



Property Matters



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[LOCAL STATISTICS
COMPARING SELLING PRICES TO
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Hi Mona Lisa

Bewildered Beast



Not sure what this beast looks like but I think his name is "Phil" for short. These comments come after a damning report from the New Zealand Initiative which slams the Government's KiwiBuild programme as a "bewildered beast". It's amazing that off-the-cuff promises (pre-election) were ever made without being substantiated by the developers who'd be undertaking the work. The 1000 homes target has a long way to go – KiwiBuild's official website shows 33 homes completed, leaving 967 to rise by the middle of this year to reach the target. We all like to dream but

putting this up as a cornerstone promise and not even getting close to it is something else. You really have to wonder about what kind of research was done before making such bold promises. I'm also not sure how the billion tree planting exercise is going either... [more](#)

Comparing Selling Price to CV Sales Stats – Dec 2018

- [Dec Sales – Mt Eden](#)
- [Dec Sales – Epsom](#)
- [Dec Sales – Balmoral/Sandringham](#)

Mortgage News

The banks are now paying more attention to how borrowers are spending their money when lending. [Read 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



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.

This rare find located with access to main arterials, parks and shopping, will appeal to renovators seeking a project, investors wishing to add to their existing portfolio or those seeking to maximise the 'Mixed Housing Urban' zoning on this wide and flat site. Additionally, the property's location includes the excellent school zones of Balmoral School, Mt Albert Grammar and Auckland Girls' Grammar.

Come and check out this property and see for yourself what opportunity looks like – it will be in high demand by those who can see potential with a keen eye for adding value.

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<http://www.propertyfiles.co.nz/property/MTE3576>

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New Listings



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.

[More info >](#)



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.

[More info >](#)



Affordable and sure to Impress

Mt Roskill, 57a Staveley Avenue
Deadline Treaty 20 Feb 2019 Unless Sold Prior

From the moment you step inside you'll realise this charming cedar home is something very unique. Situated in a popular street in Hillsborough, this neat and tidy home is generously sized throughout. Offering 3 double bedrooms, 2 bathrooms (including ensuite), open plan living/dining and kitchen. The master bedroom and living area open into a large deck and a private garden, great for family gatherings and entertaining.

[More info >](#)



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!

[More info >](#)



Location, Location, Location

Remuera, 4/9 Armadale Road

Price by Negotiation

North facing 2 double bedroom unit with its own fully fenced courtyard and carport is definitely worth Inspection.

This lovely unit is concrete block construction, fee simple title with no body corp and all on ground level. Perfectly positioned, close to Remuera Village, a variety of transport options, and excellent schooling being; Remuera Primary, Remuera Intermediate, and both Auckland Boys and Epsom Girls Grammar Schools.

[More info >](#)

Current Listings



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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Make it Yours!

Mt Eden, 12 Mt Pleasant Road **Auction 07 Feb 2019 Unless Sold Prior**

A stunning bay villa perfectly positioned in this quiet cul-de-sac at the top of Mt Eden's desirable north-facing ridge. From the wide hallway with its superb grand entry that flows right to the back garden, this home blends circa-1900 features with contemporary wow-factor. The separate living is a beautiful light-filled space with fire place, soaring ceilings, beautiful wooden floors and so much delicious character. The open plan dining and kitchen is modern and well-appointed with a scullery and is the hub of the home for family and friends gatherings. Perfect indoor outdoor flow with bi-folds opening up to a wrap around entertainers deck giving you so much light and space.

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First Time on the Market in 36 YEARS!

Mt Eden, 27 Marsden Avenue **Auction 07 Feb 2019 Unless Sold Prior**

Here is your opportunity to carry on from where Maisie and her family left off, with a large 733m2 (more or less) north facing section the options are endless.

The home offers original charm and while liveable (and rentable) you could renovate, build or perhaps even sub-divide, subject to consent.

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Secure your 2019 School Zones Now!

Sandringham, 21 Ward Terrace **Price by Negotiation**

After 14 years, this much loved home is ready for a new family. Close to Eden Park this picture-perfect villa has instant kerb appeal, you will find hard to resist. Tucked away at the end of a tree lined, quiet cul-de-sac means you have peace of mind while your children play happily with their neighbourhood friends.

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Deceased Estate in MAG's Zone

Mt Eden, 3/113 Landscape Road

Price by Negotiation

Will be Sold -for well below CV.

Here is your chance to get your foot hold in a very sought after street in Mt Eden today! So central to the city, yet this home is tucked away in a quiet lane and your haven awaits. This 1980's cutie has three bedrooms with open plan living, opening out to a sunny courtyard with a very private lush garden. You need look no further for your special quiet place here.

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It's a Knockout!

Mt Albert, 39 Monaghan Avenue

Auction 30 Jan 2019 Unless Sold Prior

Look no further as this opportunity could set you up for a life in a gorgeous home in one of Mt Albert's most coveted streets. You have the best school zones firmly locked down with Gladstone Primary just a few doors down and Mt Albert Grammar down the road. This fabulous 1920s character family home is an absolute Knockout and will tick all the boxes - 4 bedrooms, huge open plan living, separate office area, double garage, storage, 2 x sunny entertaining decks, generous garden for the kids to play - it really is all on offer.

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Prestigious Address Overlooking Park

Royal Oak, 11 Boyd Avenue

Auction 17 Feb 2019 Unless Sold Prior

Always a favorite location with astute buyers, this home has been designed with flexible use in mind. Ideal as a home for families with excellent separation of areas and great spaces for visitors to come and stay without interrupting your everyday way of life. On offer are four bedrooms, two bathrooms, a tidy kitchen, spacious living room and an extra room which can be used as a kids play area or as an office.

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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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Harcourts Eden Epsom

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