

LOT 1		FORREST HILL, 10A Tyne Road Land Value Opportunity, 1997 build with open plan living. Three bedrooms, two bathrooms. Realistic Vendor! No CCC. Sale Price: \$810,000 www.bayleys.co.nz/1450407 Joan Barton 021 273 9930 <small>Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</small>
LOT 2		ALBANY, 140 The Avenue Single level five/six bedroom home. Solid brick construction beautifully presented. Possibilities to add value on this acre of land. On School bus route. Sale Price: \$1,250,000 www.bayleys.co.nz/1450401 Ansen Huang 021 299 7071 <small>Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</small>
LOT 3		DEVONPORT, 6 Morrison Avenue Superbly located brick and block 1960's home with fantastic views over the golf course. Four bedrooms, two bathrooms, immaculate and sunny next to Vauxhall Primary. Sale Price: \$1,566,000 www.bayleys.co.nz/1450399 Victoria Bidwell 021 947 080 <small>Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</small>
LOT 4		HILLCREST, 18 Alton Avenue Immaculately presented four bedroom home with polished wooden floors sits perfectly on its elevated 759m2 (more or less) north facing section. Sale Price: \$1,060,000 www.bayleys.co.nz/1400215 Jo Glancy 021 994 874 <small>Bayleys Real Estate Ltd, Mairangi Bay Licensed under the REA Act 2008</small>
LOT 5		DEVONPORT, 159 Victoria Road Large character villa sitting on a 1252m ² estate. Four/five bedrooms with several living areas and all day sun. Short stroll to Devonport village, ferry to the CBD and excellent schools. Sale Price: \$2,050,000 www.bayleys.co.nz/1470093 Patricia Hinchey 027 222 3367 <small>Bayleys Real Estate Ltd, Devonport Licensed under the REA Act 2008</small>
LOT 6		SCHNAPPER ROCK, 14 Witton Place An immaculately presented four bedroom home with three stylish bathrooms and a modern kitchen. An easy care lock-up and leave property with an entertaining area and a heated pool. Available www.bayleys.co.nz/1350265 Gillian Watson 021 110 9595 <small>Bayleys Real Estate Ltd, Albany Licensed under the REA Act 2008</small>
LOT 7		BROWNS BAY, 45 Nigel Road Large immaculate home with four/five bedrooms, easy flow to sunny decks and extensive water views. The landscaped fenced garden and ideal location complete the picture. Sale Price: confidential - please contact listing agent www.bayleys.co.nz/1350271 Val Gardner 021 415 912 <small>Bayleys Real Estate Ltd, Albany Licensed under the REA Act 2008</small>

The Following Auctions Will Not Commence Before 1.00pm

LOT 8		<p>CASTOR BAY, 52 Seaview Road</p> <p>1970s design, tastefully modernised interior with outstanding views. Perfect lock up and leave, three double bedrooms, two bathrooms with internal garage access. Westlake Zone.</p> <p>Sale Price: \$1,150,000 www.bayleys.co.nz/1400213</p> <p>Jo Glancy 021 994 874 Bayleys Real Estate Ltd, Mairangi Bay Licensed under the REA Act 2008</p>
LOT 9		<p>MILFORD, 134 East Coast Road</p> <p>Upstairs: three bedrooms, two bathrooms, great seaviews from kitchen and living. Downstairs (self contained): one bedroom, one bathroom and living/fifth bedroom. Westlake Boys & Girls.</p> <p>Sale Price: \$1,271,000 www.bayleys.co.nz/1400189</p> <p>Sam Yeung 021 392 288 Bayleys Real Estate Ltd, Mairangi Bay Licensed under the REA Act 2008</p>
LOT 10		<p>NORTHCOTE, 27 Nutsey Avenue</p> <p>First time on the market in 50 years. 1184m² of land (more or less), resource consent to sub divide and approval for two dwellings. Excellent development opportunity.</p> <p>Sale Price: \$1,100,000 www.bayleys.co.nz/1450403</p> <p>Beulah Thomson 021 275 8068 Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</p>
LOT 11		<p>TORBAY, 16A Glenvar Road</p> <p>Meticulously designed, three double bedrooms, two bathrooms the perfect beach lifestyle. Ideal lock up and leave, a truly enviable home to own.</p> <p>Available www.bayleys.co.nz/1400216</p> <p>Jo Glancy 021 994 874 Bayleys Real Estate Ltd, Mairangi Bay Licensed under the REA Act 2008</p>
Listings Sold Prior		
SOLD PRIOR		<p>GLENFIELD, 1/38A Manuka Road</p> <p>Renovated standalone home with three bedrooms, two new bathrooms and ground floor rumpus (ideal work from home or guest accommodation). Close to school and shops.</p> <p>Sale Price: \$652,000 www.bayleys.co.nz/1350272</p> <p>Annette Lum 021 184 5468 Bayleys Real Estate Ltd, Albany Licensed under the REA Act 2008</p> <p>Maxine Pye 027 268 9112 Bayleys Real Estate Ltd, Albany Licensed under the REA Act 2008</p>

AUCTIONEERS: Daniel Coulson

Our auctions are conducted in accordance with the Real Estate Institute of New Zealand Auction Code of Practice (copies available). All properties are offered for sale subject to the Particulars and Conditions of Sale, as made available by the marketing agent (copies available). All properties are offered for sale subject to the Vendors reserve price, unless stated otherwise. Terms of payment: 10% deposit at the fall of the gavel, and the balance payable on the due date specified in the Conditions of Sale. When bidding today you acknowledge full acceptance of the Particulars & Conditions of sale in all respects. If you require any further assistance, our staff are on hand to help you. Buyers are strongly advised that they seek independent reports pertaining to building structure and materials used.

Unit Titles Act 2010: Prospective purchasers wishing to bid at auction on Unit Title properties acknowledge that they have sighted and approved the pre-contract disclosure statement pursuant to section 146 of the Unit Titles Act 2010 and that the obligation of the vendor under the Act has been met.



auction results

Bayleys Manukau, 318 Ti Rakau Drive, East Tamaki, 2.00pm, Tuesday 24 March 2015

LOT 1		<p>COCKLE BAY, 36 Minerva Terrace</p> <p>Fabulous 3186m² section in the heart of Howick. Featuring unique timber work throughout, four bedrooms, two bathrooms, separate living spaces and a huge deck.</p> <p>Sale Price: \$1,535,000</p> <p>www.bayleys.co.nz/1850306</p> <p>Angela Rudling 027 477 0176</p> <p><small>Bayleys Real Estate Ltd, Howick Licensed under the REA Act 2008</small></p>
LOT 2		<p>BUCKLANDS BEACH, 2B Morrow Avenue</p> <p>Perfectly positioned and offering an enviable lifestyle that is easy care living at its best. Three bedrooms, three bathrooms, formal and informal living areas, water views and close to beach .</p> <p>Sale Price: \$910,000</p> <p>www.bayleys.co.nz/1870153</p> <p>Tony de Leeuw 021 716 288</p> <p><small>Bayleys Real Estate Ltd, Howick Ridge Licensed under the REA Act 2008</small></p>
LOT 3		<p>BEACHLANDS, 33 Hawke Crescent</p> <p>A three bedroom Mediterranean inspired home, on a large land holding of 1234m² embraces the elevated seaside frontage allowing full view of the inner Hauraki Gulf and beyond.</p> <p>Available</p> <p>www.bayleys.co.nz/1850297</p> <p>Doug McLean 0274 881 576</p> <p><small>Bayleys Real Estate Ltd, Howick Licensed under the REA Act 2008</small></p>
LOT 4		<p>WHITFORD, 240 Broomfields Road</p> <p>Eight bedrooms, four bathrooms, expansive living and dining areas. Floodlit tennis court, adjacent in-ground pool and fully self-contained guest accommodation.</p> <p>Available</p> <p>www.bayleys.co.nz/1850161</p> <p>Angela Rudling 027 477 0176</p> <p><small>Bayleys Real Estate Ltd, Howick Licensed under the REA Act 2008</small></p>

AUCTIONEERS:

Richard Valintine

Sabine Davison

Daniel Coulson

Our auctions are conducted in accordance with the Real Estate Institute of New Zealand Auction Code of Practice (copies available). All properties are offered for sale subject to the Particulars and Conditions of Sale, as made available by the marketing agent (copies available). All properties are offered for sale subject to the Vendors reserve price, unless stated otherwise. Terms of payment: 10% deposit at the fall of the gavel, and the balance payable on the due date specified in the Conditions of Sale. When bidding today you acknowledge full acceptance of the Particulars & Conditions of sale in all respects. If you require any further assistance, our staff are on hand to help you. Buyers are strongly advised that they seek independent reports pertaining to building structure and materials used.

Unit Titles Act 2010: Prospective purchasers wishing to bid at auction on Unit Title properties acknowledge that they have sighted and approved the pre-contract disclosure statement pursuant to section 146 of the Unit Titles Act 2010 and that the obligation of the vendor under the Act has been met.

auction results

50 Remuera Road, Remuera: 10.00am, Wednesday 25 March 2015

LOT 1		<p>EPSOM, 45 Watling Street</p> <p>Beautiful 525m² family home on a landscaped 1,260m² site. Five bedrooms, three bathrooms, heated pool and spa, four car garaging and workshop in double Grammar zone.</p> <p>Sale Price: \$3,080,000</p> <p>www.bayleys.co.nz/1750387</p> <p>Gary Wallace 0274 988 585 <small>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</small></p> <p>Vicki Wallace 021 988 585 <small>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</small></p>
LOT 2		<p>GLENDOWIE, 63 Esperance Road</p> <p>Four/five generous bedrooms and four sumptuous bathrooms. Three separate living spaces with gorgeous open plan kitchen. Excellent indoor/outdoor flow; immaculately maintained.</p> <p>Available</p> <p>www.bayleys.co.nz/1800113</p> <p>Vanessa Mowlem 021 840 700 <small>Bayleys Real Estate Ltd, St Heliers, Licensed under the REA Act 2008</small></p>
LOT 3		<p>MISSION BAY, 108A-108B Godden Crescent</p> <p>1960's Mission Bay home and income or investment gem. Two bedrooms and den in main house, plus one bedroom unit. 634m² of land with 195m² of living spread over both units.</p> <p>Sale Price: \$1,310,000</p> <p>www.bayleys.co.nz/1750392</p> <p>David Rainbow 021 923 364 <small>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</small></p> <p>Joneen Smith 021 464 557 <small>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</small></p>
SOLD PRIOR		<p>ST HELIERS, 5 Harvey Place</p> <p>Four bedrooms, two bathrooms and two separate living spaces. Gorgeous kitchen with scullery with open plan living and dining. All day sun and natural light.</p> <p>Sale Price: \$1,625,000</p> <p>www.bayleys.co.nz/1800112</p> <p>Vanessa Mowlem 021 840 700 <small>Bayleys Real Estate Ltd, St Heliers, Licensed under the REA Act 2008</small></p>
WITHDRAWN		<p>REMUERA, 18A Grand Drive</p> <p>Tidy four bedroom, two bathroom, townhouse. In zone for Meadowbank School, Remuera Intermediate and Glendowie College.</p> <p>Withdrawn - please contact listing agents</p> <p>www.bayleys.co.nz/1750391</p> <p>Carmel McLaughlin 027 227 6356 <small>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</small></p> <p>Robert Ashton AREINZ 021 633 398 <small>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</small></p>

AUCTIONEERS: **Daniel Coulson**

Our auctions are conducted in accordance with the Real Estate Institute of New Zealand Auction Code of Practice (copies available). All properties are offered for sale subject to the Particulars and Conditions of Sale, as made available by the marketing agent (copies available). All properties are offered for sale subject to the Vendors reserve price, unless stated otherwise. Terms of payment: 10% deposit at the fall of the gavel, and the balance payable on the due date specified in the Conditions of Sale. When bidding today you acknowledge full acceptance of the Particulars & Conditions of sale in all respects. If you require any further assistance, our staff are on hand to help you. Buyers are strongly advised that they seek independent reports pertaining to building structure and materials used.

Unit Titles Act 2010: Prospective purchasers wishing to bid at auction on Unit Title properties acknowledge that they have sighted and approved the pre-contract disclosure statement pursuant to section 146 of the Unit Titles Act 2010 and that the obligation of the vendor under the Act has been met.

Maritime Square: 2.00pm, Wednesday 25 March 2015

LOT 1		<p>MT ROSKILL, 10A Rosedale Avenue</p> <p>A well-loved three bedroom wooden bungalow on a quiet, no exit street with original features including polished wooden floors and leadlight windows.</p> <p>Sale Price: \$1,085,000</p> <p>www.bayleys.co.nz/151302</p> <p>Mark Birdling 027 448 4472 <small>Bayleys Real Estate Ltd, Sandringham, Licensed under the REAA 2008</small></p> <p>Mary Massara 021 412 622 <small>Spiller & Little Ltd, Bayleys, Licensed under the REA Act 2008</small></p>
LOT 2		<p>RED BEACH, 44 William Bayes Place</p> <p>Solid home of 300m² with two living, three bedrooms, two bathrooms, huge rumpus/office and triple car garaging. Envious private location with a wide view over the park to the beach.</p> <p>Sale Price: \$1,200,000</p> <p>www.bayleys.co.nz/1810509</p> <p>Jenni Finlayson 021 506 920 <small>Mackys Real Estate Ltd, Bayleys, Licensed under the REA Act 2008</small></p> <p>Duncan Ritchie 021 400 811 <small>Bayleys Real Estate Ltd, Bayleys, Licensed under the REA Act 2008</small></p>
LOT 3		<p>LANGS BEACH, 9 Hector Lang Drive</p> <p>Architect-designed beachfront hideaway with four bedrooms and three bathrooms and glass canopy over a central courtyard. Just a few steps down to the sand.</p> <p>Available</p> <p>www.bayleys.co.nz/1810472</p> <p>Christine Birss 027 235 4323 <small>Mackys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</small></p> <p>Gary Wallace 027 498 8585 <small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small></p>
LOT 4		<p>NARROW NECK, 16 Hamana Street</p> <p>Freehold 1,953m² water front land with inspirational views to Narrow Neck Beach and Rangitoto. Elevated, private and sunny site, this is a once in a lifetime opportunity.</p> <p>Available</p> <p>www.bayleys.co.nz/1750381</p> <p>Wei Wei Elder 021 0244 0885 <small>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</small></p> <p>Larry Banks 021 444 124 <small>Bayleys Real Estate Ltd, Devonport, Licensed under the REA Act 2008</small></p>
LOT 5		<p>AUCKLAND CENTRAL, 1202/18 Beach Road</p> <p>The unit is comprised of a large master bedroom with a second bedroom (or study) and a carpark. Scene Two is a modern, luxurious waterfront complex in the Britomart Precinct.</p> <p>Available</p> <p>www.bayleys.co.nz/1650618</p> <p>Marcus Fava 021 435 56 <small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small></p>
LOT 6		<p>SNELLS BEACH, 14 Hampton Mews</p> <p>With beach access across the road this superb new single level home on low maintenance grounds allows you to enjoy beach style living at its best. Three bedrooms, two bathrooms.</p> <p>Sale Price: confidential - please contact listing agents</p> <p>www.bayleys.co.nz/1810520</p> <p>Dallas Honey 027 477 9957 <small>Mackys Real Estate Ltd, Bayleys, Licensed under the REA Act 2008</small></p> <p>Shailenne Parkes 021 117 9142 <small>Mackys Real Estate Ltd, Bayleys, Licensed under the REA Act 2008</small></p>
LOT 7		<p>RED BEACH, 46 William Bayes Place</p> <p>Rare opportunity to purchase an astro turf tennis court on a full site of 645m². An exciting development site to build your dream home. Views over the park and out to sea.</p> <p>Available</p> <p>www.bayleys.co.nz/1810516</p> <p>Jenni Finlayson 021 506 920 <small>Mackys Real Estate Ltd, Bayleys, Licensed under the REA Act 2008</small></p> <p>Duncan Ritchie 021 400 811 <small>Bayleys Real Estate Ltd, Bayleys, Licensed under the REA Act 2008</small></p>

The Following Auctions Will Not Commence Before 3.00pm

LOT 8		<p>GREY LYNN, 25 Turakina Street</p> <p>Original character and beautifully preserved, this three bedroom villa with study has huge potential. Plus an opportunity to expand in the basement opening to a large 481m² garden.</p> <p>Sale Price: \$1,350,000 www.bayleys.co.nz/1670207</p> <p>Karen Spires AREINZ 027 273 8220</p> <p><small>Bayleys Real Estate Ltd, Ponsonby, Licensed under the REA Act 2008</small></p>
LOT 9		<p>KINGSLAND, 405/401 New North Road</p> <p>Penthouse apartment in one of the most exclusive complexes in Auckland. This two bedroom, two bathroom apartment is located on the north side with spectacular views of the Waitakeres.</p> <p>Sale Price: \$602,000 www.bayleys.co.nz/1650775</p> <p>Aled Luffman 027 524 1378 <small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small></p> <p>James Mairs 027 580 2727 <small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small></p>
LOT 10		<p>PT CHEVALIER, 69 Wainui Avenue</p> <p>Solid masonry build - Exceptional presentation. Three/four bedrooms, three bathrooms including glamorous living spaces, loggia and private garden. Step into another world.</p> <p>Available www.bayleys.co.nz/1450402</p> <p>Jennifer Keenan 021 160 3002 <small>Bayleys Real Estate Ltd, Takapuna, Licensed under the REA Act 2008</small></p>
LOT 11		<p>TITIRANGI, 64 Park Road</p> <p>A brilliantly crafted, heritage restoration. Four bedrooms, a guest's wing, three bathrooms, family room, three lounging areas, office, gourmet kitchen and double internal garaging</p> <p>Sale Price: \$1,330,000 www.bayleys.co.nz/1600082</p> <p>Richard Cadness 027 451 3364 <small>Bayleys Real Estate Ltd, Titirangi, Licensed under the REA Act 2008</small></p>
LOT 12		<p>OTAHUHU, 67B Nikau Road</p> <p>Beautifully renovated three bedroom, one bathroom (plus ensuite) family home. Modern kitchen, open plan living on a fully fenced flat section. One carport and two secured car parks.</p> <p>Sale Price: \$612,000 www.bayleys.co.nz/1700185</p> <p>Bella Stefano 021 668 938 <small>Bayleys Real Estate Ltd, Mt Eden, Licensed under the REA Act 2008</small></p> <p>Sherry Shao 021 831 879 <small>Bayleys Real Estate Ltd, Mt Eden, Licensed under the REA Act 2008</small></p>

AUCTIONEERS: Daniel Coulson Sabine Davison Richard Valintine

Our auctions are conducted in accordance with the Real Estate Institute of New Zealand Auction Code of Practice (copies available). All properties are offered for sale subject to the Particulars and Conditions of Sale, as made available by the marketing agent (copies available). All properties are offered for sale subject to the Vendors reserve price, unless stated otherwise. Terms of payment: 10% deposit at the fall of the gavel, and the balance payable on the due date specified in the Conditions of Sale. When bidding today you acknowledge full acceptance of the Particulars & Conditions of sale in all respects. If you require any further assistance, our staff are on hand to help you. Buyers are strongly advised that they seek independent reports pertaining to building structure and materials used.

Unit Titles Act 2010: Prospective purchasers wishing to bid at auction on Unit Title properties acknowledge that they have sighted and approved the pre-contract disclosure statement pursuant to section 146 of the Unit Titles Act 2010 and that the obligation of the vendor under the Act has been met.