

Just listed.

SOLD

5 Balcha St, Holland Park.

3  1  2  607sqm

SOLD for \$1.7M two days prior to Auction.
10 x hot buyers, 8 x offers in writing.



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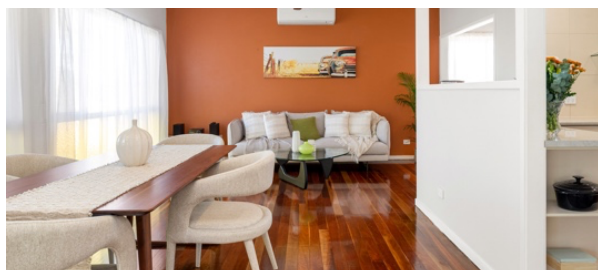
Dan Adler | Mob: 0412 124 455

Dear Neighbour,

It is my pleasure to update you on recent sales in Holland Park (see over). In a market that continues to evolve, clarity matters. Please reach out if I can offer insight or help you with your plans moving forward.

Preparing your home for sale.

With buyers having more choice in today's market, presentation is more important than ever. Here are a few simple tips to help your property stand out and make a lasting impression.



Declutter & Depersonalise

- Remove excess items from benches, shelves and floors.
- Pack away personal photos and memorabilia.
- Keep surfaces clean and minimal.

Clean & Freshen Up

- Deep clean kitchens, bathrooms, windows and floors.
- Remove marks from walls and doors.
- Ensure the home smells fresh and inviting.



Styling & Presentation

- Use neutral tones where possible.
- Add fresh cushions, throws, and simple décor.
- Incorporate greenery or fresh flowers.
- Ensure furniture is well spaced to create flow.

Light & Space

- Open curtains and blinds for natural light.
- Replace any blown light bulbs.
- Use mirrors to enhance space and brightness.



Street Appeal

- Mow lawns and tidy gardens.
- Clear driveways and pathways.
- Clean front door and entrance area.
- Add simple touches like a pot plant or doormat.

Dan Adler – Belle Property Coorparoo
Your Double Diamond Agent | Mob: 0412 124 455

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Recent Sales within Holland Park



2 1 1

\$740,000

10/75 Harold Street, Holland Park



2 2 1

\$790,000

9/269 Nursery Road, Holland Park



3 3 1

\$1,105,000

15 Murton Avenue, Holland Park



3 1 2

\$1,385,000

26 David Road, Holland Park



3 1 3

\$1,388,888

41 Coonara Street, Holland Park



3 1 2

\$1,423,000

24 Contay Street, Holland Park



3 1 1

\$1,500,000

118 Victor Street, Holland Park



3 1 2

\$1,540,000

142 Lawn Street, Holland Park



4 3 2

\$2,100,000

25 Balcha Street, Holland Park



4 3 2

\$2,680,000

11 Percival Terrace, Holland Park

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*Please note, all agency sales are shown above to provide full transparency of the current market.

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