



auCTION results

28 Northcroft Street, Takapuna Residential: 12pm Thursday 29 January 2015

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| <p>LOT 1</p> | | <p>BROWNS BAY, 4 Malters Place</p> <p>Immaculate 1970's home on a north facing freehold section. Four bedrooms including a huge rumpus/ teenage retreat. Potential to create a separate granny flat. Rangi Zone. Sale Price: \$1,031,000 www.bayleys.co.nz/1400200 Tara Menzies 021 720 307 Bayleys Real Estate Ltd, Mairangi Bay Licensed under the REA Act 2008</p> |
| <p>LOT 2</p> | | <p>ALBANY, 25 Schopolo Place</p> <p>Positioned on this elevated waterfront site with ever changing vistas of Lucas Creek, this single storey 2007 Sovereign built family home offers multiple living and alfresco entertaining areas. Available www.bayleys.co.nz/1400191 Jackie Smith 021 505 520 Bayleys Real Estate Ltd, Mairangi Bay Licensed under the REA Act 2008</p> |
| <p>LOT 3</p> | | <p>BROWNS BAY, 114 Nigel Road</p> <p>Immaculately presented cedar home with five bedrooms, three living areas and a sunny fenced garden. In a quiet street and a stroll to the park and beach. Zoned for Rangitoto College. Sale Price: \$991,000 www.bayleys.co.nz/1350241 Val Gardner 021 415 912 Bayleys Real Estate Ltd, Albany Licensed under the REA Act 2008</p> |
| <p>LOT 4</p> | | <p>TAKAPUNA, 5 Arthur Crescent</p> <p>If location counts this is where you want to be. Gracious and stylish four/five bedroom home in sought after cul-de-sac in seaward side Hauraki a few minutes walk from Takapuna Beach. Sale Price: \$2,450,000 www.bayleys.co.nz/1450343 Victoria Bidwell 021 947 080 Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</p> |
| <p>LOT 5</p> | | <p>TAKAPUNA, 203 Hurstmere Road</p> <p>Character and location with potential, first time to the market in 17 years. Land area 675m² (more or less). Four bedroom home of Cedar Weatherboard. Just waiting for the right buyer. Available www.bayleys.co.nz/1450364 Beulah Thomson 021 275 8068 Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</p> |
| <p>LOT 6</p> | | <p>BIRKENHEAD, 2/27 Balmain Road</p> <p>Potential Plus, re-clad or rebuild? Weather-tightness issues. Four bedrooms, three bathrooms on a 1/2 share 1214m² (more or less), flat fully fenced site. Call your builder! Sale Price: \$620,000 www.bayleys.co.nz/1450362 Paula Morrison 021 674 247 Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</p> |

The Following Auctions Will Not Commence Before 1.00pm

LOT 7



GREENHITHE, 9A Olwyn Place

Historic early 1900's weatherboard three bedroom, three bathroom villa on one acre has touched the hearts of many, time to make your own family history.

Available

www.bayleys.co.nz/1400193

Jackie Smith 021 505 520

Bayleys Real Estate Ltd, Mairangi Bay
Licensed under the REA Act 2008

Angeline Wong 021 730 688

Bayleys Real Estate Ltd, Albany
Licensed under the REA Act 2008

LOT 8



TAKAPUNA, Unit 1802, 3 - 9 Northcroft Street

Sensational sentinel apartment. Luxury living, seaside location, spectacular views. Two double bedrooms, two bathroom plus W/C.

Available

www.bayleys.co.nz/1450361

Kim Spark 021 839 244

Bayleys Real Estate Ltd, Takapuna
Licensed under the REA Act 2008

Ryan Steven 027 301 2474

Bayleys Real Estate Ltd, Takapuna
Licensed under the REA Act 2008

LOT 9



MILFORD, 6A Sylvan Park Avenue

Fully renovated, rebuilt to latest code with double glazing throughout. Family home on the flat, minutes walk to Milford shops. Inground pool, easy care site, full sun and views.

Sale Price: confidential

www.bayleys.co.nz/1450360

Victoria Bidwell 021 947 080

Bayleys Real Estate Ltd, Takapuna
Licensed under the REA Act 2008

LOT 10



BROWNS BAY, 64 John Downs Drive

Huge five bedroom home on a freehold 1,115m² site. Elevated and sunny with a sea view. Lots of parking, garaging and great workshop space. Easy value to be added here.

Sale Price: \$820,000

www.bayleys.co.nz/1400192

Tara Menzies 021 720 307

Bayleys Real Estate Ltd, Mairangi Bay
Licensed under the REA Act 2008

LOT 11



TORBAY, 2B Auld Street

Built in the 1980's of brick, tile and cedar, this four bedroom two bathroom home with sea views is the perfect family home. Move in and enjoy the Village Lifestyle in Torbay.

Available

www.bayleys.co.nz/1400187

Sharon Lorimer 027 496 7326

Bayleys Real Estate Ltd, Mairangi Bay
Licensed under the REA Act 2008

LOT 12



HILLCREST, 16 Lynden Avenue

Great opportunity to add value and create a fantastic family home with four bedrooms, one bathroom and separate W/C. Original kitchen and good size living. Freehold 680m² site.

Sale Price: \$860,000

www.bayleys.co.nz/1450363

Kim Spark 021 839 244

Bayleys Real Estate Ltd, Takapuna
Licensed under the REA Act 2008

Ryan Steven 027 301 2474

Bayleys Real Estate Ltd, Takapuna
Licensed under the REA Act 2008

LOT 13



STANLEY POINT, 100 & 102 Stanley Point Road

Two adjacent sites on the north western tip of the "Point". A five bedroom family home with guest flat is located on 931m² and the remaining 1464m² is in garden - vacant building site.

Available

www.bayleys.co.nz/1450296

Victoria Bidwell 021 947 080

Bayleys Real Estate Ltd, Takapuna
Licensed under the REA Act 2008

SOLD PRIOR

SOLD

**GREENHITHE, 216 Greenhithe Road**

Wonderfully presented four double bedroom home with fantastic open plan living onto a fabulous deck which looks over a lovely swimming pool. Double garage with off street parking.

Sale Price: \$1,110,000

www.bayleys.co.nz/1400186

Jo Glancy 021 994 874

Bayleys Real Estate Ltd, Mairangi Bay
Licensed under the REA Act 2008

SOLD PRIOR

SOLD

**TORBAY, 27 Cliff Road**

Immaculate three bedroom home with two living areas, study, large rumpus and kitchen with a butlers pantry. Double garage, sought after location, and a beautiful established garden setting.

Sale Price: \$1,300,000

www.bayleys.co.nz/1350245

Willi Bardohl 0211 922 925

Bayleys Real Estate Ltd, Albany
Licensed under the REA Act 2008



We'll bring the right tenants through your door

Bayleys Residential Property Management and Letting have quality tenants looking for family homes, executive, corporate and lifestyle properties, units, apartments and townhouses to rent now!

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0800 BAYLEYS or propertymanagement@bayleys.co.nz

Bayleys Real Estate Ltd, Licensed under the REA Act 2008

BAYLEYS

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.



order of sale

Bayleys Manukau, 1 Allens Road, East Tamaki, 2.00pm, Tuesday 27 January 2015

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| <p>LOT 1</p> | | <p>BUCKLANDS BEACH, 50 Cherry Road Main House: Six bedrooms, two bathrooms, freehold section, Pakuranga College zone. Minor Unit: Open plan studio accommodation, freestanding, currently rented for \$250 per week Available www.bayleys.co.nz/1870059 Galina Ellis 021 891 663 Bayleys Real Estate Ltd, Howick Ridge Licensed under the REA Act 2008</p> |
| <p>LOT 2</p> | | <p>HIGHLAND PARK, 24 Lewisham Street This three bedroom home enjoys an elevated position overlooking Lloyd Elsmore Park. A generous 616m² section, open plan living and single garage complete this desirable property. Sale Price: \$707,000 www.bayleys.co.nz/1850282 Jenny Benoy 021 722 933 Bayleys Real Estate Ltd, Howick Ridge Licensed under the REA Act 2008</p> |
| <p>LOT 3</p> | | <p>DANNEMORA, 25 Speyside Crescent Four bedrooms, three bathrooms, modern kitchen with granite bench tops, separate lounge, double garage, brick and tile construction. Close to schools, medical centre and shops. Available www.bayleys.co.nz/1870054 Francesca Taliano 021 203 8648 Bayleys Real Estate Ltd, Howick Ridge Licensed under the REA Act 2008</p> |

AUCTIONEERS: Richard Valintine Sabine Davison Daniel Coulson

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