

LOT 1		<p><b>GREY LYNN, 13 Castle Street</b></p> <p>This lovingly renovated three bedroom has a combination of classic villa characteristics together with a modern flow, making it a great home for living and entertaining.</p> <p>Sale Price: \$1,980,000</p> <p><a href="http://www.bayleys.co.nz/1670226">www.bayleys.co.nz/1670226</a></p> <p><b>Blair Haddow 021 544 555</b></p> <p><small>Bayleys Real Estate Ltd, Ponsonby, Licensed under the REA Act 2008</small></p>
LOT 2		<p><b>AUCKLAND CENTRAL, 4B/14 Emily Place</b></p> <p>Fabulous two bedroom freehold apartment with quirky features - high stud ceilings, large windows, curved walls, entrance hallway and balcony. Ideal central location.</p> <p>Sale Price: \$546,000</p> <p><a href="http://www.bayleys.co.nz/1650837">www.bayleys.co.nz/1650837</a></p> <p><b>Diane Jackson 021 315 339</b></p> <p><small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small></p> <p><b>Julie Prince 021 894 071</b></p> <p><small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small></p>
LOT 3		<p><b>MURIWAI BEACH, 87 Waitea Road</b></p> <p>This outstanding four bedroom architecturally designed, energy-efficient masterpiece offers a coastal lifestyle to be envied and, remarkably, is within an easy commute of Auckland city.</p> <p>Available</p> <p><a href="http://www.bayleys.co.nz/151328">www.bayleys.co.nz/151328</a></p> <p><b>Simon Spiller 021 968 068</b></p> <p><small>Spiller &amp; Little Ltd, Bayleys, Licensed under the REA Act 2008</small></p>
LOT 4		<p><b>HERNE BAY, 22 Wanganui Avenue</b></p> <p>Four bedrooms, two bathrooms, two living areas with fireplaces, this handsome villa on 521 square metres is a true sanctuary, elevated above the road for peaceful privacy.</p> <p>Sale Price: \$2,350,000</p> <p><a href="http://www.bayleys.co.nz/1670224">www.bayleys.co.nz/1670224</a></p> <p><b>Andrea Ritchie AREINZ 021 906 793</b></p> <p><small>Bayleys Real Estate Ltd, Ponsonby Licensed under the REA Act 2008</small></p> <p><b>Luke McCaw AREINZ 021 950 145</b></p> <p><small>Bayleys Real Estate Ltd, Ponsonby Licensed under the REA Act 2008</small></p>
LOT 5		<p><b>HERNE BAY, 41 Marine Parade</b></p> <p>Prime Herne Bay 911m<sup>2</sup> of waterfront paradise. Solid brick and tile 1940's home with boat shed and boat ramp. Private and peaceful with views north across the harbour.</p> <p>Available</p> <p><a href="http://www.bayleys.co.nz/1670165">www.bayleys.co.nz/1670165</a></p> <p><b>Robyn Clark 021 707 529</b></p> <p><small>Bayleys Real Estate Ltd, Ponsonby, Licensed under the REA Act 2008</small></p> <p><b>Peter Tanner 021 379 379</b></p> <p><small>Bayleys Real Estate Ltd, Ponsonby, Licensed under the REA Act 2008</small></p>
LOT 6		<p><b>FREEMANS BAY, 4 Costley Street</b></p> <p>Three bedrooms, two living areas, stunning, north facing outdoor living with pool. This immensely stylish contemporary home is masterfully designed by Daniel Marshall Architects.</p> <p>Available</p> <p><a href="http://www.bayleys.co.nz/1670227">www.bayleys.co.nz/1670227</a></p> <p><b>Luke McCaw AREINZ 021 950 145</b></p> <p><small>Bayleys Real Estate Ltd, Ponsonby Licensed under the REA Act 2008</small></p> <p><b>Andrea Ritchie AREINZ 021 906 793</b></p> <p><small>Bayleys Real Estate Ltd, Ponsonby Licensed under the REA Act 2008</small></p>
LOT 7		<p><b>MASSEY, 43 Hewlett Road</b></p> <p>A perfect first home or a savvy investment. Well presented and generously proportioned, with four large bedrooms, a spacious open plan living area and modern kitchen.</p> <p>Sale Price: \$577,000</p> <p><a href="http://www.bayleys.co.nz/1600087">www.bayleys.co.nz/1600087</a></p> <p><b>Karlene Ashworth-Dennis 021 071 9555 Robyn Baldock 027 313 2590</b></p> <p><small>Bayleys Real Estate Ltd, Titirangi, Licensed under the REA Act 2008</small></p> <p><small>Bayleys Real Estate Ltd, Titirangi, Licensed under the REA Act 2008</small></p>



**SOLD PRIOR**



**SOLD PRIOR**



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# auction results

50 Remuera Road, Remuera: 10.00am, Wednesday 6 May 2015

<b>LOT 1</b>		<p><b>REMUERA, 42 Norana Avenue</b></p> <p>A beautifully presented four bedroom villa on 632m<sup>2</sup> with superb flow throughout the interior to outdoor entertaining areas. In the double Grammar zone.</p> <p>Sale Price: \$2,201,000</p> <p><a href="http://www.bayleys.co.nz/1750430">www.bayleys.co.nz/1750430</a></p> <p><b>Gary Wallace 0274 988 585</b></p> <p>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</p> <p><b>Vicki Wallace 021 988 585</b></p> <p>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</p>
<b>LOT 2</b>		<p><b>REMUERA, 23 Ridings Road</b></p> <p>This 1920's character four bedroom family home is set on a 756m<sup>2</sup> site in classy Ridings Road. In Remuera Primary and Double GZ.</p> <p>Sale Price: \$2,625,000</p> <p><a href="http://www.bayleys.co.nz/1750434">www.bayleys.co.nz/1750434</a></p> <p><b>Jude Finch 021 659 688</b></p> <p>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</p>
<b>LOT 3</b>		<p><b>REMUERA, 129 Bassett Road</b></p> <p>Enchanting renovated 330m<sup>2</sup> four bedroom family home captures the heart with its architecture and harbour views in a top double Grammar zone location.</p> <p>Sale Price: \$2,670,000</p> <p><a href="http://www.bayleys.co.nz/1750435">www.bayleys.co.nz/1750435</a></p> <p><b>Gary Wallace 0274 988 585</b></p> <p>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</p> <p><b>Vicki Wallace 021 988 585</b></p> <p>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</p>
<b>LOT 4</b>		<p><b>PARNELL, 11C Birdwood Crescent</b></p> <p>Private and peaceful, this stunning refurbished 194m<sup>2</sup> three bedroom penthouse apartment enjoys panoramic views from the Museum to Devonport. Two secure car parks.</p> <p>Available</p> <p><a href="http://www.bayleys.co.nz/1750423">www.bayleys.co.nz/1750423</a></p> <p><b>Gary Wallace 0274 988 585</b></p> <p>Bayleys Real Estate Ltd, Remuera, Licensed under the REA Act 2008</p> <p><b>Vicki Wallace 021 988 585</b></p> <p>Bayleys Real Estate Ltd, Remuera, 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.

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# auction results

Bayleys Manukau, 318 Ti Rakau Drive, East Tamaki, 2.00pm, Tuesday 5 May 2015

LOT 1		<b>HOWICK, 44 Botany Road</b> This four bedroom home offers stunning style with open plan living, dining and impressive contemporary kitchen opening out onto a covered BBQ deck. Triple car garaging. Available <a href="http://www.bayleys.co.nz/1850324">www.bayleys.co.nz/1850324</a> <b>Jeff Clayton 027 77 88 333</b> <small>Bayleys Real Estate Ltd, Howick Licensed under the REA Act 2008</small>	<b>John Partridge 021 583 100</b> <small>Bayleys Real Estate Ltd Licensed under the REA Act 2008</small>
LOT 2		<b>FARM COVE, 14B Lilian Place</b> Tucked away in a quiet cul-de-sac is this delightful three bedroom home. Warm living areas flow out to a sunny deck and private tropical garden. Zoned for top schools. Sale Price: \$739,000 <a href="http://www.bayleys.co.nz/1850357">www.bayleys.co.nz/1850357</a> <b>Jenny Benoy 021 722 933</b> <small>Bayleys Real Estate Ltd, Howick Licensed under the REA Act 2008</small>	
LOT 3		<b>PAPATOETOE, 18A Peverill Crescent</b> This sunny NEWLY finished Freehold property towards the end of a quiet cul-de-sac has four generous bedrooms, a large living area, an open kitchen and over looks a beautiful reserve. Sale Price: \$620,000 <a href="http://www.bayleys.co.nz/1850364">www.bayleys.co.nz/1850364</a> <b>Michael Chi 021 886 363</b> <small>Bayleys Real Estate Ltd, Howick Licensed under the REA Act 2008</small>	
LOT 4		<b>SUNNYHILLS, 16 Sanctuary Point</b> This fabulous solid family home sits at the end of a quiet cul-de-sac on an 806m <sup>2</sup> section. Five/six bedrooms, four bathrooms and multiple living areas. Close to motorway and top schools. Sale Price: \$1,600,000 <a href="http://www.bayleys.co.nz/1850356">www.bayleys.co.nz/1850356</a> <b>Jenny Benoy 021 722 933</b> <small>Bayleys Real Estate Ltd, Howick Licensed under the REA Act 2008</small>	
LOT 5		<b>SUNNYHILLS, 65 Meadway</b> Golden opportunity to do up this 1970s family home. With four bedrooms with potential for a fifth, great area close to sought after schools and shopping centres. Available <a href="http://www.bayleys.co.nz/1610233">www.bayleys.co.nz/1610233</a> <b>Joan Collins 021 252 1643</b> <small>Bayleys Real Estate Ltd, Mt Albert Licensed under the REA Act 2008</small>	
LOT 6		<b>MELLONS BAY, 19 Cheriton Road</b> Lovely four bedroom block and weatherboard home situated on an elevated 809m <sup>2</sup> section. Gorgeous pool and easy care garden, close to Howick Village and in zone for Macleans. Sale Price: \$1,126,000 <a href="http://www.bayleys.co.nz/1850362">www.bayleys.co.nz/1850362</a> <b>Jenny Benoy 021 722 933</b> <small>Bayleys Real Estate Ltd, Howick Licensed under the REA Act 2008</small>	

**AUCTIONEERS:**
**Richard Valintine**
**Sabine Davison**
**Daniel Coulson**

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28 Northcroft Street, Takapuna Residential: 12pm Thursday 7 May 2015

<b>LOT 1</b>		<p><b>ALBANY HEIGHTS, 172 Wright Road</b></p> <p>Magnificent five bedroom residence with a seamless flow to the superb outdoor entertaining area and heated pool. Garaging for five cars and an elevated setting complete the picture.</p> <p>Sale Price: \$1,800,000</p> <p><a href="http://www.bayleys.co.nz/1350282">www.bayleys.co.nz/1350282</a></p> <p><b>Willi Bardohl 0211 922 925</b></p> <p><small>Bayleys Real Estate Ltd, Albany Licensed under the REA Act 2008</small></p>
<b>LOT 2</b>		<p><b>DEVONPORT, 23D Stanley Point Road</b></p> <p>Beautifully renovated three bedrooms plus office low maintenance home with incredible views, close to village, walk to Stanley Bay ferry and School.</p> <p>Available</p> <p><a href="http://www.bayleys.co.nz/1470089">www.bayleys.co.nz/1470089</a></p> <p><b>Larry Banks 021 444 124</b></p> <p><small>Bayleys Real Estate Ltd, Devonport Licensed under the REA Act 2008</small></p>
<b>LOT 3</b>		<p><b>DEVONPORT, 75 Albert Road</b></p> <p>Sunny three bedroom cottage with modern kitchen, great flow to pretty garden and outdoor entertaining. Easy stroll to Cheltenham Beach, ten minutes walk to village and city ferry.</p> <p>Sale Price: \$1,460,000</p> <p><a href="http://www.bayleys.co.nz/1450438">www.bayleys.co.nz/1450438</a></p> <p><b>Victoria Bidwell 021 947 080</b></p> <p><small>Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</small></p>
<b>LOT 4</b>		<p><b>BIRKENHEAD, 3/57 Pupuke Road</b></p> <p>Fabulous solid home in peaceful native bush setting. Sought after popular central location, open plan living/kitchen/dining. Private entertainers courtyard/BBQ area. Double garaging.</p> <p>Available</p> <p><a href="http://www.bayleys.co.nz/1450437">www.bayleys.co.nz/1450437</a></p> <p><b>Sue Mayhew 021 993 855</b></p> <p><small>Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</small></p> <p><b>Shanell Erceg 021 185 5529</b></p> <p><small>Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</small></p>
<b>Listings Sold Prior</b>		
<b>SOLD PRIOR</b>		<p><b>BIRKENHEAD POINT, 14 Palmerston Road</b></p> <p>Character bungalow - unbelievable family living on 1087m<sup>2</sup> with stunning harbour views, spacious sunny entertainers decks, pool complex and flat lawn. Desirable location.</p> <p>Sale Price: \$2,120,000</p> <p><a href="http://www.bayleys.co.nz/1450424">www.bayleys.co.nz/1450424</a></p> <p><b>Sue Mayhew 021 993 855</b></p> <p><small>Bayleys Real Estate Ltd, Takapuna Licensed under the REA Act 2008</small></p>

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