooktop
- | Ample kitchen storage throughout
- | King master with walk-in & ensuite
- | Two more generous bedrooms inside
- | East facing courtyard, sunlit patio
- | Ideal for alfresco meals & guests
- | No common walls – quiet & private
- | Lock-up garage with internal access
- | Easy single level floorplan layout
- | Low maintenance lifestyle by beach
- | 500m level walk to Dee Why Beach
- | Close to shops, cafés & transport



TOTAL SIZE 100 square metres	POTENTIAL RENT \$1100 - \$1150 pw
COUNCIL RATES \$424 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$2180 per quarter	WATER RATES \$177 per quarter



beachside family apartment with views!

BED 3 | BATH 2 | CAR 1

- | Immaculate, sunlit North facing home
- | Water views stretching to Long Reef
- | Spacious living & dining areas
- | Sleek all white stone kitchen style
- | Luxe master suite, ensuite, built-ins
- | Generous bedrooms with built-ins
- | Guest bath with tub & separate shower
- | Large internal laundry with storage
- | Secure car space in tidy building
- | Bonus shared storage space on title
- | Pristine kept large common garden area
- | Great strata, well maintained block
- | Walk to Dee Why Beach in minutes
- | Cafes & shops just around the corner
- | Easy access to public transport
- | Perfect for investors or downsizers



TOTAL SIZE 184 square metres	POTENTIAL RENT \$1250 - \$1350 pw
COUNCIL RATES \$461 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$1800 per quarter	WATER RATES \$172 per quarter



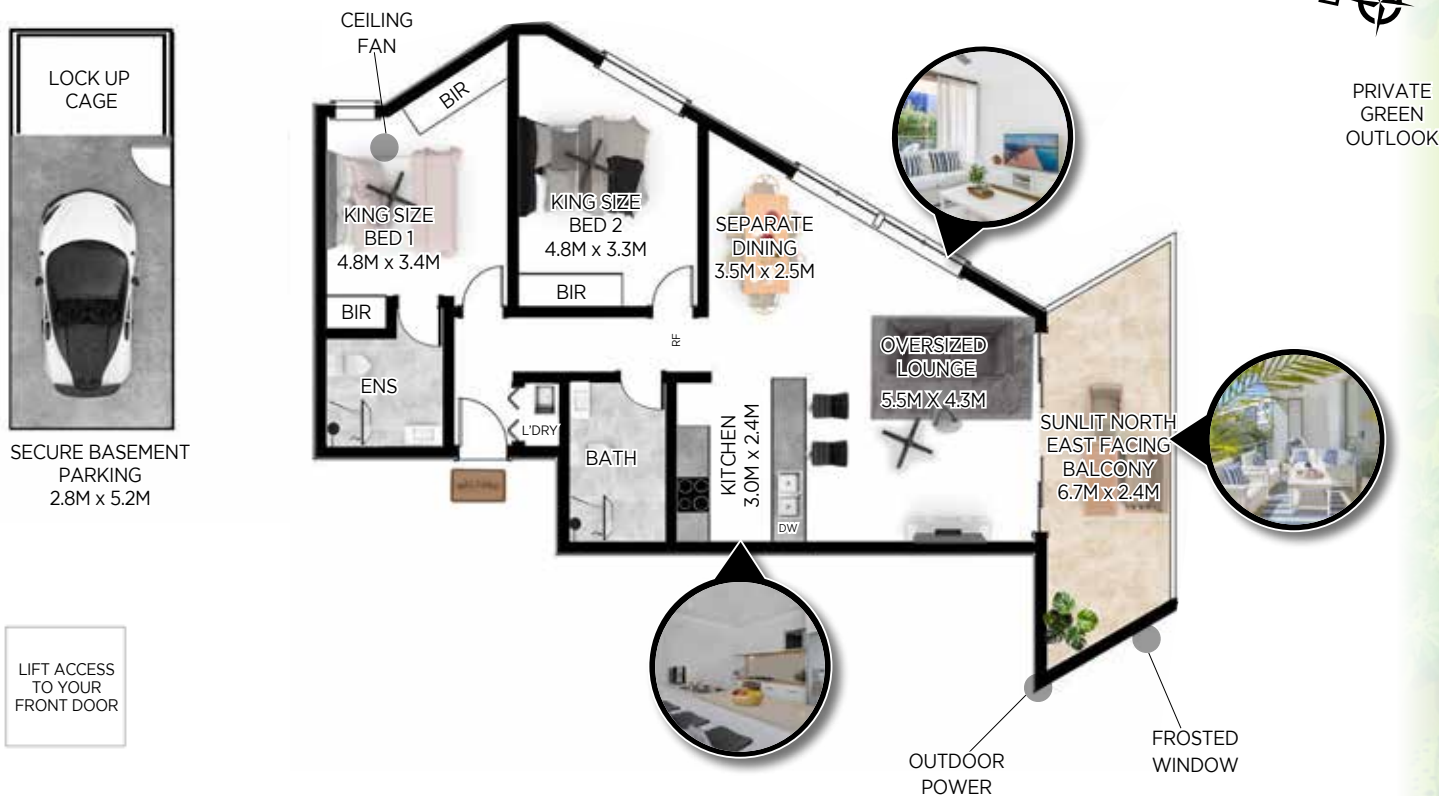
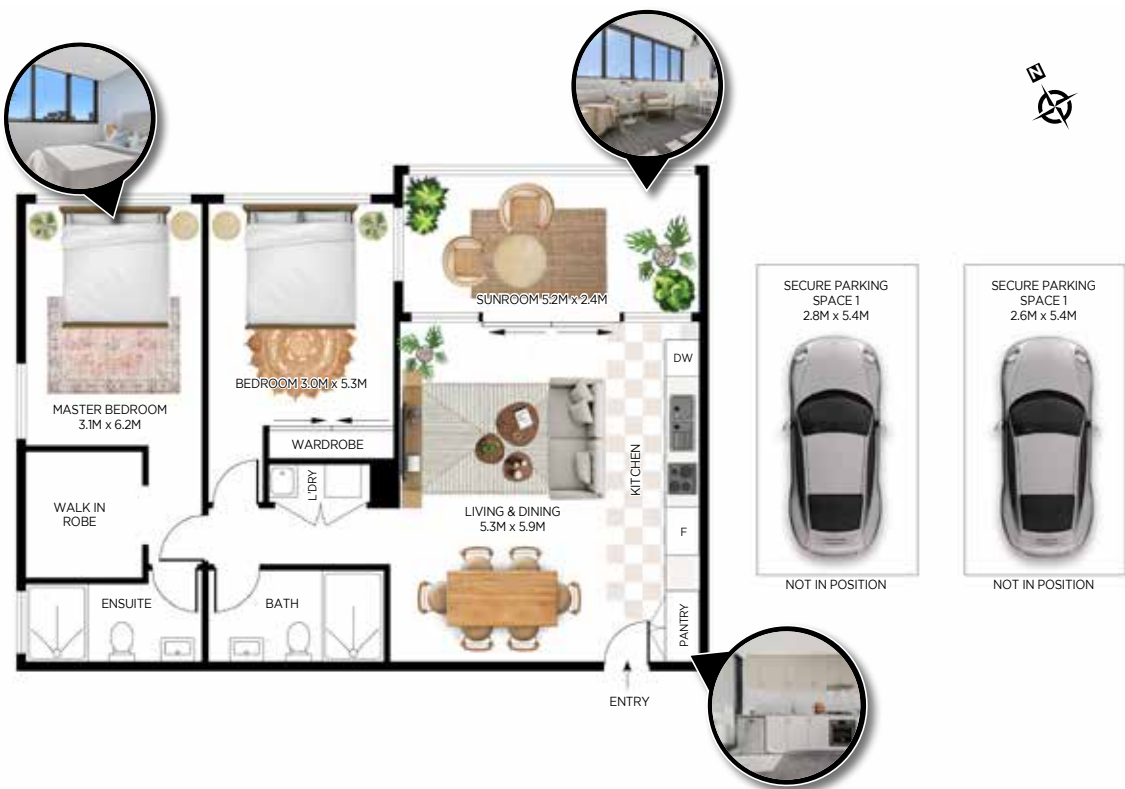
incredible value and style

BED 2 | BATH 1 | CAR 1

- | Oversized 110m2, 40m2 deck & garden
- | Stunning terrace for year round hosting
- | Huge open plan living and dining layout
- | Designer kitchen with stone benchtops
- | Premium Smeg appointed appliances
- | Sleek contemporary bathroom finishes
- | Full sized laundry with ample storage
- | Ducted reverse cycle air-conditioning
- | Timber floors plus plush carpet in beds
- | Secure undercover car space provided
- | No stairs, boutique building
- | Boutique building with intercom security
- | Walk to Dee Why Beach, cafes & B-Line
- | Multiple floor plans available now



TOTAL SIZE 110 square metres	POTENTIAL RENT \$1250 - \$1300 pw
COUNCIL RATES \$462 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$1294 per quarter	WATER RATES \$172 per quarter



space & lifestyle
all at your doorstep

BED 2 | BATH 2 | CAR 2

- | Sun kissed and simply unmissable today
- | Private fifth floor North facing retreat
- | Versatile winter garden extends indoors
- | Generous open plan living and dining
- | Sleek stone kitchen with gas cooktop
- | Light filled bedrooms master with ensuite
- | Spacious walk in robe in the main bedroom
- | Move straight in with nothing more needed
- | Rare two secure car spaces included
- | Security building, internal laundry
- | Two minutes to Dee Why shops & cafes
- | Stroll to transport beaches conveniences
- | Ideal for new home or smart investment
- | Golden opportunity in central Dee Why
- | One minute walk to Dee Why Grand Centre
- | Four minutes direct to Dee Why Beach



TOTAL SIZE 107 square metres	POTENTIAL RENT \$900 - \$950 pw
COUNCIL RATES \$461 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$1457 per quarter	WATER RATES \$173 per quarter



tropical north
facing resort oasis

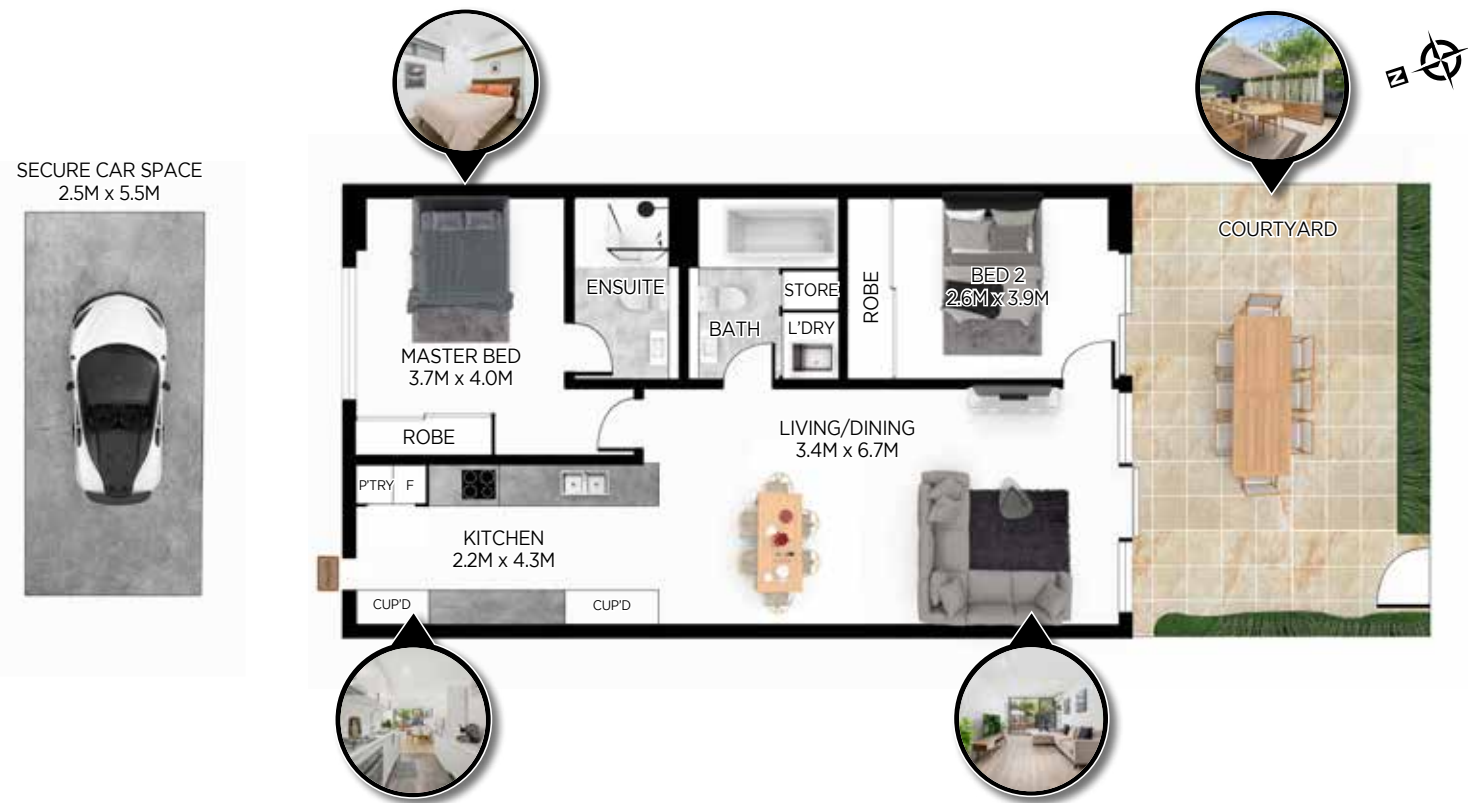
BED 2 | BATH 2 | CAR 1

- | Rare & luxurious find, sunlit & tranquil
- | Oversized 120m2 with level lift access
- | Living & dining flow to large balcony
- | Whisper quiet with all amenities nearby
- | Sleek kitchen, island & Euro appliances
- | Resort style complex with pool & gym
- | Lush gardens, bbq area & relaxation
- | Oversized bedrooms with built-in robes
- | Master suite features private ensuite
- | High ceilings & plantation shutters
- | Secure parking plus storage cage
- | Lifestyle property, ideal for downsizers
- | 100m stroll to Dee Why Grand shops
- | 450m walk to City B-Line buses
- | 400m level walk to 200+ local shops
- | 15 minute walk to Dee Why Beach



TOTAL SIZE 120 square metres	POTENTIAL RENT \$950 - \$1000 pw
COUNCIL RATES \$424 per quarter	CURRENT RENT \$900 pw
we never sleep 24/7	WATER RATES \$171 per quarter





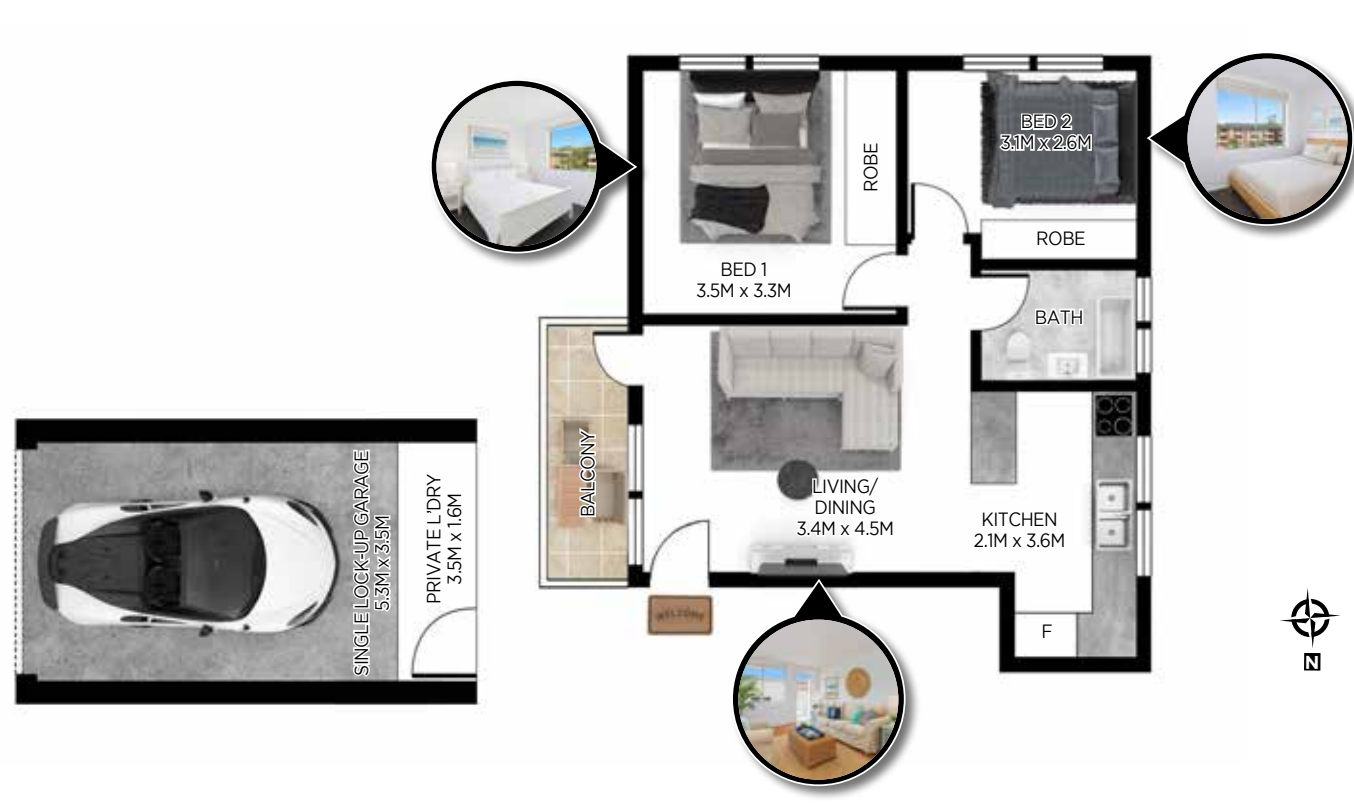
courtyard perfection - style, space & easy access

BED 2 | BATH 2 | CAR 1

- | AMAZING ground floor courtyard home
- | Level access - ideal for all ages
- | Indoor/outdoor flow for entertaining
- | Private street entry via courtyard
- | Spacious air-cond family + dining zone
- | Stone kitchen, gas cook + dishwasher
- | Master bed with ensuite plus built-ins
- | 2nd bed with courtyard access
- | Stylish bath with tub and shower
- | Secure parking with lift & intercom
- | Pet friendly, modern secure block
- | Short walk to Dee Why Grand shops
- | Close to Aldi, Coles, cafés & medical
- | Walk to Dee Why Beach & B-Line buses
- | Move-in ready - nothing more to do!
- | Prime location with lifestyle perks



TOTAL SIZE 105 square metres	POTENTIAL RENT \$850 - \$900 pw
COUNCIL RATES \$461 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$1134 per quarter	WATER RATES \$171 per quarter



bright top floor apartment

BED 2 | BATH 1 | CAR 1

- | Sunlit top floor with bright interiors
- | Open plan design, great for entertaining
- | Nth East balcony with sun & sea breezes
- | Modern gas kitchen with sleek style
- | Stylish timber floors throughout home
- | Two large bedrooms with built-in robes
- | Fresh and bright full sized bathroom
- | Lock-up garage with own laundry space
- | Walk to beach, cafés and restaurants
- | One minute stroll to Dee Why Beach
- | Three mins to shops and local dining
- | 4 mins to CBD bound B-Line buses
- | 10 mins drive to Warringah Mall Westfields
- | Just 14 minutes to Manly beach
- | Easy, low maintenance coastal lifestyle
- | Perfect for homebuyers or investors



TOTAL SIZE 84 square metres	POTENTIAL RENT \$720 - \$770 pw
COUNCIL RATES \$461 per quarter	CURRENT RENT \$720 pw
STRATA RATES \$1114 per quarter	WATER RATES \$173 per quarter



whisper quiet!!
vogue apartment

BED 2 | BATH 1 | CAR 1

- | Rear of luxury complex, rare hidden gem
- | Renovated with huge private courtyard
- | No cars heard, yet close to everything
- | Living flows onto oversized courtyard
- | Lush plants & covered alfresco dining
- | Master bedroom opens to courtyard too
- | Gourmet kitchen with breakfast island
- | Sleek and practical kitchen design
- | Two oversized bedrooms with built-ins
- | Bathroom with laundry & extra storage
- | Lift right to your private front door
- | Complex is pristine and well cared for
- | Incredible offering, will sell quickly
- | Literally everything close by, shops,cafes,trans
- | Perfect for entertaining all year
- | Prime location in the heart of Manly Vale



TOTAL SIZE	POTENTIAL RENT
115 square metres	\$900 - \$950 pw
COUNCIL RATES	CURRENT RENT
\$424 per quarter	\$0 pw
we never sleep 24/7	WATER RATES
	\$298 per quarter



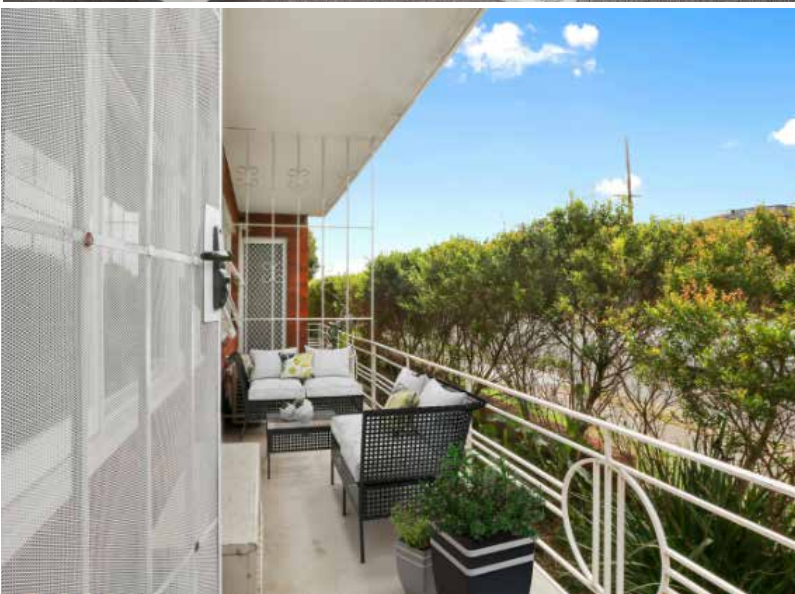
the money maker

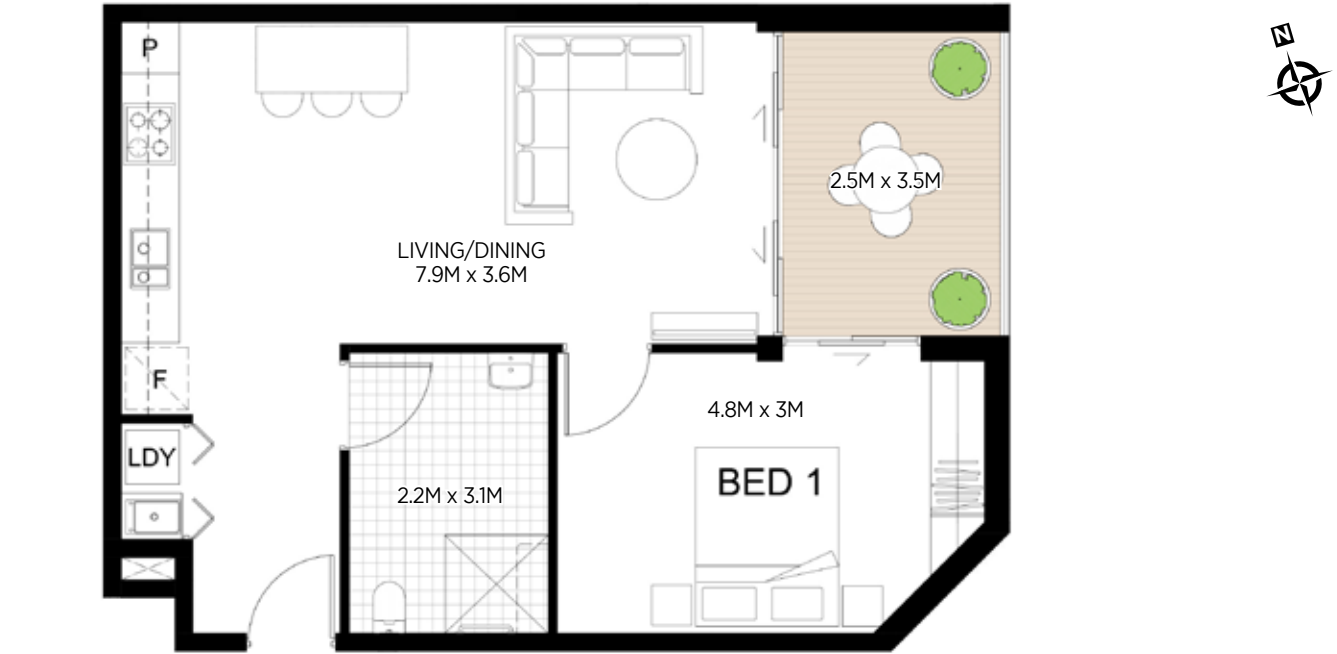
BED 2 | BATH 1 | CAR 1

- | Elevated ground floor apartment setting
- | Positioned between Freshwater & Manly
- | Immerse yourself in ultimate lifestyle
- | Significant opportunity to add huge value
- | Perfect floorplan with zero common walls
- | Two generously sized light filled bedrooms
- | Enormous master with full built-in robe
- | Spacious open plan living & dining zone
- | House sized kitchen with separation
- | North East facing undercover balcony
- | Family bathroom with shower & bathtub
- | Internal laundry conveniently integrated
- | Single car space with super easy access
- | Ideal first home or investment prospect
- | 5 Minute walk to Express city buses
- | Short walk to Freshwater Village & beaches



TOTAL SIZE	POTENTIAL RENT
86 square metres	\$800 - \$850 pw
COUNCIL RATES	CURRENT RENT
\$424 per quarter	\$0 pw
STRATA RATES	WATER RATES
\$1518 per quarter	\$171 per quarter





‘the jardin’ luxury timeless design

BED 1 | BATH 1 | CAR 1

- | Immaculate apartment presentation
- | Rare blend of style and lifestyle
- | Prestigious Northern Beaches locale
- | Exclusive Over 55's "The Jardin"
- | Sleek European Oak timber flooring
- | Zoned air-cond for all year comfort
- | 5 star finishes throughout the home
- | Expansive living and dining zones
- | Gourmet kitchen with Miele features
- | Stone benches and custom joinery
- | Sunroom flows onto private balcony
- | King sized master with full wardrobes
- | Luxe ensuite with LED feature lighting
- | Internal laundry with extra storage + wc
- | Secure parking plus lock-up storage
- | Sophisticated, serence & convenient



TOTAL SIZE 106 square metres	POTENTIAL RENT \$850 - \$900 pw
COUNCIL RATES \$424 per quarter	CURRENT RENT \$0 pw
we never sleep 24/7	WATER RATES \$171 per quarter



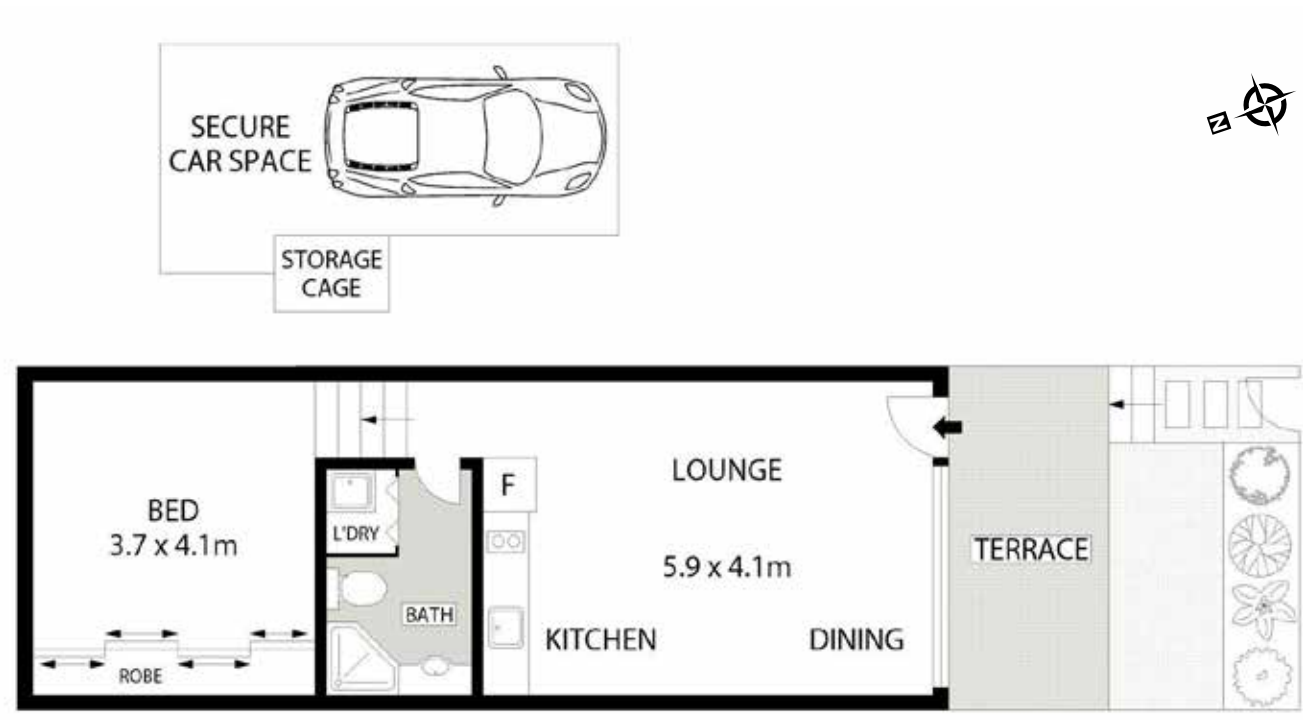
as good as it gets!

BED 1 | BATH 1 | CAR 1

- | Quietly positioned within the complex
- | Oversized layout 77 square metres
- | Premium finishes with stylish detailing
- | Open plan living with rich timber floors
- | Covered balcony ideal for entertaining
- | Designer kitchen featuring stone benchtop
- | Integrated appliances with sleek storage
- | Internal laundry with added storage space
- | Ducted reverse cycle air-conditioning
- | Boutique security building with lift
- | Intercom entry for peace of mind access
- | 800 metres to beachside walks
- | Stroll to dining & scenic ocean pathways
- | Next to Woolworths cafes & B-Line buses
- | Multiple floor plan options available now
- | Sophisticated living in prime location



TOTAL SIZE 77 square metres	POTENTIAL RENT \$1250 - \$1300 pw
COUNCIL RATES \$468 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$874 per quarter	WATER RATES \$172 per quarter



live the resort life
- with courtyard!!

BED 1 | BATH 1 | CAR 1

- | Bespoke apartment with sleek design
- | Adjoins Dee Why Grand facilities
- | Indoor/outdoor flow to private deck
- | Huge living with high timber ceilings
- | Floor-to-ceiling glass, leafy views
- | Courtyard with tropical garden escape
- | CaesarStone gas kitchen, dishwasher
- | Large bedroom + built-ins + study nook
- | Modern bath, A/C, laundry, 82m2 on title
- | Pet-friendly with on-site management
- | Stroll to cafes, Coles, and Dee Why Pub
- | Walk to B-Line buses and Lighthouse Plz
- | Secure parking with storage cage too
- | Lift and stair access to car space
- | Pool, gym, BBQ and green lawn areas
- | Ideal for execs, couples or families



TOTAL SIZE	POTENTIAL RENT
82 square metres	\$775 - \$825 pw
COUNCIL RATES	CURRENT RENT
\$424per quarter	\$600 pw
STRATA RATES	WATER RATES
\$1695 per quarter	\$169 per quarter



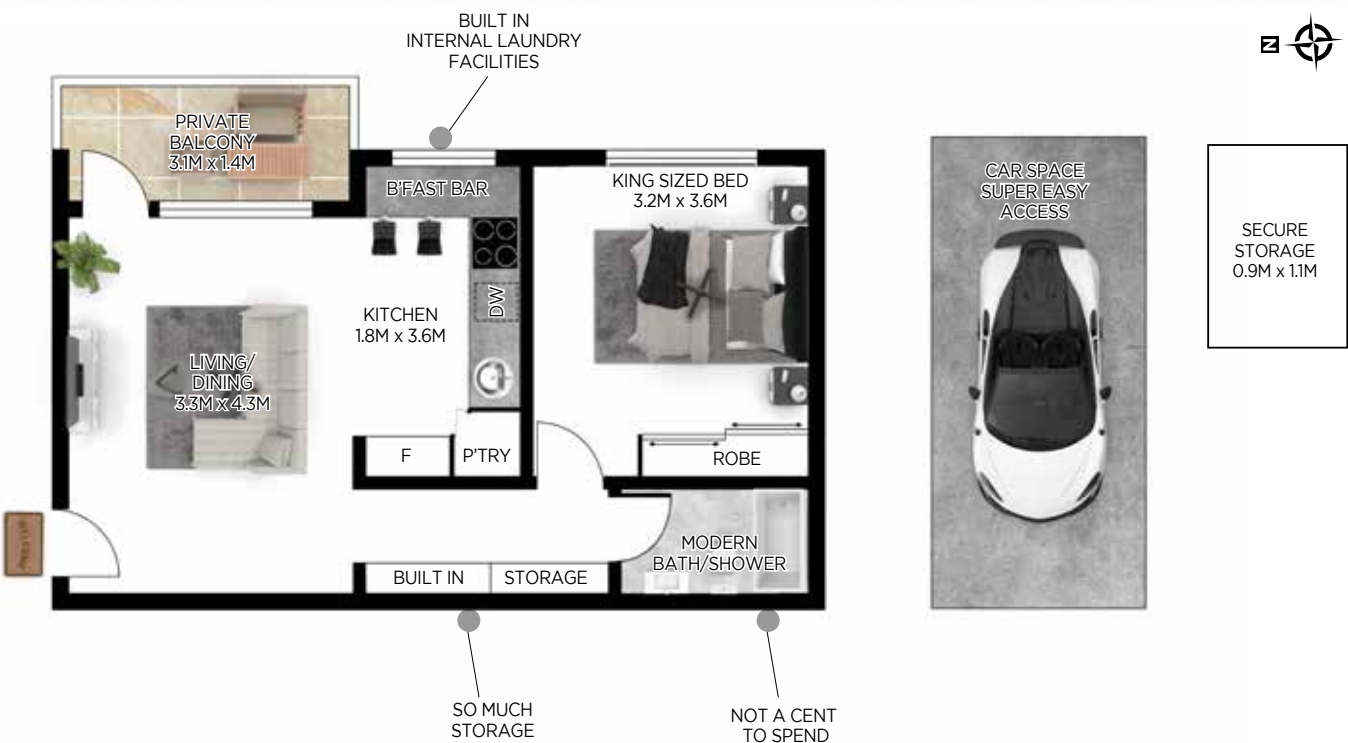
contemporary
courtyard retreat!

BED 1 | BATH 1 | CAR 1

- | Oversized 90m2 ground floor retreat
- | Bigger than most 2 bed apartments
- | North-West courtyard, sleek & sunny
- | 6m retractable awning for privacy
- | Open living with timber floorboards
- | Stone kitchen with breakfast counter
- | Ample storage, quality appliances
- | Queen bedroom with built-in wardrobe
- | Handy study nook for working at home
- | Bathroom with large separate shower
- | Internal laundry for daily ease
- | Reverse cycle A/C for year round use
- | Secure parking in a tidy complex
- | Walk to Dee Why Grand & city buses
- | Stroll to beach, cafés and dining
- | Coastal lifestyle with space & elegance



TOTAL SIZE	POTENTIAL RENT
90 square metres	\$750 - \$800 pw
COUNCIL RATES	CURRENT RENT
\$424 per quarter	\$0 pw
STRATA RATES	WATER RATES
\$1101 per quarter	\$171 per quarter



the hidden gem
- quiet and private

BED 1 | BATH 1 | CAR 1

- | Renovated ground floor apartment
- | Quietly nestled in a private setting
- | Smart floor plan with great layout
- | 50m2 + car space + storage included
- | Sunny NE balcony with leafy outlook
- | Bright open plan living and dining
- | Kitchen with generous storage space
- | Modern bathroom, nothing to spend
- | King sized bedroom with built-ins
- | Brand new floorboards throughout
- | Ceiling fans in bed and living zones
- | Handy internal laundry facilities
- | Rare 2.6m ceilings add space & light
- | Solid 1969 full brick construction
- | Strata only \$917 - great value!
- | Car space + lock-up storage on title



TOTAL SIZE 65 square metres	POTENTIAL RENT \$650 - \$700 pw
COUNCIL RATES \$460 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$917 per quarter	WATER RATES \$205 per quarter



the goddess - too good
to be true! nearly 80m2

BED 1 | BATH 1 | CAR 1

- | One of The Beaches' largest studios
- | Huge 30m2 terrace flows from living
- | Studio sized like many 2 bedders
- | Sunlit living/bedroom, airy & bright
- | Gourmet gas kitchen, stone benches
- | Air-conditioned for year round ease
- | Large built-in robe, ample storage
- | Sleek all white bathroom, immaculate
- | New York style laundry with dryer
- | Secure car space, video intercom
- | Sky terrace with sweeping views
- | Minutes walk to Dee Why Beach & cafes
- | Close to shops, schools, supermarkets
- | B-Line buses right at your doorstep
- | Pet friendly complex, rare to find
- | Low maintenance coastal lifestyle



TOTAL SIZE 76 square metres	POTENTIAL RENT \$600 - \$650 pw
COUNCIL RATES \$461 per quarter	CURRENT RENT \$520 pw
STRATA RATES \$564 per quarter	WATER RATES \$171 per quarter

COMMERCIAL | 2 CAR STORAGE VAULT
FRENCHS FOREST 7 RODBOROUGH ROAD

GUIDE \$242,000



across the road from the new bunnings!

MORE THAN **65% SOLD**

unlock passive income

the cheapest real estate on the northern beaches.

GENERAL FINISHES

- | Concrete floor and concrete ceiling
- | Roller shutter door
- | Ventilation panel above roller door
- | Non-combustible common walls
- | Security access control system
- | Double power outlet
- | Phone/data point



scan to view the lookbook!



storage mezzanine in a 22m2 storage unit

we sold it.



sold \$2,900,000

29 PLATEAU ROAD COLLAROY PLATEAU - 3 BED | 2 BATH | 3 CAR

PURCHASED FOR
\$2.3M in 2023



sold \$2,410,000

21 TENNYSON ROAD CROMER - 3 BED | 2 BATH | 3 BED
PURCHASED FOR \$109K IN 1984



sold \$1,450,000

803/1 SAINT DAVID AVE DEE WHY
2 BED | 2 BATH | 1 CAR



sold \$1,295,000

7/22 PACIFIC PARADE DEE WHY
2 BED | 2 BATH | 2 CAR



sold \$1,950,000

22/343 SYDNEY RD BALGOWLAH - 3 BED | 2 BATH | 1 CAR
PURCHASED FOR \$388K IN 1998



sold \$825,000

1/28 PACIFIC PARADE DEE WHY
2 BED | 1 BATH | 1 CAR



commercial for sale



Offers Over \$150,150
Level MAIN / 99 Old Pittwater Road,
Brookvale NSW 2100
11 m²



Guide | \$160,000
40 / 3 Middleton Road, Cromer NSW
2099
1 Car 19 m²



Guide | \$220,000
252 Allambie Road Road, Allambie
Heights NSW 2100
2 Car 44 m²



FOR SALE | CURRENTLY RETURNING
\$17,539 + gst p.a
24B / 176 South Creek Road, Cromer
NSW 2099
34 m² 34 m²



Call us Today!
66 / 69 Middleton Road, Cromer
NSW 2099
32 m² 32 m²



Guide | \$388,000
19 / 26 Fisher Road, Dee Why NSW
2099
80 m²



Guide | \$340K
36 / 14 Narabang Way, Belrose NSW
2085
112 m² 86 m²



Guide | \$315,000
Dee Why NSW 2099
59 m² 47 m²



Guide | \$399,000
6 / 69 Middleton Road, Cromer NSW
2099
55 m²



Guide | \$549,000
8 / 1-5 Dee Why Parade, Dee Why
NSW 2099
99 m²



IMMACULATE OFFICE OPPORTUNITY
11 / 23 Roger Street, Brookvale NSW
2100
124 m² 84 m²



Guide | \$699,000
104 & 105 / 10 Tilley Lane, Frenchs
Forest NSW 2086
150 m²



IMMACULATE OFFICE OPPORTUNITY
11 / 23 Roger Street, Brookvale NSW
2100
124 m² 84 m²



Guide | \$599,000
222 / 117 Old Pittwater Road,
Brookvale NSW 2100
102 m² 75 m²



Guide | \$795,000
19&20 / 26 Fisher Road, Dee Why
NSW 2099
107 m²



Offers Over \$849k
21 / 57-59 Gavenlock Road,
Tuggerah NSW 2259
215 m²



IMMACULATE OFFICE OPPORTUNITY
11 / 23 Roger Street, Brookvale NSW
2100
124 m² 84 m²



Guide | \$599,000
222 / 117 Old Pittwater Road,
Brookvale NSW 2100
102 m² 75 m²



Guide | \$795,000
19&20 / 26 Fisher Road, Dee Why
NSW 2099
107 m²



Offers Over \$849k
21 / 57-59 Gavenlock Road,
Tuggerah NSW 2259
215 m²



Guide | \$925,000
1 / 345 Sydney Road, Balgowlah
NSW 2093
95 m²



\$975,000 Guide
7&8 / 14-16 Narabang Way, Belrose
NSW 2085
158 m²



**BUY GUIDE \$950,000 | THE RALPH
LAUREN**
4 / 4 Villiers Place, Cromer NSW
2099
149 m²



Offers over | \$1,000,000
99 Old Pittwater Road, Brookvale
NSW 2100
3 Car 114 m²



Guide | \$1,240,000
NEW / 7 Rodborough Road, Frenchs
Forest NSW 2086
137 m²



Guide | \$1,299,000
3 / 4-7 Villiers Place, Cromer NSW
2099
211 m²



INSPECT TODAY!!
7 / 1741-1745 Pittwater Road, Mona
Vale NSW 2103
120 m²



Guide | \$1,395,000
1 / 1087 Pittwater Road, Collaroy
NSW 2097
138 m² 114 m²



MAKE AN OFFER!
Belrose NSW 2085
137 m² 341 m²



AUCTION | GUIDE \$1.8 MILLION
66 Griffin Road, North Curl Curl
NSW 2099



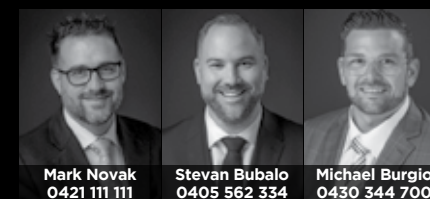
Offers Over | \$2,195,000
24 Carter Road, Brookvale NSW 2100
468 m² 240 m²



For Sale
31 Winbourne Road, Brookvale NSW
2100
607 m² 772 m²

novak commercial

CALL US 24/7 | WE NEVER SLEEP



Mark Novak
0421 111 111

Stevan Bubalo
0405 562 334

Michael Burgo
0430 344 700



SCAN QR
TO VIEW THESE
LISTINGS IN FULL

best of the best guide

SERVICE
REAL ESTATE AGENT
SOLICITOR
SOLICITOR
CONVEYANCER
ACCOUNTANT
ACCOUNTANT
BROKER
INSURANCE BROKER
VALUER
CARPENTER
CARPET LAYER
GARAGE DOORS
PLUMBER
ELECTRICIAN
HANDYMAN
LANDSCAPING
LAWN MOWING
PAINTER
PROPERTY STYLIST
PEST CONTROLLER

COMPANY
Novak Properties
HPL Law Group
Dott & Crossitt
The Conveyancing Practice
ZM Partners
Rosenfeld Kant & Co
Shore Financial
Wagland Salter and Associates
Fawcett Valuations
BNB Quality Constructions
Floorshop Australia
Imperial Garage Doors
City Wide Master Plumbing
Drazo Electrical
Hire a Hubby Dee Why
Peninsula Garden Angel - Cromer
Mow Escape
Goran Kalik Painting
The Property Stylist
ProGuard Pest Management

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Harry Boghossian
Zach Constantinou
Warrick Howson
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Brett
Niels Walter
Bryan
Degen
Drazo
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Frank
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8978 6888 - 24/7
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8315 3118
9981 6277
9262 2266
0432 601 076
0478 773 678
9497 4200
0433 110 716
1300 798 262
0410 634 171
0458 190 042
0411 802 548
0407 903 895
0405 397 397
0412 843 626
0400 010 373
0411 747 297
0402 083 166
0418 388 832

see properties first

before they hit
realestate.com.au
& domain.com.au

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billy's hot picks

CALL TO FIND
OUT MORE ABOUT
BUYING OFF
THE PLAN WITH

10%

deposit

no
more
to pay
until
completion

CASA DELMAR

4 Delmar Parade, Dee Why
Unit 179 | \$1.04m
2 Bed | 1 Bath | 1 Car | 1 Storage
Total size: 74sqm
North facing level 2
Rental estimate:
\$850-\$950/week
LATE 2026 COMPLETION



CASA DELMAR

4 Delmar Parade, Dee Why
Unit 333 | \$1.225m
2 Bed | 2 Bath | 1 Car | 1 Storage
Total size: 101sqm
North facing level 3
Rental estimate:
\$1250-\$1450/week
LATE 2026 COMPLETION



BILLY DRURY
0481 707 754

NOVAK
novak.com.au | 8978 6888

Big news for First Home Buyers

The Federal Government just made getting into the market a *whole lot easier*.

From 1 October 2025, the **First Home Guarantee Scheme** had a massive upgrade:

- **Unlimited places** – every eligible first home buyer can access it
- **No income caps** – higher income earners are finally included
- **Higher price caps** – more homes now qualify

Importantly: *here's the kicker – these perks apply even if you signed before 1 October, as long as you applied after the changes kick in.*

With these updates, first home buyers can:

- Buy with **just a 5% deposit** (no 20% required)
- Skip Lenders Mortgage Insurance (LMI), saving tens of thousands!
- Access a wider pool of homes thanks to lifted caps

Example: In Sydney, you could buy a \$1.5M property with a \$75k deposit, saving around \$60K in LMI.

Your chance to own a home in Sydney just got real.

Updated maximum purchase prices in NSW

Area	Previous	Current
Capital & regional centres	\$900,000	\$1,500,000
Other areas	\$750,000	\$800,000

*Regional centres are in New South Wales – Illawarra, Newcastle and Lake Macquarie

Navigating the First Home Guarantee can feel complex.

Zac is here to help:

- Check if you're eligible and explain how the scheme works
- Calculate your borrowing power and deposit options
- Connect you with a participating lender that fits your goals
- Structure your loan with a long-term strategy for growth

