



The

Rob Report

Weekly Property Guide & Open Home Trail

Week Ending: Friday 29th July 2011

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New Listings (Weeking Ending: Friday 29th July 2011)



Remuera - 2/27 Martin Avenue		For Sale - Asking Price \$1,095,000		www.bayleys.co.nz/4102842	
	Value Packed Lifestyle. Stylish contemporary three bedroom, two study townhouse in quiet, private location. Wonderful flow to sundrenched, landscaped garden and heated inground pool. This house is warm and elevated with many extra features to enjoy and savour. Extremely sought-after location close to Benson Road Village - stroll to the Benson Road deli for your morning coffee or venture.....view more details online at www.bayleys.co.nz/4102842				I 3 X 2 P 2
Capital Value:	Land Area: (m²)	Title:	New Listing		
Mt Eden - 35/3 Akiraho Street		For Sale - Auction 10th August 2011 (USP)		www.bayleys.co.nz/4102779	
	Looking for New York in Auckland? If you are looking for a spacious character apartment with a New York feel, than you have found it. Converted in 1998 to residential apartments, this warehouse conversion is perfect for those of you wanting a character home with excellent proximity to everything Auckland City has to offer. This city fringe apartment is perfectly located in a quiet no exit streetview more details online at www.bayleys.co.nz/4102779				I 3 X 1 P 2
Capital Value:	Floor Area: (m²)	Title:	Unit Title	New Listing	
Mt Eden - 96 Valley Road		For Sale - Auction 7th September 2011 (USP)		www.bayleys.co.nz/350943	
	Mt Eden Darling. Forthcoming auction 2pm Wednesday 7th of September 2011 (unless sold prior). 4 Viaduct Harbour Ave, Auckland. First viewing Saturday 20th of August 2011view more details online at www.bayleys.co.nz/350943				I 3 X 1 P
Capital Value:	Land Area: (m²)	Title:	Fee Simple	New Listing	
Remuera - 22B Ladies Mile		For Sale - Auction 16 August 2011 (USP)		www.bayleys.co.nz/361480	
	Brick and Cedar Dream. It doesn't get any better than this . . . solid brick with cedar weatherboards and aluminum joinery makes this home a low maintenance property, giving you plenty of time to sit back and enjoy what this home has to offer. With three bedrooms and a fantastic open plan kitchen stepping down to a formal lounge that boasts a beautiful cathedral ceiling, it is a perfect.....view more details online at www.bayleys.co.nz/361480				I 3 X 2 P
Capital Value:	Land Area: (m²)	Title:	Cross Lease	New Listing	
Mission Bay - 1/47 Tamaki Drive		For Sale - Auction 24 August 2011 (USP)		www.bayleys.co.nz/4102812	
	Iconic Waterfront Apartment. Bay Terraces is without doubt one of Auckland's most recognized and sought after luxury waterfront residences. Superbly located in the heart of the Mission Bay waterfront, this is a wonderfully presented two bedroom, one bathroom, ground floor apartment. With living that flows to your sun drenched deck, garden and views to the popular Mission Bay beachfront.....view more details online at www.bayleys.co.nz/4102812				I 2 X 1 P 1
Capital Value:	Floor Area: (m²)	Title:	Unit Title	New Listing	
Mt Eden - 43 Kensington Avenue		For Sale - Auction 17th August 2011 (USP)		www.bayleys.co.nz/350942	
	A Family Affair. Step through the clipped olive trees and panelled oak hall into an expansive family home and magical garden. A sweet-faced and much-admired bungalow from the outside, this spacious home opens out with four double bedrooms, two modern bathrooms and central airy open-plan living with a soaring vaulted ceiling and delicious kitchen. Contemporary designer touches.....view more details online at www.bayleys.co.nz/350942				I 4 X 2 P
Capital Value:	Land Area: (m²)	Title:	Fee Simple	New Listing	
Meadowbank - 17 Lucia Glade		For Sale - Price By Negotiation		www.bayleys.co.nz/361468	
	Bush Outlook Over 1500 m² What an opportunity to own a massive section of 1510m2 that literally looks after itself. Soaking up all the sun and offering peace and tranquillity with amazing valley views only to be shared with the native wood pigeons and tuis. Tucked away amongst its own little enclave, you have 4 double bedrooms (guest bedroom/bathroom on main level), three bathrooms, large.....view more details online at www.bayleys.co.nz/361468				I 4 X 3 P 2
Capital Value:	Land Area: (m²)	Title:	Fee Simple	New Listing	
Mission Bay - 43 Comins Crescent		For Sale - Auction 24 August 2011 (USP)		www.bayleys.co.nz/361477	
	A Bays Beauty. You've Waited - You Deserve it! No expense was spared in the renovation of this supremely spacious family home. Set high with views across Bastion Point, this home has the X factor. Cleverly rebuilt and extended in the 90's over a solid 298sqm home, gave the current owners every reason to stay for 24 years. With a focus on easy maintenance living, the as new designer kitchen.....view more details online at www.bayleys.co.nz/361477				I 5 X 4 P 3
Capital Value:	Land Area: (m²)	Title:	Fee Simple	New Listing	

New Listings Continued.....



Mt Eden - 1A Watling Street

For Sale - Auction 17th August 2011 (USP)

www.bayleys.co.nz/350941



History and Heart. Upper Hampton Villa is a truly rare and special find. This gracious slice of early Mt Eden history is as relevant today as it was when crafted from local bluestone back in 1865. Once in command of rolling farmland, its elevated 1335m2 corner site is now encircled in sheltering trees and its 60cm-thick walls are a source of wonder. Rich with original character and an.....view more details online at www.bayleys.co.nz/350941

Capital Value: \$1,510,000 Land Area: (m²) 1335 Title: Fee Simple

New Listing

- 4
- 3
- 1

Remuera - 116A Arney Road

For Sale - Price By Negotiation

www.bayleys.co.nz/361475



Arney Road Elegance. If you have been looking for a character home, built of the best materials not so long ago, in the best of positions, for the best of the sun, that will show off your much loved art and possessions to their best advantage, then this is it. As soon as you walk through the front door you can feel the ambience, the peace and the calm. The feeling that you have entered your.....view more details online at www.bayleys.co.nz/361475

Capital Value: \$1,660,000 Land Area: (m²) 494 Title: Fee Simple

New Listing

- 4
- 3
- 2

Mission Bay - 12A Ronaki Road

For Sale - Price By Negotiation

www.bayleys.co.nz/230927



Outstanding Position Address & Views!! Very rarely does a property of this calibre come to the market, now is your opportunity to secure a home in what many would describe as Mission Bays most desirable location. This property is architecturally designed to optimize the exceptional seaviews! Featuring 3 bedrooms, 3 bathrooms, entertainer's contemporary kitchen, open plan living/dining.....view more details online at www.bayleys.co.nz/230927

Capital Value: \$1,680,000 Land Area: (m²) 1/2 SH 948 Title: Cross Lease

New Listing

- 3
- 3
- 2

Orakei - 22 Karori Crescent

For Sale - Tender

www.bayleys.co.nz/4102726



What a View!! Planning Your Dream Home? Then Here's Your Dream Location. Blank canvas to design and build your dream home. Utilise the neat, north facing, sun filled 1950's 'Home of its Time as a sound base. Land bank for your future plans, use the house as an income. Quietly situated yet close to the city, elevated with panoramic harbour views sprawled out in front of you.....view more details online at www.bayleys.co.nz/4102726

Capital Value: \$2,450,000 Land Area: (m²) 859 Title: Fee Simple

New Listing

- 3
- 2
- 1

Open Home Trail



Bayleys Open Home Times - Sat 30th July & Sun 31st July 2011

Day	Start Time	Finish Time	Property Address	Suburb	Asking Price	Description
Sunday	12.00	12.40	17 Lucia Glade	Meadowbank	By Neg	1510m² section, 4 bdrms, 3 bthrms, open plan
Sat/Sun	12.00	12.45	2/27 Martin Avenue	Remuera	By Neg	2 brm, 2 study townhouse in quiet, private location close to Benson Rd village.
Sat/Sun	12.00	12.45	43 Kensington Avenue	Mt Eden	Auction	4 brms, 2 bthrms, designer kitchen, opening to entertaining courtyard & big kid-friendly garden.
Sat/Sun	12.30	1.00	8/5 Orakei Road	Remuera	\$439,000	Sunny & secure 2 bdrm home, private decking and dble GZ
Sunday	12.30	1.15	43 Comins Crescent	Mission Bay	Auction	4 brm, 3 bthrm, family home with pool
Sunday	1.00	1.40	2/82 Ngapuhi Road	Remuera	By Neg	Lock up & leave, 4 bdrms, 2 bthrms, 270m² living, dble garage.
Sunday	1.00	1.45	35/3 Akiraho Street	Mt Eden	Auction	Spacious New York loft style apartment.
Sunday	1.00	2.00	22B Ladies Mile	Remuera	By Neg	Low maintenance solid brick & cedar weatherboard, 3 brms
Sat/Sun	1.15	2.00	1A Watling Street	Mt Eden	Auction	4 bdrms, 3 bthrms, 2 living, study, pool, sauna on an elevated and sunny 1335m² section.
Sunday	1.30	2.15	17/160 Kapa Road	Orakei	By Neg	Freehold, 2 bdrm garden apt, sunny, great indoor/outdoor flow, secure

Remuera - 8/5 Orakei Road		For Sale - Asking Price \$419,000		www.bayleys.co.nz/361462	
	Walk to Remuera Village. This sunny & secure 2 bedroom home is a real find. Where else can you get such a prime location that features: modern kitchen and bathroom, two double bedrooms, space to relax or entertain, north facing private deck, and a carport all at an affordable price? The home is one of ten units in a private block. School Zones: Double GZ & Remuera Primary.....view more details online at www.bayleys.co.nz/361462				2
	Capital Value: \$295,000	Land Area: (m²) 1/10 SH 1330	Title: Cross Lease		1
					1
Remuera - 59A Hapua Street		For Sale - Price By Negotiation		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				4
	Capital Value: \$715,000	Land Area: (m²) 1/2 SH 655	Title: Cross Lease		2
					1
Remuera - 48A Sonia Avenue		For Sale - Price By Negotiation		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				3
	Capital Value: \$810,000	Land Area: (m²) 1/2 SH 1085	Title: Cross Lease		2
					2
Remuera - 1D/707 Remuera Road		For Sale - Asking Price \$1,095,000		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				3
	Capital Value: \$850,000	Land Area: (m²)	Unit Title		2
			Title:		2
			Unit Title		
Remuera - 2/82 Ngapuhi Road		For Sale - Price By Negotiation		www.bayleys.co.nz/361471	
	If you've been looking for a great lock up and leave - your search is over! This elevated position captures all day sun with fabulous views across the valley. Three (or four) bedrooms depending on your requirement, two bathrooms (master with ensuite) with over 270m2 floor area. Plenty of room for entertaining with large open plan kitchen with both formal and casual living areas that open to tiled.....view more details online at www.bayleys.co.nz/361471				4
	Capital Value: \$960,000	Land Area: (m²) 1/2 SH 1087	Title: Cross Lease		2
					2
Remuera - 16 Kelvin Road		For Sale - Asking Price \$1,180,000		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				3
	Capital Value: \$1,010,000	Land Area: (m²) 1383	Title: Fee Simple		1
					1
Remuera - 15 Upland Road		For Sale - Price By Negotiation		www.bayleys.co.nz/4102353	
	1950's Revival. Architecturally designed in the fifties to maximize light, sun and space this classic contemporary 3 - 4 bedroom home has been superbly updated by the current owners to give it the WOW factor! Totally private your designer kitchen, dining and living enjoy a north westerly aspect with views over the gardens of Cauhey Preston. ...view more details online at www.bayleys.co.nz/4102353				4
	Capital Value: \$1,290,000	Land Area: (m²) 1/2 SH 840	Title: Cross Lease		2
					2
Remuera - 15 Tonks Street		For Sale - Price By Negotiation		www.bayleys.co.nz/160269	
	Graceful Home In A Top Location. This quality family home was built with durable materials and seamlessly finished while maintaining a stylish contemporary modern look, featuring a shingle roof. The walls are mainly of concrete block covered by solid plaster. The layout flows with 2 living areas, a designer kitchen, bedroom/study and powder room on the ground level. ...view more details online at www.bayleys.co.nz/160269				4
	Capital Value: \$1,220,000	Land Area: (m²) 500	Title: Fee Simple		2
					2

Remuera - 4 Woodley Avenue

For Sale - Price By Negotiation

www.bayleys.co.nz/4102604



Family Values. Woodley Avenue is a highly sought after, quiet, no exit street. The streetscape is one of quality character homes and a community spirit. This beautiful four bedroom family home situated on 614sqm, built in the 1920s offers 336m2 of spacious living, the new carpet, drapes and paintwork allow the new family to move straight in and enjoy. The floor plan includes a separat.....view more details online at www.bayleys.co.nz/4102604

I 5
X 3
D 3

Capital Value: \$1,590,000 **Land Area: (m²)** 614 **Title:** Fee Simple

Remuera - 37 Entrican Avenue

For Sale - Price By Negotiation

www.bayleys.co.nz/361422



An Appealing Family Home. 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 www.bayleys.co.nz/361422

I 4
X 2
D 2

Capital Value: \$1,670,000 **Land Area: (m²)** 869 **Title:** Fee Simple

Remuera - 28 Westbourne Road

For Sale - Price By Negotiation

www.bayleys.co.nz/4101575



Moroccan Magic! 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 www.bayleys.co.nz/4101575

I 4
X 2
D 2

Capital Value: \$2,010,000 **Land Area: (m²)** 782 **Title:** Fee Simple

Remuera - 159 Arney Road

For Sale - Price By Negotiation

www.bayleys.co.nz/4102110



Welcome Home! 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 & study, with your kitchen & family/dining opening to....view more details online at www.bayleys.co.nz/4102110

I 4
X 3
D 2

Capital Value: \$2,030,000 **Land Area: (m²)** 1163 **Title:** Fee Simple

Remuera - 115 Victoria Avenue

For Sale - Price By Negotiation

www.bayleys.co.nz/361165



Once in a Lifetime Treasure. 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 www.bayleys.co.nz/361165

I 4
X 3
D 3

Capital Value: \$2,880,000 **Land Area: (m²)** 1163 **Title:** Fee Simple

Remuera - 12-14 Eastbourne Road

For Sale - Price By Negotiation

www.bayleys.co.nz/4100864



Plantation Style Masterpiece. 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 www.bayleys.co.nz/4100864

I 5
X 5
D 3

Capital Value: \$6,510,000 **Land Area: (m²)** 1406 **Title:** Fee Simple

Remuera - 32 Arney Crescent

For Sale - By Negotiation

www.bayleys.co.nz/4102594



Meticulous Design & an Elevated Standard of International Luxury. The limits between the interior and exterior of this magnificent home, completed circa 2004, are blurred with breathtaking ceilings and glass walls where wide sliding glass panels filter the light throughout this modernistic structure. Architect Daniel Marshall has evoked a transparent simplicity of design in this.....view more details online at www.bayleys.co.nz/4102594

I 5
X 4
D 3

Capital Value: \$6,630,000 **Land Area: (m²)** 1211 **Title:** Fee Simple

Remuera - 9 Darwin Lane

For Sale - Price By Negotiation

www.bayleys.co.nz/4102635



Just Sensational! Paradise on offer here. The home is an architectural masterpiece that will impress the most discerning of tastes. The position is outstanding with a land holding of 2700sqm which is north west facing, tranquil and serene. The views take in the Orakei Basin to the harbour and city lights beyond. The modernist floor plan of 487sqm provides excellent living options for family livingview more details online at www.bayleys.co.nz/4102635

I 4
X 4
D 5

Capital Value: \$6,910,000 **Land Area: (m²)** 2718 **Title:** Fee Simple

Remuera



Remuera - 16 Minto Road

For Sale - \$7,000,000+

www.bayleys.co.nz/361326



Super Sized Development Site. 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 & 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 www.bayleys.co.nz/361326

Capital Value: \$8,450,000 **Land Area: (m²)** 11952 **Title:** Fee Simple



Remuera - 28 Darwin Lane

For Sale - Price By Negotiation

www.bayleys.co.nz/361448



Seeing is Believing! Attention all families who want luxurious, spacious living, but also lock up and leave for ease of heading away on holiday. Eight car garaging is available for the car enthusiast or those just needing plenty of parking for all the family cars and toys. Separate living for extended family or teenagers needing their own spaces plus au pair or nanny's quarters and guest level.....view more details online at www.bayleys.co.nz/361448

Capital Value: \$11,000,000 **Land Area: (m²)** 2142 **Title:** Fee Simple



Mission Bay



Mission Bay - 44A Kempthorne Cres

For Sale - Price By Negotiation

www.bayleys.co.nz/4102324



Blank Canvas. Rare opportunity to secure a premium development site just 1.75kms from the beach at Mission Bay and within close proximity to the Eastridge Shopping Centre. The subject property comprises a 7/8 share in the freehold interest in Lot 34 on DP 52923, being 3273 sqm together with a leasehold interest created by Lease 5349541.4 for a term of 999 years....view more details online at www.bayleys.co.nz/4102324

Capital Value: \$650,000 **Land Area: (m²)** 3273 **Title:** Fee Simple



Mission Bay - 2/13 Godden Crescent

For Sale - Price By Negotiation

www.bayleys.co.nz/4102317



Elevated on Godden. On the Western side of Godden Crescent and enjoying views of Rangitoto stands this generous three bedroom town house. Ground floor has internal access to the double garage with separate living/dining and kitchen that opens to a private rear garden plus one of the three bedrooms and the first of two bathrooms.....view more details online at www.bayleys.co.nz/4102317

Capital Value: \$820,000 **Land Area: (m²)** 1/2 SH 871 **Title:** Cross Lease



Mission Bay - 177 Kohimarama Road

For Sale - Price By Negotiation

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

Capital Value: \$4,590,000 **Land Area: (m²)** 2979 **Title:** Fee Simple



Glendowie



Glendowie - 15-27 Peacock Street

For Sale - Price By Negotiation

www.bayleys.co.nz/361371



Aucklands Most Magnificent and Valuable Waterfront Development Site. 15, 17, 23, 25 and 27 Peacock Street. The Perfect Auckland View. This truly is a unique opportunity which can never be repeated. The five titles comprising over 5400sqm at 15-27 Peacock Street in the waterfront suburb of Glendowie represent the largest waterfront development site in the inner eastern suburbs.....view more details online at www.bayleys.co.nz/361371

Capital Value: \$6,160,000 **Land Area: (m²)** 5496 **Title:** Fee Simple



Parnell - 66 Scarborough Terrace		For Sale - Price By Negotiation		www.bayleys.co.nz/4102605	
	<p>Perfect Parnell Pad. If you are looking for the ultimate city pad in the heart of Parnell then put this three bedroom weatherboard town house at the top of your wish list. Recently renovated the spacious 184 m2 floor plan offers open plan living which opens to a loggia for entertaining. Two bedrooms and a bathroom are located upstairs with the ground floor offering a guest bedroom,view more details online at www.bayleys.co.nz/4102605</p>		3		2
<p>Capital Value: \$1,050,000</p>	<p>Floor Area: (m²) 184</p>	<p>Title:</p>	<p>Unit Title</p>		2
Parnell - 1/27 St Georges Bay Road		For Sale - Price By Negotiation		www.bayleys.co.nz/361379	
	<p>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</p>		4		2
<p>Capital Value: \$1,200,000</p>	<p>Land Area: (m²) 1/3 SH 1297</p>	<p>Title:</p>	<p>Cross Lease</p>		2
Parnell - 51B St Stephens Avenue		For Sale - Price By Negotiation		www.bayleys.co.nz/361463	
	<p>Penthouse Apartment. Looking for a stylish secure position in Parnell? This 178sqm full floor penthouse apartment ticks all the boxes. This architect designed home cleverly incorporates an outdoor terrace to promote extended living. Lovely outlooks from all rooms and one of only three, here's an upbeat solution for those unwilling to compromise their lifestyle - top position, loaded with.....view more details online at www.bayleys.co.nz/361463</p>		3		3
<p>Capital Value: \$1,800,000</p>	<p>Floor Area: (m²) 178</p>	<p>Title:</p>	<p>Unit Title</p>		2
Parnell - 30 Awatea Road		For Sale - Price By Negotiation		www.bayleys.co.nz/361314	
	<p>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</p>		4		2
<p>Capital Value: \$2,140,000</p>	<p>Land Area: (m²) 665</p>	<p>Title:</p>	<p>Fee Simple</p>		2
Parnell - 35 Takutai Street		For Sale - Asking Price \$2,595,000		www.bayleys.co.nz/361404	
	<p>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</p>		4		2
<p>Capital Value: \$2,220,000</p>	<p>Land Area: (m²) 634</p>	<p>Title:</p>	<p>Fee Simple</p>		2
Parnell - 3B/138 St Stephens Avenue		For Sale - Price By Negotiation		www.bayleys.co.nz/4101343	
	<p>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</p>		3		3
<p>Capital Value: \$2,450,000</p>	<p>Land Area: (m²) Unit Title</p>	<p>Title:</p>	<p>Unit Title</p>		3
Parnell - 9/119 St Stephens Avenue		For Sale - \$2,975,000		www.bayleys.co.nz/361428	
	<p>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 yearsview more details online at www.bayleys.co.nz/361428</p>		3		2
<p>Capital Value: Unavailable</p>	<p>Land Area: (m²) 3520</p>	<p>Title:</p>	<p>Fee Simple</p>		2
Parnell - 4/123 St Stephens Avenue		For Sale - Price By Negotiation		www.bayleys.co.nz/4100554	
	<p>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</p>		3		2
<p>Capital Value: \$3,500,000</p>	<p>Land Area: (m²) Unit Title</p>	<p>Title:</p>	<p>Unit Title</p>		2

Orakei - 17/160 Keva Road

For Sale - Price By Negotiation

www.bayleys.co.nz/361460



Sunny Garden Apartment. Unique opportunity to purchase a freehold two bedroom garden apartment. This home ticks all the boxes: sunny home with seamless indoor/outdoor flow, recently renovated kitchen and bathroom, well proportioned bedrooms, plenty of storage, very secure and low body corp. The flat 130m2 garden faces north-west and is a real sun trap. The location is perfect with.....view more details online at www.bayleys.co.nz/361460

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Capital Value: \$440,000 **Floor Area: (m²)** 81 **Title:** Unit Title

Orakei - 6 Okahu Street

For Sale - Price By Negotiation

www.bayleys.co.nz/4102658



Thinking Outside The Square! This represents an outstanding entry opportunity to invest close to the Auckland waterfront. On offer is a wonderful character style weather board home in a premium Okahu Street position. Situated on a generous 933m2 section and surrounded by multi-million dollar homes this 4 bedroom renovated home gives the immediate impression....view more details online at www.bayleys.co.nz/4102658

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Capital Value: \$1,900,000 **Land Area: (m²)** 932 **Title:** Fee Simple

Orakei - 2 Titai Street

For Sale - Price By Negotiation

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

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Capital Value: \$2,650,000 **Land Area: (m²)** 875 **Title:** Fee Simple

Orakei - 5 Coates Avenue

For Sale - Price By Negotiation

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

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Capital Value: \$3,300,000 **Land Area: (m²)** 931 **Title:** Fee Simple

Orakei - 2 Paritai Drive

For Sale - Price By Negotiation

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

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Capital Value: \$4,590,000 **Land Area: (m²)** 1017 **Title:** Fee Simple

Orakei - 4 Paritai Drive

For Sale - Asking Price \$4,950,000

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

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Capital Value: \$5,850,000 **Land Area: (m²)** 1201 **Title:** Fee Simple

Orakei - 92 Paritai Drive

For Sale - Price By Negotiation

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

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Capital Value: \$7,190,000 **Land Area: (m²)** 1417 **Title:** Fee Simple

Kohimarama

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Kohimarama - 14B Godfrey Place For Sale - Price By Negotiation www.bayleys.co.nz/4102505



Kohimarama Land Available ---- Offers over \$400,000. If you are looking to buy land for your future building project? or you are ready to start building soon - then this opportunity is right for you! This 605sqm land is above Madill's Farm and already has all the services you need. It's situated off a quiet and well established right of way -- Godfrey Place -- which is close to good schools.....view more details online at www.bayleys.co.nz/4102505

Capital Value: Unknown **Land Area: (m²)** 605 **Title:** Fee Simple



Kohimarama - 1 & 2/5 Speight Road For Sale - Price By Negotiation 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

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



Kohimarama - 2/291 Tamaki Drive For Sale - Price By Negotiation www.bayleys.co.nz/230926



Quintessential Apartment Living. This stunningly elegant luxury garden apartment has 'that something special' from the ultimate beachfront position, capturing superb sea views, to the quality construction and interior finishing. It features three bedrooms, two double, plus one single bedroom with office area. Superb granite bench tops in kitchen, two italian tiled bathrooms plus.....view more details online at www.bayleys.co.nz/230926

Capital Value: \$1,475,000 **Floor Area: (m²)** 176 **Title:** Unit Title



Kohimarama - 188 Kohimarama Road For Sale - Price By Negotiation 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

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



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

Capital Value: \$2,420,000 **Floor Area: (m²)** 298 **Title:** Unit Title



Epsom

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Epsom - 48 Mountain Road For Sale - Price By Negotiation www.bayleys.co.nz/350939



Prime Double Grammar Zone Position. Here's a superb family home set back from the road in a tranquil, garden setting. Formerly owned by Registered Architect D'arcy Glossop, this 1970's styled home has been extensively renovated to meet modern day demands. Featuring five bedrooms, three bathrooms (two being ensuites) open plan kitchen/dining/living room, billiards.....view more details online at www.bayleys.co.nz/350939

Capital Value: \$1,600,000 **Land Area: (m²)** 1047 **Title:** Fee Simple



St Heliers - St Heliers Village	For Sale - Price By Negotiation	www.bayleys.co.nz/230866
	<p>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</p> <p>Capital Value: Unknown Land Area: (m²) Unit Title Title: Unit Title</p>	<p>3</p> <p>2</p> <p>2</p>
St Heliers - 14 Auckland Road	For Sale - Price By Negotiation	www.bayleys.co.nz/230492
	<p>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</p> <p>Capital Value: \$2,090,000 Land Area: (m²) 1/5 SH 2010 Title: Cross Lease</p>	<p>4</p> <p>4</p> <p>2</p>
St Heliers - 5 Waitara Road	For Sale - Price By Negotiation	www.bayleys.co.nz/361346
	<p>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</p> <p>Capital Value: \$2,240,000 Land Area: (m²) 889 Title: Fee Simple</p>	<p>4</p> <p>3</p> <p>3</p>
St Heliers - 29 Springcombe Road	For Sale - Price By Negotiation	www.bayleys.co.nz/4101656
	<p>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</p> <p>Capital Value: \$3,620,000 Land Area: (m²) 607 Title: Fee Simple</p>	<p>4</p> <p>4</p> <p>4</p>

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) and which are located in the following Eastern Suburbs of Auckland: Epsom, Mt Eden, Remuera, Parnell, Orakei, Mission Bay, Kohimarama, St Heliers, Glendowie / Glen Innes and Meadowbank / St Johns. The above properties have been sorted by Suburb, Capital Value and/or Asking 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.