



The  
**Rob Report**

**Weekly Property Guide & Open Home Trail**

**Week Ending: Friday 22<sup>nd</sup> April 2011**

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**Remuera - 4/6 & 5/6 Tahora Avenue** For Sale - \$197,000 each [www.bayleys.co.nz/361284](http://www.bayleys.co.nz/361284)



**Two Investment Units.** These two bedsitters in a block of 8 have become available through an overseas vendor cashing up. Offering an open plan bedroom/living room, plus a kitchen, bathroom and laundry area. There is off-street parking for one car. In such a prime position, close to transport, motorway, shops, this is an outstanding investment. Presently renting for \$220 a week. ...view more details online at [www.bayleys.co.nz/361284](http://www.bayleys.co.nz/361284)

- I 1
- K 1
- P 1

**Capital Value:** \$175,000 **Land Area: (m²)** 1/7 SH 1024 **Title:** Cross Lease

**Remuera - 4/439 Remuera Road** For Sale - Price By Negotiation [www.bayleys.co.nz/361427](http://www.bayleys.co.nz/361427)



**When Position Counts!** This sunny apartment in a block of 4 has so much to offer, with solid construction, and a real presence on Remuera Road close to all amenities. Situated in a prime location 100m from the Remuera shopping centre, this is an opportunity not to be missed. Offering a large living area, kitchen with space for your office, 2 double bedrooms, 2 bathrooms, double garage, and a lift...view more details online at [www.bayleys.co.nz/361427](http://www.bayleys.co.nz/361427)

- I 2
- K 2
- P 2

**Capital Value:** \$680,000 **Land Area: (m²)** **Unit Title** **Title:** **Unit Title**

**Remuera - 59A Hapua Street** For Sale - Price By Negotiation [www.bayleys.co.nz/4101580](http://www.bayleys.co.nz/4101580)



**Solid 60's Home in Double GZ.** A 4 bdrm, weatherboard home in Grammar Zone that's easy care and wonderful to live in. Built to last in the 1960s it was completely renovated in the 1980s and all you have to do is add your touch to make this yours. There's the bonus of a self contained area with kitchenette that would be ideal as a teenagers hang out or granny flat.....view more details online at [www.bayleys.co.nz/4101580](http://www.bayleys.co.nz/4101580)

- I 4
- K 2
- P 1

**Capital Value:** \$715,000 **Land Area: (m²)** 1/2 SH 655 **Title:** Cross Lease

**Remuera - 19 Mahoe Avenue** For Sale - \$795,000 [www.bayleys.co.nz/361415](http://www.bayleys.co.nz/361415)



**Downsize with minimal compromise?** If you are looking to downsize, do not over look this fabulous Remuera home. This semi-detached townhouse, is located in the heart of the northern slopes, on the high side of Mahoe Avenue and enjoys a very relaxing suburban outlook. The many desirable features include 3 spacious bdrms, 2 and a half bthrms, a smart open plan kitchen/dining and.....view more details online at [www.bayleys.co.nz/361415](http://www.bayleys.co.nz/361415)

- I 3
- K 2
- P 2

**Capital Value:** \$805,000 **Land Area: (m²)** 1/2 SH 637 **Title:** Cross Lease

**Remuera - 48A Sonia Avenue** For Sale - Price By Negotiation [www.bayleys.co.nz/4102057](http://www.bayleys.co.nz/4102057)



**Slice of Tuscany.** You will find it hard not to fall in love with this Italian inspired home. Tastefully renovated to keep all the charm and character alive. Upstairs the 3 bdrms are all very spacious with the master bdrm featuring en-suite bthrm and private balcony. Downstairs the newly renovated kitchen will be the hub of all your entertaining. Indoors you have dining and two separate living areas.....view more details online at [www.bayleys.co.nz/4102057](http://www.bayleys.co.nz/4102057)

- I 3
- K 2
- P 2

**Capital Value:** \$810,000 **Land Area: (m²)** 1/2 SH 1085 **Title:** Cross Lease

**Remuera - 14A Corinth Street** For Sale - Auction 16 Nov 2010 [www.bayleys.co.nz/361389](http://www.bayleys.co.nz/361389)



**Room For The Teens or Extended Family.** This 'better than new' home has all the space and tranquillity that you could ask for. Retreat to your master bedroom on the upper level with large walk in wardrobe, separate study and ensuite - this will be the perfect getaway without ever having to leave your own home.....view more details online at [www.bayleys.co.nz/361389](http://www.bayleys.co.nz/361389)

- I 4
- K 2
- P 2

**Capital Value:** \$840,000 **Land Area: (m²)** 600 **Title:** Fee Simple

**Remuera - 1D/707 Remuera Road** For Sale - Auction 25 May 2011 [www.bayleys.co.nz/4102269](http://www.bayleys.co.nz/4102269)



**Stunning Stonecrest.** Discerning buyers will appreciate the quality of this solid masonry ground floor apartment. With 3 bedrooms, 2 bathrooms, generous living areas flowing to a spacious loggia and manicured garden, this immaculately maintained home is perfect for year round entertaining. ....view more details online at [www.bayleys.co.nz/4102269](http://www.bayleys.co.nz/4102269)

- I 3
- K 2
- P 2

**Capital Value:** \$850,000 **Land Area: (m²)** **Unit Title** **Title:** **Unit Title**

**Remuera - 67B Waitarua Road** For Sale - Price By Negotiation [www.bayleys.co.nz/361380](http://www.bayleys.co.nz/361380)



**Easy Living Starts Here.** You'll be astounded by how much this home has to offer - and how easy it is to look after. Immaculately presented & maintained with fantastic open plan living areas all open through bi-folding doors to a sunny, private courtyard. Built in 2004 & looking as good as ever, you'll appreciate the fine quality furnishings & appliances that make this one stand tall well above the others.....view more details online at [www.bayleys.co.nz/361380](http://www.bayleys.co.nz/361380)

- I 4
- K 2
- P 2

**Capital Value:** \$900,000 **Land Area: (m²)** 404 **Title:** Fee Simple

**Remuera - 8A Grand Drive** For Sale - Price By Negotiation [www.bayleys.co.nz/230888](http://www.bayleys.co.nz/230888)



**Family Home in a Park like Setting.** Develop or renovate. 1181sqm land zoned Res 6A 1:375sqm spacious one level lockwood home, comprising four bedrooms, two bathrooms, open plan lounge/kitchen and dining. Excellent indoor/outdoor flow from living area to undercover patio. Sunroom, lockup garage, garden shed and expansive playground area for children to enjoy.....view more details online at [www.bayleys.co.nz/230888](http://www.bayleys.co.nz/230888)

- I 4
- K 2
- D 2

**Capital Value: \$970,000 Land Area: (m²) 1181 Title: Fee Simple**

**Remuera - 1/174 Upland Road** For Sale - Auction 18 May 2011 [www.bayleys.co.nz/4102253](http://www.bayleys.co.nz/4102253)



**1940's Brick & Tile Renovation.** Originally built in the 1940's this brick & tile home has been renovated over the years to maximize the north westerly aspect for all day sun & the fabulous views over the Orakei Basin. Your kitchen & casual living flows to your gated lawn & garden, separate dining & lounge open to a sunny deck. 3 bdrms & 2 bthrms include your master suite upstairs.....view more details online at [www.bayleys.co.nz/4102253](http://www.bayleys.co.nz/4102253)

- I 3
- K 2
- D 2

**Capital Value: \$1,005,000 Land Area: (m²) 1/2 SH 946 Title: Cross Lease**

**Remuera - 16 Kelvin Road** For Sale - \$1,180,000 [www.bayleys.co.nz/361312](http://www.bayleys.co.nz/361312)



**Who Wants Some Land?** Well here you have it! On 1383m2 and two titles, you can have it all. Dual access possibilities (Kelvin Rd and Pukeora Avenue) and heaps of future potential to develop and build your dream home on one of the largest sections in the area. You won't need to take the kids to the park anymore - just open the front door and they can go to their own.....view more details online at [www.bayleys.co.nz/361312](http://www.bayleys.co.nz/361312)

- I 3
- K 1
- D 1

**Capital Value: \$1,010,000 Land Area: (m²) 1383 Title: Fee Simple**

**Remuera - 696 Remuera Road** For Sale - Price By Negotiation [www.bayleys.co.nz/361221](http://www.bayleys.co.nz/361221)



**Loads of Space.** Tucked away behind double gates lies this five bedroom, three bathroom home with all the spaces that you can imagine. Huge living areas which include formal dining and lounge with separate kitchen and superfluous indoor/outdoor flow to your private north facing deck and courtyard. If additional parking is what you need - look no further!.....view more details online at [www.bayleys.co.nz/361221](http://www.bayleys.co.nz/361221)

- I 5
- K 3
- D 5

**Capital Value: \$1,030,000 Land Area: (m²) 601 Title: Fee Simple**

**Remuera - 4B Waatarua Road** For Sale - Price By Negotiation [www.bayleys.co.nz/361395](http://www.bayleys.co.nz/361395)



**Only Six Months New.** This one ticks all the boxes - almost new with no expense spared, you'll be able to move right in and enjoy this luxurious home. A massive five bedrooms, three bathrooms with large open plan kitchen (fitted out with Bosch appliances) opening onto your expansive wraparound north facing decks and lawn. Master bedroom and ensuite combination is to die for and ...view more details online at [www.bayleys.co.nz/361395](http://www.bayleys.co.nz/361395)

- I 5
- K 3
- D 2

**Capital Value: Unavailable Land Area: (m²) 400 Title: Fee Simple**

**Remuera - 20 Buttle Street** For Sale - Price By Negotiation [www.bayleys.co.nz/361359](http://www.bayleys.co.nz/361359)



**Think QUALITY. Think QUIET. Think LUXURY.** Location, location, location - the 3 keys to property. And here it is - imagine living in this high quality, architecturally designed home, centrally located among Remuera's most prestigious streets! And with the owner now able to offer vacant possession in the last week of April, interest around \$1.5m is now sought.....view more details online at [www.bayleys.co.nz/361359](http://www.bayleys.co.nz/361359)

- I 4
- K 5
- D 2

**Capital Value: \$1,210,000 Land Area: (m²) 612 Title: Fee Simple**

**Remuera - 34 Ranui Road** For Sale - \$1,490,000 [www.bayleys.co.nz/361398](http://www.bayleys.co.nz/361398)



**Smart. Secure. Contemporary Living.** Opening out from the family room to a level lawn and garden, this three bedroom home offers an open spacious floor plan with extra high ceiling stud, lots of light and all day sun. The living areas include an open plan kitchen/family room with dining and a comfortable sitting room with a gas fireplace.....view more details online at [www.bayleys.co.nz/361398](http://www.bayleys.co.nz/361398)

- I 3
- K 3
- D 2

**Capital Value: \$1,430,000 Land Area: (m²) 1/2 SH 1244 Title: Cross Lease**

**Remuera - 38A Ranui Road** For Sale - Price By Negotiation [www.bayleys.co.nz/4101703](http://www.bayleys.co.nz/4101703)



**Entertainers Delight.** Exclusive opportunity to purchase this beautiful home on 601sqm. This newly built 2005 home has a fabulous blend of formal and informal living. With lots of places to escape to you will love your private peaceful gardens and fantastic entertaining zone. Offering modern design and remarkable style.....view more details online at [www.bayleys.co.nz/4101703](http://www.bayleys.co.nz/4101703)

- I 5
- K 4
- D 2

**Capital Value: \$1,570,000 Land Area: (m²) 601 Title: Fee Simple**

Property Address	For Sale - Price By Negotiation	www.bayleys.co.nz/4101525
 <p><b>Family Haven.</b> It is rare to find an original Peter Sargisson designed 4 bedroom home constructed with cedar cladding and Kauri ceilings nestled in a unique 842sqm setting. This property on Waiata Avenue is on a quiet no exit street in Remuera's golden triangle. Waiata Reserve is literally on your door step and only two minutes walk away. This is a home with a soul .....view more details online at <a href="http://www.bayleys.co.nz/4101525">www.bayleys.co.nz/4101525</a></p> <p><b>Capital Value:</b> \$1,600,000    <b>Land Area: (m²)</b> 842    <b>Title:</b> Fee Simple</p>	<p>I 4</p> <p>M 3</p> <p>P 4</p>	
 <p><b>Family Home in Double Grammar Zone.</b> This solid weatherboard 4-5 bdrm home offers a multitude of options for families seeking a double GZ position on a full site, (670m2). Located in a quiet Remuera northern slopes street, close to transport, walking distance to Victoria Avenue Primary School and in the double Grammar Zone, this lovely home enjoys elevated views and all day sun.....view more details online at <a href="http://www.bayleys.co.nz/361382">www.bayleys.co.nz/361382</a></p> <p><b>Capital Value:</b> \$1,110,000    <b>Land Area: (m²)</b> 670    <b>Title:</b> Fee Simple</p>	<p>I 5</p> <p>M 3</p> <p>P 2</p>	
 <p><b>An Appealing Family Home.</b> Are you looking for an appealing timeless character family home with that 'easy functional family friendly feel' and in both Grammar school zones? Then this is it! Set on a large 870m2 site amongst multi-million dollar quality homes and in one of the Northern slope's most sought after tightly held quiet cul-de-sac's,....view more details online at <a href="http://www.bayleys.co.nz/361422">www.bayleys.co.nz/361422</a></p> <p><b>Capital Value:</b> \$1,670,000    <b>Land Area: (m²)</b> 869    <b>Title:</b> Fee Simple</p>	<p>I 4</p> <p>M 2</p> <p>P 2</p>	
 <p><b>An Opportunity Not To Miss!</b> The northern side of Martin Avenue, Remuera is always sought after. Due to overseas business commitments, our vendors are reluctantly placing their property on the market. The existing 1940s single level home is set on a level 872sqm site - comprising 3-4 bedrooms. This clifftop property has fantastic views over the Orakei Basin to the harbour &amp; city beyond.....view more details online at <a href="http://www.bayleys.co.nz/361429">www.bayleys.co.nz/361429</a></p> <p><b>Capital Value:</b> \$1,760,000    <b>Land Area: (m²)</b> 872    <b>Title:</b> Fee Simple</p>	<p>I 3</p> <p>M 2</p> <p>P</p>	
 <p><b>A Rare Opportunity.</b> Rarely does the opportunity to purchase in the prestigious location of Arney Road arise. For over 24 years this home has been the centre place for my clients' family and now with everyone left home its time to relocate. This home boasts four large bedrooms, study, three living areas and a self contained studio for extended family, teenagers or nanny. ...view more details online at <a href="http://www.bayleys.co.nz/361416">www.bayleys.co.nz/361416</a></p> <p><b>Capital Value:</b> \$1,970,000    <b>Land Area: (m²)</b> 935    <b>Title:</b> Fee Simple</p>	<p>I 5</p> <p>M 3</p> <p>P 6</p>	
 <p><b>Moroccan Magic!</b> Put this gorgeous Moroccan styled home designed by Alan Shanahan at the top of your wish list! Located on 782m2 in a private, tranquil, north westerly position, this home has to be seen to be believed. Combining romance with enduring style your lounge and dining connects with the designer kitchen and casual living that flows to your very private pool with views over the valley.....view more details online at <a href="http://www.bayleys.co.nz/4101575">www.bayleys.co.nz/4101575</a></p> <p><b>Capital Value:</b> \$2,010,000    <b>Land Area: (m²)</b> 782    <b>Title:</b> Fee Simple</p>	<p>I 4</p> <p>M 2</p> <p>P 2</p>	
 <p><b>Welcome Home!</b> This wonderful character family home sits proudly on 1163 sqm on the sought after Arney Road ridge. The position speaks for itself! Superb uninterrupted 180 degree north facing harbour views plus a westerly aspect that takes in Parnell, the Museum and Sky Tower. Your main level consists of 3 bdrms, 2 bthrms, lounge &amp; study, with your kitchen &amp; family/dining opening to....view more details online at <a href="http://www.bayleys.co.nz/4102110">www.bayleys.co.nz/4102110</a></p> <p><b>Capital Value:</b> \$2,030,000    <b>Land Area: (m²)</b> 1163    <b>Title:</b> Fee Simple</p>	<p>I 4</p> <p>M 3</p> <p>P 2</p>	
 <p><b>The Ultimate Family Home.</b> This is the perfect family home with wow factor! Constructed of solid brick and cedar and recently renovated, you have over 500m2 of luxury family living. Superbly located on 1092m2, the ROW position ensures privacy plus the quiet enjoyment of contemporary separate living spaces.....view more details online at <a href="http://www.bayleys.co.nz/4101136">www.bayleys.co.nz/4101136</a></p> <p><b>Capital Value:</b> \$2,520,000    <b>Land Area: (m²)</b> 1092    <b>Title:</b> Fee Simple</p>	<p>I 5</p> <p>M 3</p> <p>P 3</p>	

Property Address	For Sale - Price By Negotiation	www.bayleys.co.nz/361165
	<p><b>Once in a Lifetime Treasure.</b> A handsome, traditional property with everything to steal your family's heart. It's easy to fall in love with such grandeur and elegance; such substantially, heavenly, light filled spaces for relaxing, entertaining and hiding away. Progressively renovated and extended to enhance original character, the home was built of kauri in 1885 for a prominent Auckland family.....view more details online at <a href="http://www.bayleys.co.nz/361165">www.bayleys.co.nz/361165</a></p> <p><b>Capital Value:</b> \$2,880,000    <b>Land Area: (m²)</b> 1163    <b>Title:</b> Fee Simple</p>	<p>I 4</p> <p>R 3</p> <p>P 3</p>
	<p><b>Villa Cupressus - An Italian Inspired Masterpiece.</b> Is it time to reward yourself? Are you planning on holidaying abroad? Are you looking for the ideal lock-up and leave, with room for guests and luxurious enough to reward yourself for the many years of hard work? Set amongst beautifully landscaped gardens, behind steel security gates is this amazing, Italian inspired masterpiece.....view more details online at <a href="http://www.bayleys.co.nz/361383">www.bayleys.co.nz/361383</a></p> <p><b>Capital Value:</b> \$1,600,000    <b>Land Area: (m²)</b> 574    <b>Title:</b> Fee Simple</p>	<p>I 3</p> <p>R 2</p> <p>P 2</p>
	<p><b>Provence on Portland.</b> This character-filled, 329sqm, 4 bedroom family hideaway backs onto peaceful paddocks with a stunning backdrop of majestic trees. Constructed using a wealth of imported materials and fittings - including antique beams, plus specially crafted features, few modern homes possess such a comfortable atmosphere. ...view more details online at <a href="http://www.bayleys.co.nz/361399">www.bayleys.co.nz/361399</a></p> <p><b>Capital Value:</b> \$3,320,000    <b>Land Area: (m²)</b> 1011    <b>Title:</b> Fee Simple</p>	<p>I 4</p> <p>R 3</p> <p>P 2</p>
	<p><b>Family Living on a Grand Scale.</b> A sophisticated pedigree with an overwhelming sense of enduring style combine to create this stunning six bedroom (725sqm) family home. Located down an impressive leafy driveway on a secluded north west facing 1326 sqm site, this home is one of the most impressive we have had the privilege to view.....view more details online at <a href="http://www.bayleys.co.nz/4101370">www.bayleys.co.nz/4101370</a></p> <p><b>Capital Value:</b> \$3,560,000    <b>Land Area: (m²)</b> 1326    <b>Title:</b> Fee Simple</p>	<p>I 6</p> <p>R 3</p> <p>P 3</p>
	<p><b>Family Values Personified.</b> Feel the love that has created this immaculate 5 bdrm home. Originally built circa 1900 for the local vicar, this home has been lovingly restored. Situated in the heart of Remuera on 874m2, this elegant two storey weatherboard home has been thoughtfully and lovingly renovated by our current owners to meet the demands of modern family living.....view more details online at <a href="http://www.bayleys.co.nz/4102056">www.bayleys.co.nz/4102056</a></p> <p><b>Capital Value:</b> \$3,640,000    <b>Land Area: (m²)</b> 874    <b>Title:</b> Fee Simple</p>	<p>I 5</p> <p>R 2</p> <p>P 2</p>
	<p><b>Overseas Owners Say SELL!</b> When you want the best Victoria Avenue has to offer this is it. Your beautiful 650sqm home is nestled on over 1,000 sq mtrs of luscious private grounds with stunning views and you even back onto St Kentigern prep. You have 6 bedrooms (all large enough to be a master) and your living areas are expansive, sunny and superbly finished.....view more details online at <a href="http://www.bayleys.co.nz/4101991">www.bayleys.co.nz/4101991</a></p> <p><b>Capital Value:</b> \$4,660,000    <b>Land Area: (m²)</b> 1097    <b>Title:</b> Fee Simple</p>	<p>I 6</p> <p>R 4</p> <p>P 4</p>
	<p><b>Plantation Style Masterpiece.</b> Graced with spectacular views of the Waitemata Harbour, this superb home was designed to take full advantage of its unbeatable location. The quality on offer is simply superb. Whilst the Plantation style design complements the outdoor surroundings, the interior colours, texture and light pervade an elegant interior.....view more details online at <a href="http://www.bayleys.co.nz/4100864">www.bayleys.co.nz/4100864</a></p> <p><b>Capital Value:</b> \$6,510,000    <b>Land Area: (m²)</b> 1406    <b>Title:</b> Fee Simple</p>	<p>I 5</p> <p>R 5</p> <p>P 3</p>
	<p><b>Super Sized Development Site.</b> One of the last large (11952 m2), single title, development sites left in Remuera. Located close to the Remuera Village and adjacent the College Rifles Rugby Club and Genesis Fitness Centre. Currently operates as a Motel &amp; Camping Ground. Second entrance/exit available through to Haast Street. Current zoning Residential 6A which equates to potentially 30 dwellings. ....view more details online at <a href="http://www.bayleys.co.nz/361326">www.bayleys.co.nz/361326</a></p> <p><b>Capital Value:</b> \$8,450,000    <b>Land Area: (m²)</b> 11952    <b>Title:</b> Fee Simple</p>	<p>I</p> <p>R</p> <p>P</p>

**Parnell - 505/8 Heather Street**      **For Sale - Price By Negotiation**      [www.bayleys.co.nz/4102139](http://www.bayleys.co.nz/4102139)



**Perfectly Parnell.** From this Parnell apartment you will feel like the centre of attention; right in the middle of the buzz of Parnell, minutes to the Auckland Domain, Auckland University, Auckland hospital, motorway access, Newmarket, Downtown, and transport links. This ideal lock-up and leave Parnell pad is positioned on the western side of the forever popular and solid Arena/Quest building.....view more details online at [www.bayleys.co.nz/4102139](http://www.bayleys.co.nz/4102139)

- I 2
- K 1
- P 2

**Capital Value:**                      **Land Area: (m<sup>2</sup>)**    **Unit Title**                      **Title:**                      **Unit Title**

**Parnell - 35/8 Heather Street**      **For Sale - Price By Negotiation**      [www.bayleys.co.nz/45599](http://www.bayleys.co.nz/45599)



**Quest Apartment.** A two bedroom apartment available in the beautiful Parnell Village. Includes one bathroom and one carpark, set over 73 sqm (approx). A fixed minimum income amount from the Quest Hotel. Top of the line quality apartments, full time doorman and 24/7 security, lap pool, gym and car parking. Your investment is in good hands.....view more details online at [www.bayleys.co.nz/45599](http://www.bayleys.co.nz/45599)

- I 2
- K 1
- P 1

**Capital Value:**                      **Land Area: (m<sup>2</sup>)**    **Unit Title**                      **Title:**                      **Unit Title**

**Parnell - 37B Ayr Street**      **For Sale - Price By Negotiation**      [www.bayleys.co.nz/4101436](http://www.bayleys.co.nz/4101436)



**Solid Masonry Investment.** Minutes from Parnell Rise, Auckland's Domain, Newmarket & 10 min's to the CBD makes this secure lock up & leave solid masonry home highly desirable. Walk through your secure internal courtyard to your front door which leads you to a spacious flexible living area with seamless flow to the rear deck area. The kitchen is well designed with European appliances...view more details online at [www.bayleys.co.nz/4101436](http://www.bayleys.co.nz/4101436)

- I 3
- K 2
- P 2

**Capital Value:**    **\$1,100,000**                      **Land Area: (m<sup>2</sup>)**    **Unit Title**                      **Title:**                      **Unit Title**

**Parnell - 1/27 St Georges Bay Road**      **For Sale - Price By Negotiation**      [www.bayleys.co.nz/361379](http://www.bayleys.co.nz/361379)



**Sophisticated City Sanctuary.** Busy professionals seeking a smart, affordable city pad will love this immaculate 4 bdrm townhouse located in a quiet, private right of way set amongst mature trees. The floor plan offers a well designed kitchen with Miele appliances and double fridge, a separate office, open plan living and dining, two bathrooms and generous double garaging with off street parking....view more details online at [www.bayleys.co.nz/361379](http://www.bayleys.co.nz/361379)

- I 4
- K 2
- P 2

**Capital Value:**    **\$1,200,000**                      **Land Area: (m<sup>2</sup>)**    **1/3 SH 1297**                      **Title:**                      **Cross Lease**

**Parnell - 1/9 Balfour Road**      **For Sale - \$1,500,000**      [www.bayleys.co.nz/361321](http://www.bayleys.co.nz/361321)



**Great Street. Great Style. Great Investment.** This immaculate home represents the epitome of practicality and panache. Want to work from home? Need a second living space? Want a home that you can walk in, unpack and just enjoy. The attention to detail of this sophisticated town home is fantastic and the brand new kitchen says it all.....view more details online at [www.bayleys.co.nz/361321](http://www.bayleys.co.nz/361321)

- I 4
- K 3
- P 2

**Capital Value:**    **\$1,210,000**                      **Land Area: (m<sup>2</sup>)**    **Unit Title**                      **Title:**                      **Unit Title**

**Parnell - 23 Rota Place**      **For Sale - Price By Negotiation**      [www.bayleys.co.nz/361424](http://www.bayleys.co.nz/361424)



**Prime Parnell Property - Land & Dwelling.** Positioned at the end of a quiet cul de sac in one of Parnell's most sought after locations, this wonderful property offers many exciting options for the buyers wishing to build or develop. There is the opportunity to renovate the existing home, build a great new house on this rare 718sqm site or land bank this property now and develop in the future....view more details online at [www.bayleys.co.nz/361424](http://www.bayleys.co.nz/361424)

- I 3
- K 2
- P

**Capital Value:**    **\$1,240,000**                      **Land Area: (m<sup>2</sup>)**    **718**                      **Title:**                      **Fee Simple**

**Parnell - 30 Awatea Road**      **For Sale - Price By Negotiation**      [www.bayleys.co.nz/361314](http://www.bayleys.co.nz/361314)



**Masterfully Redesigned - Vendor Wants Action.** Originally built in the 1930s, this fabulous home has been transformed to provide a versatile family lifestyle. Ideal for families of all ages, the master suite, second bedroom and living areas on the main level spill out to decks overlooking a landscaped garden and take in enticing views of Rangitoto and the harbour.....view more details online at [www.bayleys.co.nz/361314](http://www.bayleys.co.nz/361314)

- I 4
- K 2
- P

**Capital Value:**    **\$2,140,000**                      **Land Area: (m<sup>2</sup>)**    **665**                      **Title:**                      **Fee Simple**

**Parnell - 4 Canterbury Place**      **For Sale - Auction 6 April 2011**      [www.bayleys.co.nz/4101969](http://www.bayleys.co.nz/4101969)



**Timeless Appeal.** It's rare to find such a graceful five bedroom home in a quiet and secluded 728sqm setting in the sought after suburb Parnell. This home has instant appeal from the moment you walk through the front gate. Beautifully presented, with room for a growing family.....view more details online at [www.bayleys.co.nz/4101969](http://www.bayleys.co.nz/4101969)

- I 5
- K 2
- P 2

**Capital Value:**    **\$2,190,000**                      **Land Area: (m<sup>2</sup>)**    **728**                      **Title:**                      **Fee Simple**

**Parnell - 35 Takutai Street** For Sale - \$2,595,000 [www.bayleys.co.nz/361404](http://www.bayleys.co.nz/361404)



**A Sublime Combination of Present and Past.** A lot of thought, love and hard work turned this renovated bungalow into a magnificent quality family home. Sitting on an elevated 634sqm of prime land in a tree-lined no exit street, minutes from the vibrant attractions of Parnell village. At the bottom of the street is Hobson Bay where one can enjoy marine activities or a shoreline stroll....view more details online at [www.bayleys.co.nz/361404](http://www.bayleys.co.nz/361404)

- I 4
- K 2
- D 2

**Capital Value:** \$2,220,000 **Land Area: (m²)** 634 **Title:** Fee Simple

**Parnell - 3B/138 St Stephens Avenue** For Sale - Price By Negotiation [www.bayleys.co.nz/4101343](http://www.bayleys.co.nz/4101343)



**Wonderful Apartment - Wonderful Views.** Our vendors have loved living in this fantastic penthouse apartment but now it's time to move on so you can start making plans to move in. You have wonderful views to enjoy by day and by night and you are so close to the city centre but yet so private and peaceful you could be a world away.....view more details online at [www.bayleys.co.nz/4101343](http://www.bayleys.co.nz/4101343)

- I 3
- K 3
- D 3

**Capital Value:** \$2,450,000 **Land Area: (m²)** **Unit Title** **Title:** Unit Title

**Parnell - 2B/154 St Stephens Avenue** For Sale - Price By Negotiation [www.bayleys.co.nz/4101854](http://www.bayleys.co.nz/4101854)



This is your personal invitation to join like minded couples who have made the transition and become proud residents of White Heron Point. White Heron Point is a quality waterfront development built of solid concrete construction with stone cladding and positioned at the waterfront end of St Stephens Avenue in the highly sought after Parnell. ....view more details online at [www.bayleys.co.nz/4101854](http://www.bayleys.co.nz/4101854)

- I 3
- K 3
- D 2

**Capital Value:** \$2,900,000 **Land Area: (m²)** **Unit Title** **Title:** Unit Title

**Parnell - 9/119 St Stephens Avenue** For Sale - \$2,975,000 [www.bayleys.co.nz/361428](http://www.bayleys.co.nz/361428)



**The High Point of Parnell.** Refined, luxurious sub-penthouse living with stunning panoramic views. Exuding classic lines, this 180sqm, 9th floor apartment comprises the entire floor, each room enjoying a sweeping view of the harbour, city and surrounding suburbs. The current owners have enjoyed living here for 20 years ....view more details online at [www.bayleys.co.nz/361428](http://www.bayleys.co.nz/361428)

- I 3
- K 2
- D

**Capital Value:** Unavailable **Land Area: (m²)** 3520 **Title:** Fee Simple

**Parnell - 4/123 St Stephens Avenue** For Sale - Price By Negotiation [www.bayleys.co.nz/4100554](http://www.bayleys.co.nz/4100554)



**Premium Parnell Penthouse.** In my opinion this is Parnell Penthouse apartment living at its very best. The position on St Stephens Avenue is without peer. On offer is a combination of privacy, security, along with the most outstanding harbour views that we have had the pleasure to view. Seeing is simply believing.....view more details online at [www.bayleys.co.nz/4100554](http://www.bayleys.co.nz/4100554)

- I 3
- K 2
- D 2

**Capital Value:** \$3,500,000 **Land Area: (m²)** **Unit Title** **Title:** Unit Title

**Parnell - 1D/30 Heather Street** For Sale - Price By Negotiation [www.bayleys.co.nz/361417](http://www.bayleys.co.nz/361417)



**Perfect Parnell Apartment.** Located in the old Levi Strauss Building, this 3 bedroom apartment has been upgraded to a high standard. With beautiful polished floors, some of the old feel has been retained, yet you have all the latest mod cons. The views are fantastic looking towards the Sky Tower on one side and across to the Parnell parks on the other. ....view more details online at [www.bayleys.co.nz/361417](http://www.bayleys.co.nz/361417)

- I 2
- K 1
- D

**Capital Value:** **Land Area: (m²)** **Unit Title** **Title:** Unit Title

**Parnell - 23C Cathedral Place** For Sale - Price By Negotiation [www.bayleys.co.nz/4102042](http://www.bayleys.co.nz/4102042)



**Cool Calm and Contemporary.** This spectacular brand new 5 bdrm home on 602 m2 incorporates the very latest in technology and offers 420 m2 of elegant, relaxed living spaces in a private peaceful bush setting. Airy and light filled this upbeat contemporary design offers a fabulous kitchen with butler's pantry, dining room & lounge with gas fireplace all with seamless flow to generous decks.....view more details online at [www.bayleys.co.nz/4102042](http://www.bayleys.co.nz/4102042)

- I 5
- K 4
- D 3

**Capital Value:** **Land Area: (m²)** 602 **Title:** Fee Simple

**Parnell - St Georges Bay Road** For Sale - Price By Negotiation [www.bayleys.co.nz/4101297](http://www.bayleys.co.nz/4101297)



**Aucklands Oldest Residence - Built 1843.** A unique opportunity. - Prime site of 1745sq m - Two road frontages, Parnell and St Georges Bay Road - House contains some 336sq m - Built with Bluestone walls and a distinctive hipped roof. The house contains some seven individual rooms, an attic accessed by stairs, and an underground tunnel now used as a wine cellar.....view more details online at [www.bayleys.co.nz/4101297](http://www.bayleys.co.nz/4101297)

- I 5
- K 2
- D

**Capital Value:** **Land Area: (m²)** 1745 **Title:**

## Orakei - 28 Kurahaupo Street

For Sale - Price By Negotiation

[www.bayleys.co.nz/4101346](http://www.bayleys.co.nz/4101346)



**Solid As A Rock.** The ultimate fully renovated weather board ex state home on offer here is in an excellent Orakei location. Consider this! Three bedrooms, two bathrooms (master with ensuite). Spacious open floor plan with your kitchen, dining and lounge designed with easy living in mind.....view more details online at [www.bayleys.co.nz/4101346](http://www.bayleys.co.nz/4101346)

I 3  
H 2  
D 3

**Capital Value:** \$630,000    **Land Area: (m<sup>2</sup>)** 370    **Title:** Fee Simple

## Orakei - 77 Tautari Street

For Sale - Mortgagee Tender

[www.bayleys.co.nz/331570](http://www.bayleys.co.nz/331570)



**MORTGAGEE SALE - Mortgagee in Possession.** Great Orakei location. This large three level home with a floor area of approximately 288 square metres has been fire damaged. Situated on a great 615 square metre section close to all Orakei has to offer. Only minutes to Auckland's CBD and the wonderful Eastern Bays. Grab this opportunity today. Tender Close 4pm, 20 April 2011...view more details online at [www.bayleys.co.nz/331570](http://www.bayleys.co.nz/331570)

I 3  
H 2  
D 1

**Capital Value:** \$920,000    **Land Area: (m<sup>2</sup>)** 615    **Title:** Fee Simple

## Orakei - 27 Tuhaere Street

For Sale - Price By Negotiation

[www.bayleys.co.nz/361344](http://www.bayleys.co.nz/361344)



**Peaceful Private Living In The Bays.** Open plan living areas flow seamlessly out to the generous north-facing deck, lawn and garden - the perfect setting to enjoy entertaining and summer dining with friends and family. This home with 3 bdrms plus study, has been sensitively renovated by the current owners with further potential to incorporate your own ideas.....view more details online at [www.bayleys.co.nz/361344](http://www.bayleys.co.nz/361344)

I 3  
H 2  
D 1

**Capital Value:** \$1,930,000    **Land Area: (m<sup>2</sup>)** 829    **Title:** Fee Simple

## Orakei - 2 Titai Street

For Sale - Price By Negotiation

[www.bayleys.co.nz/361403](http://www.bayleys.co.nz/361403)



**Light, Space, Views and Location.** Every Room has a View. The design of this home was influenced by the owners desire to create a substantial home to accommodate various family members. A wrought iron staircase balustrade and a marble floor are features of the two storied entrance hall. Flowing from this foyer is a formal lounge, dining, bedroom and office. ....view more details online at [www.bayleys.co.nz/361403](http://www.bayleys.co.nz/361403)

I 5  
H 4  
D 3

**Capital Value:** \$2,650,000    **Land Area: (m<sup>2</sup>)** 875    **Title:** Fee Simple

## Orakei - 5 Coates Avenue

For Sale - Price By Negotiation

[www.bayleys.co.nz/4101946](http://www.bayleys.co.nz/4101946)



**Unparalleled Luxury.** With sweeping views over Hobson Bay this architectural masterpiece reflects Architect Andrew Patterson's finest work. Comprising over 550sqm of exquisite living space, this 5 bdrm, 6 bthrm solid masonry residence, is beautifully designed and finely executed with finishes that include limestone and French oak timber flooring, Bristol Sisal and American Oak cabinetry....view more details online at [www.bayleys.co.nz/4101946](http://www.bayleys.co.nz/4101946)

I 5  
H 6  
D 3

**Capital Value:** \$3,300,000    **Land Area: (m<sup>2</sup>)** 931    **Title:** Fee Simple

## Orakei - 2 Paritai Drive

For Sale - Price By Negotiation

[www.bayleys.co.nz/361313](http://www.bayleys.co.nz/361313)



**An Impressive, Executive, Family Sized Home.** Vendor returned overseas - definite sale required! This spacious 800sqm home is perfectly situated to present amazing views from its' 1,017sqm corner site on Paritai Drive. Offering vast living areas set over three levels, the towering windows afford abundant light and an enhanced sense of spaciousness....view more details online at [www.bayleys.co.nz/361313](http://www.bayleys.co.nz/361313)

I 5  
H 4  
D 3

**Capital Value:** \$4,590,000    **Land Area: (m<sup>2</sup>)** 1017    **Title:** Fee Simple

## Orakei - 4 Paritai Drive

For Sale - Price By Negotiation

[www.bayleys.co.nz/361342](http://www.bayleys.co.nz/361342)



**An Address to be Proud Of.** Commercial or Residential Trade Considered. Your opportunity to own a prestige home in Auckland's top street - don't delay. Our vendors are planning for retirement within 12 months and will sell after enjoying their home for 10 years. Positioned high in Paritai Drive, Orakei, this prominently located five bedroom home offers spectacular views.....view more details online at [www.bayleys.co.nz/361342](http://www.bayleys.co.nz/361342)

I 5  
H 4  
D 4

**Capital Value:** \$5,850,000    **Land Area: (m<sup>2</sup>)** 1201    **Title:** Fee Simple

## Orakei - 68 Paritai Drive

For Sale - Price By Negotiation

[www.bayleys.co.nz/4101070](http://www.bayleys.co.nz/4101070)



**Premium Waterfront Address.** Very rare opportunity to purchase a substantial land holding of 1699sqm on one of Auckland's most sought after addresses. Watch the world float by and be mesmerized by stunning north facing 180 degree harbour views, the perfect blank canvas to build your magnificent family home. Just minutes from the CBD, the convenience of this world class position is obvious.....view more details online at [www.bayleys.co.nz/4101070](http://www.bayleys.co.nz/4101070)

I 1  
H 1  
D 1

**Capital Value:** \$6,860,000    **Land Area: (m<sup>2</sup>)** 1699    **Title:** Fee Simple



# Orakei / Mission Bay

**BAYLEYS**  
AREINZ

Orakei - 92 Paritai Drive

For Sale - Price By Negotiation

[www.bayleys.co.nz/4101627](http://www.bayleys.co.nz/4101627)



**Waterfront Mansion.** Put this substantial family home on your wish list. Consisting of 4 bdrms & wonderful living spaces for entertaining, this is living on a very grand scale. The property enjoys an elevated & private position of 1417 sqm with outstanding views of the Auckland's Waitemata harbour. Designed by architect Ron Sang this home provides a wonderful family sanctuary....view more details online at [www.bayleys.co.nz/4101627](http://www.bayleys.co.nz/4101627)

I 4  
H 5  
D 5

**Capital Value:** \$7,190,000    **Land Area: (m<sup>2</sup>)** 1417    **Title:** Fee Simple

Mission Bay - 72 Comins Crescent

For Sale - Price By Negotiation

[www.bayleys.co.nz/230855](http://www.bayleys.co.nz/230855)



**New Family Home.** Overlooking homes of Mission Bay's classic era, clothed in greenery, you have discovered a whisper-quiet secret with its new Alan Shanahan family size home on 580sqm of beautifully landscaped land. Slowly this showstopper lifts her veil to reveal a home that just keeps going in benefits and growing to its north facing suite of four living zones, huge open plan kitchen .....view more details online at [www.bayleys.co.nz/230855](http://www.bayleys.co.nz/230855)

I 4  
H 3  
D 2

**Capital Value:**                      **Land Area: (m<sup>2</sup>)** 580    **Title:** Fee Simple

Mission Bay - 51 Patteson Avenue

For Sale - Price By Negotiation

[www.bayleys.co.nz/4100917](http://www.bayleys.co.nz/4100917)



**Owners Say Present Any Offers.** CV: \$2,180,000 - Buyers over \$2m must see! Our owners' kids have grown and flown so now you can be the next lucky family to enjoy this wonderful home set on 1,123sqm of sun drenched grounds. You will love your formal living where you can entertain the grown ups while the kids enjoy the rumpus room especially designed with them in mind.....view more details online at [www.bayleys.co.nz/4100917](http://www.bayleys.co.nz/4100917)

I 5  
H 3  
D 2

**Capital Value:** \$2,180,000    **Land Area: (m<sup>2</sup>)** 1123    **Title:** Fee Simple

Mission Bay - 177 Kohimarama Road

For Sale - Price By Negotiation

[www.bayleys.co.nz/361071](http://www.bayleys.co.nz/361071)



**Little Kohimarama.** After 15 Years, vendor moving on and keen for action - will consider all reasonable offers. Rousing curiosity behind a handsome brick wall covered in creeper, this extensive estate is a rare piece of history and your own suburban Wimbledon - your country house in the City. Originally built in the 1880's, Little Kohimarama became one of the best known properties in the area.....view more details online at [www.bayleys.co.nz/361071](http://www.bayleys.co.nz/361071)

I 5  
H 3  
D

**Capital Value:** \$4,590,000    **Land Area: (m<sup>2</sup>)** 2979    **Title:** Fee Simple

**Kohimarama - 2/23 Kohimarama Road For Sale - Price By Negotiation [www.bayleys.co.nz/361440](http://www.bayleys.co.nz/361440)**



**Affordable by the Sea.** Cute Art Deco home less than 50 m to Kohimarama Beach. This is an ideal first home, city pad or rental with opportunity to add value. Cosy winters can be spent in front of the open fire place. There is a lock up garage, a great bbq area for entertaining and the proximity to the beach make this home truly special. Only available for a limited period so come ready to buy.....view more details online at [www.bayleys.co.nz/361440](http://www.bayleys.co.nz/361440)

- 1
- 1
- 1

**Capital Value: \$375,000 Land Area: (m²) 4/15 SH 701 Title: Cross Lease**

**Kohimarama - 105 Melanesia Road For Sale - Price By Negotiation [www.bayleys.co.nz/230886](http://www.bayleys.co.nz/230886)**



**Cherished Family Favourite.** Located in one of St Heliers most desirable areas - Melanesia Road, and only moments from local cafes, shops and beach. Set on an easily maintained 450m2 of prime real estate, you will find a classic weatherboard family home. Single level living, with a double internal garage on the ground floor. Featuring 4 generous bdrms, 2 bthrms, open plan.....view more details online at [www.bayleys.co.nz/230886](http://www.bayleys.co.nz/230886)

- 4
- 2
- 1

**Capital Value: \$810,000 Land Area: (m²) 450 Title: Fee Simple**

**Kohimarama - 296 Kohimarama Road For Sale - \$1,175,000 [www.bayleys.co.nz/230895](http://www.bayleys.co.nz/230895)**



**Savour the View.** Classic family weatherboard home set on an easily maintained 612sqm, designed to give everyone their own sense of space, whilst offering exceptional family living. Generous open plan kitchen, living/dining, which flow onto a wonderful outdoor entertaining deck, with priceless views to Rangitoto and beyond.....view more details online at [www.bayleys.co.nz/230895](http://www.bayleys.co.nz/230895)

- 4
- 3
- 2

**Capital Value: \$940,000 Land Area: (m²) 612 Title: Fee Simple**

**Kohimarama - 1&2/5 Speight Road For Sale - Price By Negotiation [www.bayleys.co.nz/230842](http://www.bayleys.co.nz/230842)**



**2 New Luxury House & Land Packages.-** Brick and Cedar by renowned Leuchke Kahn Architects.- Less than 200 level metres to the Boardwalk and Beach. - Freehold, own driveways and gardens. No shared areas. - Sports clubs, cafes and shops an easy stroll. - Peace, privacy, quiet, security and superb quality. - 4 bedrooms (1 down), 2 living, 3 bathrooms.....view more details online at [www.bayleys.co.nz/230842](http://www.bayleys.co.nz/230842)

- 4
- 3
- 2

**Capital Value: Land Area: (m²) Title: Fee Simple**

**Kohimarama - 184A Kohimarama Road For Sale - Price By Negotiation [www.bayleys.co.nz/230897](http://www.bayleys.co.nz/230897)**



**A Private and Substantial Home on 1826sqm.** When you drive down the tree-lined private road, you will find set amongst other substantial homes on large sites, a 1960's solid weatherboard and brick home on 1826m². Zoned 2B. The land provides a hidden haven with mature trees, which you can see through to the sea and out to Rangitoto Island....view more details online at [www.bayleys.co.nz/230897](http://www.bayleys.co.nz/230897)

- 5
- 3
- 1

**Capital Value: \$2,450,000 Land Area: (m²) 1826 Title: Fee Simple**

**Kohimarama - 188 Kohimarama Road For Sale - Price By Negotiation [www.bayleys.co.nz/4102040](http://www.bayleys.co.nz/4102040)**



**Land Ahoy!** Consider your options with this substantial land holding of 2449m2 with existing flood lit tennis court and a leaky home to boot. The location is one of quality, being north facing with excellent views of the harbour and beyond. This property has enormous potential with added value written all over it. Subdivide or take advantage of the stunning fully consented Architects plans....view more details online at [www.bayleys.co.nz/4102040](http://www.bayleys.co.nz/4102040)

- 4
- 3
- 4

**Capital Value: \$2,530,000 Land Area: (m²) 2449 Title: Fee Simple**

**Kohimarama - 10/167 Kohimarama Road For Sale - Price By Negotiation [www.bayleys.co.nz/4102137](http://www.bayleys.co.nz/4102137)**



**Simply breathtaking** and captivating from the moment you step out of the lift into your very own floor and enter this exceptional dual level freehold penthouse. Commanding expansive uninterrupted 360 degree views sweeping around from the Sky Tower over the city skyline, Waitemata harbour, Rangitoto, Gulf channel and beyond you'll experience a view from every room.....view more details online at [www.bayleys.co.nz/4102137](http://www.bayleys.co.nz/4102137)

- 3
- 4
- 3

**Capital Value: Land Area: (m²) Unit Title Title: Unit Title**

**St Heliers - 25A Tarawera Terrace** For Sale - Price By Negotiation [www.bayleys.co.nz/230901](http://www.bayleys.co.nz/230901)



**Brand New and It's One of a Kind!** Best location near the top end of this most desirable street with views extending to the Gulf and surrounding suburbs of high value homes. The North-West facing rear is private and basks in dawn to dusk sunshine. This rear fee simple 485sqm section is as quiet and peaceful as you could dream for, but you will need to become accustomed to birdsong!...view more details online at [www.bayleys.co.nz/230901](http://www.bayleys.co.nz/230901)

- I 4
- H 2.5
- D 2

**Capital Value:** Unknown **Land Area: (m<sup>2</sup>)** 485 **Title:** Fee Simple

**St Heliers - 2 & 4 Glover Road** For Sale - Price By Negotiation [www.bayleys.co.nz/48714](http://www.bayleys.co.nz/48714)



**On the 'Golden Ridge'**, Avery Architects have designed these substantial homes (approx 385m2) to be built soon. With a range of views from the harbour or city from the expansive living rooms, these homes will be luxurious and with the reassurance of concrete construction. Stroll to the village and beach for a complete lifestyle.....view more details online at [www.bayleys.co.nz/48714](http://www.bayleys.co.nz/48714)

- I 4
- H 3
- D 3

**Capital Value:** Unknown **Land Area: (m<sup>2</sup>)** **Title:** Fee Simple

**St Heliers - St Heliers Village** For Sale - Price By Negotiation [www.bayleys.co.nz/230866](http://www.bayleys.co.nz/230866)



**Two New Apartments** at 6 Maheke and 3 office or medical suites for lease at 387 Tamaki. The Apartments for sale: Just 50 metres to St Heliers beach, boardwalk, cafes and a block from the Village shopping centre. From the deep, wide live-on covered terraces, good beach and seaviews to the north-west take the eye all the way up the main Rangitoto Shipping Channel and over to the North.....view more details online at [www.bayleys.co.nz/230866](http://www.bayleys.co.nz/230866)

- I 3
- H 2
- D 2

**Capital Value:** Unknown **Land Area: (m<sup>2</sup>)** **Unit Title** **Title:** Unit Title

**St Heliers - 53A Edmund Street** For Sale - \$1,195,000 [www.bayleys.co.nz/230899](http://www.bayleys.co.nz/230899)



**A Family Haven Waiting for You!** Ideally located in one of St Heliers sought after streets, this split level family home is tucked away from the road ensuring you privacy and the space to enjoy your down time. Set on a sunny and sheltered 1103m2 site you are only a few minutes walk from Madills Farm Park and Kohimarama Beach.....view more details online at [www.bayleys.co.nz/230899](http://www.bayleys.co.nz/230899)

- I 4
- H 2
- D 2

**Capital Value:** \$980,000 **Land Area: (m<sup>2</sup>)** 1103 **Title:** Fee Simple

**St Heliers - 56A Polygon Road** For Sale - Asking Price \$1,280,000 [www.bayleys.co.nz/230869](http://www.bayleys.co.nz/230869)



**Vendor Meets the Market.** Fall in love with this charming and very unique family home in arguably one of St Heliers most desirable streets. Set well back off the road you have 4 bdrms, 2 bthrms, and three living areas, which provide everyone with their own sense of space. Tons of storage, plus an under house storage facility. This property enjoys outstanding elevated views of the city....view more details online at [www.bayleys.co.nz/230869](http://www.bayleys.co.nz/230869)

- I 4
- H 2
- D 2

**Capital Value:** \$820,000 **Land Area: (m<sup>2</sup>)** 1/2 SH 837 **Title:** Cross Lease

**St Heliers - 57 Devore Street** For Sale - Price By Negotiation [www.bayleys.co.nz/230808](http://www.bayleys.co.nz/230808)



**Prized Location.** Our vendor is motivated and committed to sell. Situated in arguably one of St Heliers most desirable and sought after locations, is a classic, character weatherboard home, it has recently been exquisitely renovated. This home is superbly designed and beautifully appointed to capture all day sun, natural light and privacy.....view more details online at [www.bayleys.co.nz/230808](http://www.bayleys.co.nz/230808) (Asking Guide: \$1,700,000+)

- I 4
- H 2
- D 2

**Capital Value:** \$970,000 **Land Area: (m<sup>2</sup>)** 581 **Title:** Fee Simple

**St Heliers - 45 Devore Street** For Sale - Price By Negotiation [www.bayleys.co.nz/4102039](http://www.bayleys.co.nz/4102039)



**Premium Location!** Magnificent Views! St Helier's Bay living at its best! This four bedroom home on 461m2 was designed to take full advantage of the premium position with its northerly aspect and stunning harbour views. Located a short 5 minute walk to the beach, village and all the activity of the waterfront, this position is simply hard to beat.....view more details online at [www.bayleys.co.nz/4102039](http://www.bayleys.co.nz/4102039)

- I 4
- H 3
- D 2

**Capital Value:** \$1,740,000 **Land Area: (m<sup>2</sup>)** 461 **Title:** Fee Simple

**St Heliers - 14 Auckland Road** For Sale - Price By Negotiation [www.bayleys.co.nz/230492](http://www.bayleys.co.nz/230492)



**Stunning Architecture...Exciting Living.** This remarkable home was ingeniously designed (by Wayne Houston) to maximize the site, the sunny aspect and the extensive Harbour views over to Rangitoto. The dramatic use of glass and the warmth of natural wood together with curved lines and different levels create an exciting yet comfortable living environment.....view more details online at [www.bayleys.co.nz/230492](http://www.bayleys.co.nz/230492)

- I 4
- H 4
- D 2

**Capital Value:** \$2,090,000 **Land Area: (m<sup>2</sup>)** 1/5 SH 2010 **Title:** Cross Lease

## St Heliers - 5 Waitara Road

For Sale - Price By Negotiation

[www.bayleys.co.nz/361346](http://www.bayleys.co.nz/361346)



**Great Expectations Fulfilled.** This magnificent home was designed by the acclaimed Auckland Architect Alex Ross. The contemporary family home is spread over multiple levels and offers 450 square metres of living. The design features are matchless and offer the most outstanding levels of space and light you could ever wish for.....view more details online at [www.bayleys.co.nz/361346](http://www.bayleys.co.nz/361346)

I 4  
H 3  
D 3

**Capital Value:** \$2,240,000    **Land Area: (m<sup>2</sup>)** 889    **Title:** Fee Simple

## St Heliers - 27 Glen Atkinson Street

For Sale - Price By Negotiation

[www.bayleys.co.nz/4102038](http://www.bayleys.co.nz/4102038)



**California Classic.** Superbly located in one of St Helier's most sought after streets, this wonderfully elegant family home is sure to impress. With a sunny northerly aspect combined with a generous 375m<sup>2</sup> of living, this home, in as new condition has been designed for wonderful family living & entertaining. The spacious formal & casual living flows seamlessly to a covered loggia.....view more details online at [www.bayleys.co.nz/4102038](http://www.bayleys.co.nz/4102038)

I 4  
H 3  
D 3

**Capital Value:** \$2,250,000    **Land Area: (m<sup>2</sup>)** 1069    **Title:** Fee Simple

## St Heliers - 9 Cliff Road

For Sale - Price By Negotiation

[www.bayleys.co.nz/4101261](http://www.bayleys.co.nz/4101261)



**Emotional Intelligence.** Buy with your heart AND head - unique and unparalleled views and location. Build your dream luxury family home or land bank for when you can. What could be better than the beach across the road and the shops and cafes of sunny St Heliers Village a near level stroll away?Tightly held by one family for many years this is a truly limited edition.. ....view more details online at [www.bayleys.co.nz/4101261](http://www.bayleys.co.nz/4101261)

I 5  
H 4  
D 2

**Capital Value:** \$3,320,000    **Land Area: (m<sup>2</sup>)** 1037    **Title:** Fee Simple

## St Heliers - 29 Springcombe Road

For Sale - Price By Negotiation

[www.bayleys.co.nz/4101656](http://www.bayleys.co.nz/4101656)



**Sculpted Living - Tranquil Minimalism.** This property is a triumph in residential architecture that is perfectly aligned with the landscape and nature. From its cliff top position in St Heliers, the magnificence of the extensive gulf, harbour and city views is your living picture. Designed by respected architects Warren & Mahoney and built of solid concrete construction, ensures this iconic.....view more details online at [www.bayleys.co.nz/4101656](http://www.bayleys.co.nz/4101656)

I 4  
H 4  
D 4

**Capital Value:** \$3,620,000    **Land Area: (m<sup>2</sup>)** 607    **Title:** Fee Simple

## St Heliers - 45 & 45A Paunui Street

For Sale - Price By Negotiation

[www.bayleys.co.nz/230810](http://www.bayleys.co.nz/230810)



**All Yours.** Imagine coming home to a hidden sanctuary. A home of substantial proportions and solid, cedar exterior set in the most exquisite tropical landscape. The three levels of absolute luxury encompass a spectacular chef's kitchen, a variety of living areas, a media room, a gorgeous, expansive sandstone terrace with Louvretec roof & outdoor heaters, & 5 bdrms including a master suite.....view more details online at [www.bayleys.co.nz/230810](http://www.bayleys.co.nz/230810)

I 8  
H 5  
D 4

**Capital Value:** \$4,180,000    **Land Area: (m<sup>2</sup>)** 2625    **Title:** Fee Simple

## St Heliers - 9 & 13 Springcombe Road

For Sale - Price By Negotiation

[www.bayleys.co.nz/361274](http://www.bayleys.co.nz/361274)



**A Picture is Worth A Thousand Words!** Heads above the rest, with extensive 180 degree views over the bays, harbour and to the city beyond, this magnificent landmark estate is offered for sale for the first time in 37 years. This gracious, blue ribbon family lifestyle property on 3,037sqm has so much to offer. Zoned 2B (1 : 600sqm), this site itself offers many options, with two driveways.....view more details online at [www.bayleys.co.nz/361274](http://www.bayleys.co.nz/361274)

I 4  
H 3  
D 3

**Capital Value:** \$4,820,000    **Land Area: (m<sup>2</sup>)** 3037    **Title:** Fee Simple

**Disclaimer:** This report provides a brief summary of all the properties which are currently advertised for sale on Bayleys Real Estate Limited's website ([www.bayleys.co.nz](http://www.bayleys.co.nz)) and which are located in the following Eastern Suburbs of Auckland: Remuera, Parnell, Orakei, Mission Bay, Kohimarama and St Heliers. The above properties have been sorted by suburb, capital value and/or advertised price. Every effort has been taken to establish the accuracy of this information, however, as inaccuracies may occur, you should not confine yourself to these contents and should make your own enquires to satisfy yourself in all respects. Bayleys Real Estate Ltd (Licensed under the REA Act 2008) accepts no responsibility should the contents of this report prove to be incomplete or incorrect.

## Bayleys Open Home Times - Weekend 16th & 17th April 2011

Day	Start Time	Finish Time	Property Address	Suburb	Asking Price	Description
Saturday	11.00	11.30	Unit 8/1 Eldon Road	Mt Eden	For Sale	A fantastic property for those wanting to be in zone or starting on the property ladder.
Sat/Sun	11.00	11.45	23 Atarangi Road	Epsom	Auction	<b>FINAL VIEWING.</b> 930m <sup>2</sup> flat section zone 6A. 97 year old 3 bdrm, 1 bath Kauri bungalow.
Sat/Sun	11.30	12.15	8A Grand Grive	Remuera	Auction	Family home in park like setting. 4 bdrms, 2 bthrms, land 1181m <sup>2</sup> zoned res 6A
Sunday	12.00	12.40	1/27 St Georges Bay Road	Parnell	Auction	Smart 4 bedroom city sanctury with 2 baths, office and double garaging
Sat/Sun	12.00	12.45	37 Entrican Avenue	Remuera	For Sale	Family home in dble GZ on 870m <sup>2</sup> site. 4 bdrms, 2.5 bthrms, dble grge & OSP. C.V \$1,670,000
Sunday	12.15	1.00	81 Portland Road	Remuera	EOI	French styled, 4 bedroom family home with fabulous indoor-outdoor living.
Sat/Sun	12.15	1.00	25A Tarawera Terrace	St Heliers	EOI	Brand New! And it's one of a kind! Fully tiled designer bathrooms, full size laundry.
Sunday	1.00	1.40	67B Waiaatarua Road	Remuera	For Sale	Beautiful 4 bdrm family home, open plan living, private.
Sunday	1.00	1.40	27 Glen Atkinson Street	St Heliers	Auction	Superbly located 4 bdrm family home on 1069 sqm with pool & great outdoor living areas
Sat/Sun	1.00	1.45	19 Mahoe Avenue	Remuera	Auction	<b>FINAL VIEWING.</b> Low maintenance, 3 bdrms, 2.5 bthrms, chair lift, immaculate condition.
Sat/Sun	1.30	2.00	180 Upland Road	Remuera	Auction	1930's solid stucco home with 2 living areas, 4 bdrms, 2.5 bthrms plus home office. Double GZ.
Sunday	1.30	2.15	43 Codrington Crescent	Mission Bay	Auction	Private 4 bedroom family home, spacious living, pool, views.
Sunday	1.30	2.15	4 Paritai Drive	Orakei	For Sale	Stunning views, 5 bedrooms, several living areas, great outdoor areas and pool.
Sat/Sun	1.45	2.30	72 Commins Crescent	Mission Bay	EOI	New Family Home. Generous, airy spaces. Elevated views to Bastion Pt. parkland.
Sunday	2.00	2.40	188 Kohimarama Road	Kohimarama	EOI	2449 sqm land holding with a leaky home to boot. Options to renovate or subdivide
Sat/Sun	2.00	3.00	184A Kohimarama Road	Kohimarama	EOI	Substantial 1960's weatherboard home with 5 bedrooms, 3 bathrooms and 2 lounges.
Sat/Sun	2.15	3.00	57A Landscape Road	Mt Eden	Auction	North-facing t'house with 3 living areas, 4 dble bdrms & 3 bthrms.
Sunday	2.30	3.00	505/8 Heather Street	Parnell	Set Sale Date	Popular Arena/Quest Bldg, 2 brm apartment, tandem carpark, large storage.
Sunday	3.00	3.40	52 Benson Road	Remuera	For Sale	Stunning 1980's renovated 4 bedroom family home with pool.