



Property Matters



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[LOCAL STATISTICS
COMPARING SELLING PRICES TO
CVs
WHAT IS YOUR PROPERTY WORTH?](#)

The Heat is On!



Don't you just love the weather – hot, cold or indifferent, where would we be without the weather? Conversations would dry up (pardon the pun) with cab drivers, with casual acquaintances in the street, starting conversations would become so much more difficult, in fact we would be totally stuck for that first one liner. Yes it's hot at the moment, but isn't that what we've been waiting for during the wet and cold months of winter?

Barbeques and cold beers are the order of the day as well as swims in whatever water you can find. Today is forecast to peak as high as 37C before a temperature plunge and gales on Friday. So, Friday will no-doubt be a day of grumbles.... [More](#)

Capital gains tax might be closer than ever before



D-Day for the Tax Working Group's final report is looming and a capital gains tax recommendation is expected to be the attention-grabbing centrepiece. It is understood that the Government now has the report, but no dates for when it will be considered by Cabinet – or released publicly – have been announced. [More](#)

Comparing Selling Price to CV Sales Stats – Dec 2018

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

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

Coming Next Week



Summer Time – 20 Kimberley Rd – Epsom

- 5 bedroom Character Bay Villa
- 3 Living areas including work out room or retreat
- Entertaining and pool side fun for the summer
- Open homes next weekend – starting 9th Feb

Feature Property



Your City Haven

Kingsland, 31 First Avenue

Auction 20 Feb 2019 Unless Sold Prior

Yes this home has the space, sun and views! Positioned on the north-facing rise of First Ave with a gorgeous backdrop. First time on the market in 18 years, don't miss your chance to own this piece of paradise. Immaculately presented over two levels, the flexible and spacious floorplan can easily host a whole range of family shapes and sizes. Upstairs you have two gorgeous double bedrooms, a modernised beautiful tiled family bathroom with a separate shower and bath to soak away the day. Fabulous open plan kitchen and living with easy flow to a deck - what a spot to sit all year round taking in the inner city ambience.

[More info >](#)

New Listings



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.

[More info >](#)



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.

[More info >](#)



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.

[More info >](#)



Owners Committed Elsewhere

Herne Bay, 2/34 Clifton Road
Auction 17 Feb 2019 Unless Sold Prior

One house too many!

Now surplus to requirements, and with immediate possession available, our motivated sellers are determined to meet the market. Located in the exclusive affluent Northern Slopes of Herne Bay. Location is always the key and it doesn't get any better than this! Moments away from the temptations of Jervois Road with boutiques, cafes and restaurants and the vibrant pulse of Ponsonby so close, you won't want to travel far.

[More info >](#)



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 it's 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.

[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.

DOWNLOAD FREE PROPERTY FILES:

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

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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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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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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.

[View >](#)



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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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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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.

[View >](#)



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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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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Recent Sale



12 Mt Pleasant Rd, Mt Eden
Sold Under Hammer \$1.982m

Harcourts Eden Epsom

Charlton Realty Ltd

Licensed REAA 2008

1 Stokes Road, Mt Eden, Auckland