



# Property Matters



**Mona Lisa Hosseini**

Mob: 021 027 494 33

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## Our nation's history



It was great to see our country's national day this year wasn't protest-dominated at Waitangi – there was no PM in tears, no one got pelted with mud and no one was throwing their special toys. Whilst the celebrations on the Treaty grounds seem to have become more festive, is there still a disconnect with the majority of New Zealanders as to the day's historical

significance? Is it because of the name of our national day which has been associated with conflict, or is it because most of us don't have a true understanding of our New Zealand history? The current argument for New Zealand's history and the New Zealand Wars to be more widely taught in our schools may be linked to our lack of patriotism which only seems to stand tall through sport. Building knowledge rather than separatism may be the way forward, but keeping the stories interesting appears to be the biggest challenge..... [More](#)

## AUCKLAND LANTERN FESTIVAL - 14th TO 17th FEBRUARY 2019



We are proud to again be a major partner of the 20th Auckland Lantern Festival in 2019. As Harcourts is represented throughout New Zealand by a team from diverse backgrounds, we recognise the importance of rejoicing diversity and bringing people together. This partnership is an awesome opportunity to bring our 'People First' value to life and celebrate with Auckland.

## NZ vs Australia: A property comparison - Kelvin Davidson

With house prices now falling significantly in Australia, the inevitable question is beginning to arise: "will the downturn spread across to NZ?" We're not convinced that it will, for three main reasons. [More](#)

## Thinking of Selling?

Call me to discuss options - Call 021 027 494 33 or [Click Here](#) for a chat about the current market position.

Regards,  
Mona Lisa Hosseini

Licensed Salesperson REAA 2008

# Feature Property



## Character with Poolside fun on Kimberley

20 Kimberley Road, Epsom  
Auction Date Wed, 27 Feb 2019  
Open Homes: Sat & Sun 2.00 - 2.30pm

Here is a classic bay villa in this sought-after tree lined street in the heart of Epsom, epitomising family living at its best. Boasting five double bedrooms, modern kitchen, open plan living and plenty of space to entertain. This handsome villa combines traditional features such as beautiful battened ceilings and native timber floors throughout, with all the convenience of a contemporary home.

There are three double bedrooms as you enter down the wide hallway, separate formal lounge which takes you through to the open plan kitchen, dining and family lounge in the center of the home with two additional double bedrooms on either side offering separation for teens or guests. The outdoor entertaining area is impressive too – enjoy bbqs and alfresco dining, perfect for these balmy nights alongside the fully decked pool and spa. There's also plenty of space to kick a ball or enjoy some back-yard cricket on the level lawn and the additional grassed area. Downstairs there is plenty of room for the teenagers to kick back or create your own home workout space.

This excellent property is in Double Grammar Zone, Auckland Normal Int and Kohia Terrace Primary, close to the Newmarket shopping precinct and transport links. It will be in demand so don't miss your chance to view.

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Please click the link below & register your details

<http://www.propertyfiles.co.nz/property/MTE3582>

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# New Listings



## After 36 Years it's Time to Move On!

### **Mt Eden, 5 Garden Place Auction 27 Feb 2019 Unless Sold Prior**

Our present owners moved into this house in 1985 and never wanted to leave. Where their children grew up, it's now the happy noise of grand-children running round the house, enjoying the same games as their parents did, and it's time for "nana" and "poppa" to move to something smaller. Built in the 1950's and situated in a sought after private road with an elevated outlook to the Waitakeres, the home enjoys two thirds of a 1500m2 flat site and is zoned for Dominion Road Primary School and popular Mt Roskill Grammar.

[More info >](#)



## Mt Eden Affordable? Absolutely!

### **Mt Eden, 5A Garden Place Auction 27 Feb 2019 Unless Sold Prior**

This family friendly 1990s cedar weatherboard home will appeal to those with children, professional couples or active retirees downsizing. Immaculately presented, it may well appeal to buyers more interested in "leisure and pleasure" than taking on "a project with potential". It could even be bought to complement the bigger house next door that is also being sold by the very same owner after 36 years.

[More info >](#)



## Builder's Own Big & Beautiful!

### **Builder's Own Big & Beautiful! Epsom, 40A Buckley Road**

This builder has new plans and offers you the key to his door in Epsom. With attention to detail, from smart schist stone pillars to underfloor heated bathroom floors, handy scullery to in house vacuum system, their architect has thought of everything. The entertainers amongst you will appreciate the spacious open plan living with easy care wooden laminate flooring opening up to decks and overhead Louvretec roofing. All year barbecues with a fenced patio for children, pets or relaxing will encourage friends and family to linger longer.

[More info >](#)

# Current Listings



## Rare Opportunity – Restore, Renovate or Re-develop

**19 Lancing Road, Sandringham**  
**Auction Date Wed, 13 Feb 2019**

Here's a classic villa in a great central location, offering a range of options for development, renovation or equally to be enjoyed as is. Situated on a level 809sqm section, this character home is currently configured for two separate living areas and three bedrooms separated for extended family and current owners living under the same roof.

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## Villa Magic - Double Grammar

**76 Prospect Terrace, Mt Eden**  
**Price by Negotiation**

Presenting All Offers on this attractive Double Grammar Villa. Our motivated owners are wanting to sell. This charming character two level bay villa is ready and waiting for you to move in and enjoy living in this sought after location. Standing proud with instant street appeal this charming character two level bay villa is ready and waiting for you to move in and enjoy living in this sought after location.

### Download free property files including:

A4 flyer, Floor plan, LIM, Title, Sale & Purchase agreement, Rental appraisal, REA Buyers Guide, Overseas Investment Guide.

<http://www.propertyfiles.co.nz/property/MTE3562>

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## The Size Will Surprise

**Mt Eden, 4/5 Matipo Street**  
**Auction 13 Feb 2019 Unless Sold Prior**

Our owners have said it time to let this one go after owning this property for 18 years. Tucked away from the world is this hot little number and it ticks a lot of boxes! Be prepared to fall in love because this home has large open lawns and an outdoor patio on the north west side for that all day sun. Inside you will appreciate a large spacious open plan dining and living connected to a classic kiwi kitchen, built to last and functional too.

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## Family Perfection and Entertainers Delight!

**Mt Eden, 107A Landscape Road**  
**Auction 15 Feb 2019 Unless Sold Prior**

Summer is here, you've recharged your batteries and are now looking for the perfect family home that works all year round. This property offers privacy, security, peace and quiet, all day sun, parking for everyone and storage aplenty. Family fun can be had by all, entertain on the deck while the children play in the pool or just jump in to cool down yourself! The flow of the home allows for a guest suite downstairs which has a separate entrance if required, perfect for extended family, the teenager or even an Airbnb setup.

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## The Sun Soaker Family

**Greenlane, 101A Te Kawa Road**  
**Deadline Treaty 20 Feb 2019 Unless Sold Prior**

Tucked down a driveway on a freehold site, bathed in sunshine is this architecturally designed urban retreat. The ground floor is the heart of the home with a large open plan living that opens out to a north east facing patio with an edible garden that will have enough flavour for any budding chefs and keep the wee ones entertained under the watchful eye of Mum & Dad. Truly unique with its combination of glass and steel construction you are spoilt for light.

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## Urban Oasis

**Greenlane, 2A Woodbine Avenue**  
**Auction 20 Feb 2019 Unless Sold Prior**

Picture perfect, beautifully presented, modern and sunny - everything a family needs is delivered in this low maintenance freehold home. Built with treated timber and a cavity system. You will enjoy this tranquil setting spread over two levels, this home is big on space, storage and sun. On the lower level you will find an entertainers kitchen recently modernised, where the open plan living area flows to a private garden and covered north-facing deck. On this level you will also find the spacious double internal access garage, powder room and bedroom.

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## Dream Big!

**Morningside, 18 Finch Street**  
**Price by Negotiation**

This is your opportunity to secure a large family home brimming with potential and turn it into your forever home. On the market for the first time in 17 years, our lovely vendors have raised their family here and are moving out of Auckland - so the opportunity is now yours.

Overflowing with vintage charm and original character features this home is a renovator with great bones!

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## Brand New - CCC issued

**Sandringham, 34 Haverstock Road**  
**\$1,580,000**

This modern low maintenance home in a superb city fringe location is just waiting for you to inspect. Lovely flat road frontage land with a north facing garden ideal for entertaining and kicking a ball. All the conveniences including double internal garage, heat pump, double glazing, 2 separate living and office nook. Great school zones, shopping and transport. Act now and move in!!

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## Deceased Estate - So Much Potential!

**Sandringham, 13A Marne Road**  
**Auction 20 Feb 2019 Unless Sold Prior**

The executors of the estate have very clear instructions that this home must be sold on or before Auction Day. Perfectly positioned, with its north facing aspect and ULTIMATE VIEW of the city and beyond!

This home is ready and waiting for a makeover, so bring your colour charts and design inspiration, there is so much potential and value to be added here.

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## Hot Property, Cool Location

**Westmere, 2/29 William Denny Avenue  
Auction 20 Feb 2019 Unless Sold Prior**

This spacious three-bedroom, two-bathroom freestanding townhouse built from brick and cedar is perfectly located in one of Westmere's most desirable streets. Set back from the road in a quiet private position it provides a secure haven for children and pets and offers flexible living arrangements with a self-contained downstairs bedroom with a bathroom, separate living (or 4th bedroom) and its own entrance, perfect for extended family members, work from home or an AIR BnB.

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## Recent Sale



31 First Ave, Kingsland  
Sold Under Hammer \$1.735m



27 Marsden Ave, Mt Eden  
Sold Under Hammer \$1.340m

Harcourts Eden Epsom

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1 Stokes Road, Mt Eden, Auckland