



# Property Matters



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[LOCAL STATISTICS  
COMPARING SELLING PRICES TO  
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## Hi Mona Lisa

### Life - A Game of Trivial Pursuit



By now you are probably starting to tire of saying and hearing it but ... but Happy New Year! You could be struggling with the back-to-work blues after a good summer break if you have returned, or are you one of lucky ones and still enjoying the bach, boat, beach and bbqs? Anyhow, it's now 2019 and we have a whole new year to look forward, to contend with and wonder what it holds for us all. As usual the media will no doubt, focus on the negatives which will include property market, interest rates and, of course, politics. Recently Matthew Hooton, in an interview with Toby Manhire, states that

"Life is a like a game of Trivial Pursuit, you seek to collect the wedges". Manhire says though, "Hooton's career, if it you can call it a career at all, is less Trivial Pursuit disc and more carousel – a merry-go-round of academia, political advisor, travel and PR". Enjoy the read (maybe a holiday read?), no doubt Hooton will be contributing from the "right wing" perspective this year... [more](#)

### Sales Stats – Dec 2018

- [Dec Sales – Mt Eden](#)
- [Dec Sales – Epsom](#)
- [Dec Sales – Sandringham](#)
- [Dec Sales – Hillsborough](#)
- [Dec Sales – Mt Roskill](#)

### Inconsistent growth across many of NZ's main centres

A slight drop (-0.2%) in the Auckland index for December took the annual rate for all of 2018 into the negatives (-0.4%) for the first time in just over a year... [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

## Coming Soon



### **19 Lancing Rd, Sandringham**

3 bedrooms, 2 bathrooms, 2 living areas and double garage on 809sqm – mixed housing urban zoning

## Feature Property





## 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.

[More info >](#)

## New Listings



### 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 733m<sup>2</sup> (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.

[More info >](#)



### 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.

[More info >](#)



## 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.

[More info >](#)



## 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.

[More info >](#)



## Beautiful Family Home For Easy Living

**St Johns, 174 Norman Lesser Drive**  
**Auction 07 Feb 2019 Unless Sold Prior**

This beautiful family home is built in the classic Lockwood style, with wide open plan design and great indoor outdoor flow. Large master bedroom with ensuite that opens to the back garden, and double bedroom on the ground floor with two double bedrooms upstairs. The front of the house is surrounded by a covered canopy creating an excellent outdoor entertainment and play area.

[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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## 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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## Gigantic House without a Gigantic Price Tag

**Ellerslie, 36 Michaels Avenue**

**Price by Negotiation**

One word describes this family home - Huge! You'll fall in love with the immaculate presentation. So much on offer - extra high stud, plenty of windows - oozing light, style and space. Elevated from the road, plenty of parking, on approx. 762m<sup>2</sup> of freehold land. If you love sun then this home has it covered. You'll be hard pressed to find a more convenient location - close to motorway access North & South, in an area everyone wants to live in.

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## More For Your Money in Merivale

**Epsom, 1/13 Merivale Avenue**

**Price by Negotiation**

This double grammar zone brick home will appeal to all those families out there enjoying life to the full who value their leisure time and don't want to spend weekends renovating or mowing lawns! It's a spacious 212m<sup>2</sup>, two level home with open plan living, bathroom on each level, internal double garage and generous north facing barbeque area and courtyard. The 28m<sup>2</sup> fourth bedroom lends itself to being used as a media or games room.

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## Single Block (15) Studio Apartments - Mt Eden

**Mt Eden, 47 Wynyard Road**

**Price by Negotiation**

First time on the market in over thirty years, this low maintenance three storied apartment complex comprising of fifteen one bedroom studio apartments will appeal to Investors and Developers alike. Low maintenance concrete block construction this property has been well maintained. This complex is conveniently located near to Mt Eden Village, in close proximity to all forms of public transport including rail and motorway and is currently fully tenanted.

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## Affordable And Will Be Sold!

**Mt Albert, 3/98 Owairaka Avenue**

**\$725,000**

**THIS IS GOLD!** A "Walker Henry townhouse" built in the 1970's in MAGS School Zone with a renovated kitchen and bathroom and a **MOTIVATED VENDOR WHO WANTS A SALE BEFORE CHRISTMAS!!!**

These townhouses are always sought after due to their durability and design and this property is no exception. Set back from the road in a quiet position the property is spread over two levels with the living, kitchen and dining downstairs and the bedrooms and bathroom upstairs.

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## One Too Many

**Sandringham, 1A Hampstead Road**  
**\$1,099,000**

Act now, the owners have moved to their new home and have to let go of this low maintenance modern townhouse, with large sun drenched open plan living and west facing private patio. Located in trendy Sandringham this home is set in a quiet cul-de-sac and is surrounded by palm trees. Peace and quiet in the city

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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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**Sold**



1A/29 Karaka St, Eden Tce  
\$879,000

Harcourts Eden Epsom

Charlton Realty Ltd

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1 Stokes Road, Mt Eden, Auckland