

Auction Order of sale

Wednesday 15th April 2015, 1.00pm

247 Cameron Rd, Tauranga | Auctioneer: Blair Cashmore



157 Marine Parade
Mount Maunganui



Kay Ganley
027 280 5686
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 1 800 Port Road
Whangamata ID 2842437



High profile investment in popular holiday town. Consistent performer in tightly held coastal centre. Six mixed commercial and six residential tenancies, multiple income streams. Net annual rental income of \$161,600 + GST.

Mathew Gibbard
027 223 3069
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

Brendon Bradley
021 806 600
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 2 3/415 Oceanbeach Road
Mount Maunganui ID 2842634



No expense spared in this sensational three level, luxury oceanside townhouse located on a freehold corner site in Oceanbeach Road. Three bedrooms, double garaging with internal access and a lift. Stylish outdoor area granting shelter and privacy.

Sandra Power
021 216 2260
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 3 404 Omokoroa Road
Omokoroa ID 2842408



A land and dwellings parcel of 7.9009 hectares, the majority of which is currently operating as production Kiwifruit orchard. Commercial zoning on the majority of this property provides excellent development opportunities. Sizeable family home.

Lloyd Davidson
021 949 099
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

Brent Trueman
021 607 718
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 4 87 First Avenue
Tauranga ID 2842435



Tenanted by BOP Regional Council. Outstanding office presentation. 'A' grade seismic rating. Strategic long term hold investment. Annual net rental of \$327,600 + GST. Sought after commercial precinct.

Brendon Bradley
021 816 600
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

Lynn Bradley
027 441 1213
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 5 177 Hereford Road
Oropi ID 2840244



320m² elevated home with panoramic views that can't be built out. 14 hectare property divided into nine paddocks, flat to rolling contour with some steeper areas. Waterfalls on site, private river location with swimming holes and trout fishing.

Phil Mangos
027 496 5995
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

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LOT 6 20G Brook Street Gate Pa | ID 2840842



SOLD AT AUCTION \$235,000

Ideally located, freehold property close to Fraser Cove is comprised of two units. One unit has a 59m² two bedroom apartment upstairs with a 72m² downstairs. The other has a 14m² mezzanine with a 40m² workshop downstairs. Adequate car parking.

 James Ross
027 459 1623
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 7 15 Pitau Road Mount Maunganui | ID 2842409



SOLD AT AUCTION \$1,250,000

Family focused, tranquil and sophisticated home in downtown Mount location. Beautifully renovated four bedroom home on freehold 651m² site. Indoor/outdoor flow a significant feature with expansive deck and abundant lawns. Rare opportunity here.

 Sandra Power
021 216 2260
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 8 99 Walker Road East Katikati | ID 2842111



BIDDING TO \$1,350,000

9.0941 hectare orchard in prime horticulture area and sought after lifestyle location. Approximately 300 mature Avo trees set in park like surroundings. An abundance of fruit trees, grazing land at the rear of the property and two implement sheds. Top class location.

 Karen Payton
027 601 1567
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 9 37A Lee Street Mount Maunganui | ID 2842519



NOW PRICED \$649,000

Immaculately presented family home just one street back from the beach. Four bedrooms, modern kitchen dining area and a fabulous deck. Extensively refurbished in 2009. A flexible settlement date is available for this centrally located home.

 Greg Russell
027 490 1907
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 10 Manson Road Te Puna | ID 2842130



SOLD AT AUCTION \$1,250,000

43.6794 hectares of north facing hillside farmland set in the midst of prime residential country near Tauranga. Grazing land flanked on both sides with native bush in gullies, a waterfall and young Kauri. Spread over approximately 13 paddocks grazing beef and horses.

 Jeremy Pryor
027 280 2121
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 11 1/207 Oceanbeach Road Mount Maunganui | ID 2841720



STILL AVAILABLE

A light filled home brimming with Miami resort appeal. Multi-level living providing a wealth of options for relaxing and entertaining. Five bedrooms, two bathrooms, cobbled courtyard and an abundance of story. Enjoy the beach or stroll to the local cafe.

 Sharon Hall
027 227 0097
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

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LOT 12 107 Te Puna Road
Te Puna | ID 2842476



BIDDING TO \$1,000,000

Purpose built 'cat resort' bringing in a steady income requiring an easy three hours work a day. 130 Avo trees will add another income soon. Solid Hinuera stone home with four bedrooms and covered terrace. Only fifteen minutes from Tauranga CBD.

 **Jeremy Pryor**
027 280 2121
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

 **Craig Orr**
021 0288 3026
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 13 3B Pacific View Road
Papamoa | ID 2842530



STILL AVAILABLE

A sensational property offering great space for family and friends. Stunning sea views and so close to the beach for swimming, surfing, kayaking and fishing. Four bedrooms, three bathrooms, generous balconies, grass for the kids and a spa pool.

 **Kay Ganley**
027 280 5686
Success Realty Ltd, Bayleys,
Licensed Under The REAA 2008

LOT 14 199C Youngson Road
Whakamarama | ID 2841717



NOW PRICED \$2,499,000

This farm is in adjoining blocks of 26.45 and 20 hectares which suggests it could be divided in the future. A well husbanded farm with clean undulating grazing, good fencing, shelter and reliable water. Spacious 1970's home, substantially upgraded.

 **Jeremy Pryor**
027 280 2121
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 **Craig Orr**
021 0288 3026
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HOW TO PLACE A BID AT OUR AUCTION

To be a successful buyer at an auction the following process is carried out:

- 1** The Auctioneer will call the highest bid and the amount each bid will rise.
- 2** To bid, catch the Auctioneers eye by raising your hand or simply nodding your head when you have got the Auctioneers attention.
- 3** If you are a spectator, do not be concerned that you will buy a property by scratching your nose or moving your hand, our Auctioneers are very experienced and can pick between casual movement or a determined bid.
- 4** Should the property not reach a figure acceptable to the vendor, the highest bidder will be given the first opportunity during the auction to amend their bid to an acceptable level.
- 5** If an agreement is not reached at that time, the property will then be set aside and negotiations will be entered into with all interested parties including conditional buyers.
- 6** If you are the successful bidder you will be required to sign the contract and pay a 10% Deposit (your personal cheque is acceptable).
- 7** The balance is paid on settlement date as outlined in the Conditions of Sale and the Contract.