ORDER OF SALE
Thursday 13th December, 6.30pm

LOT 1

130 John Street, Ponsonby

3 1 1

Tui Lodge | 3 Bed Duplex

Auctioneer: Sam Walmsley

Your perfect Ponsonby pied-à-terre. Decidedly compact but perfectly formed, this is one of those homes that immediately tugs on the heart strings of all who enter. Elevated and sun-filled, the gorgeous courtyard is small enough to maintain, yet big enough to entertain. The service areas have been cleverly updated allowing you to simply turn-key and move right on in. Contact Jordan Selwyn 027 671 5882 & Brooke Barrass 021 131 0566.

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LOT 2

2/4 Nea Place, Hillcrest

2 1 1

House Sized Living

Auctioneer: Robert Tulp

f you have been looking to get on the property ladder, downsize from a larger home or add to your investment portfolio then this house sized 2 bedroom unit will be sure to impress. Large family room, separate dining room, single garage and off street parking and a beautiful flat and private rear garden make this an opportunity not to be missed. Contact David Hibbins 021 353 075

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LOT 3

2/14 Rangitira Ave, Takapuna

3 2 1

Wanting Perfection?

Auctioneer: Andrew North

If you are wanting the perfect property to downsize to then this is the one for you. A premier location in a quiet peaceful street with north facing deck with views over Lake Pupuke. Open plan kitchen and living, secluded rear private courtyard. Garaging plus plenty of additional storage. Two bedrooms, bathroom and open plan living upstairs are fantastic for family while additional downstairs bedroom, bathroom and lounge, great for teenagers. Contact Michael Swarbrick 021 888 133.

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LOT 4

25-27 Roland Road, Greenhithe

Development Opportunity For One Lucky Person!

Auctioneer: Andrew North

This site has been assessed against the Auckland unitary plan and the results will excite you. This 4335m2 (approx) section in one of Olde Greenhithe's best streets really is a one off, seriously! Located within close proximity to the wonderful amenities of Greenhithe, amazing walks with the dog, parks for the kids, delicious coffee, great food and easily accessible public transport. Single House Zone, Sub-Divisible (subject to council approval). Contact Jadyn Dixon 021 672 123.

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ORDER OF SALE
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LOT 5

31 Lancaster Road, Beach Haven
6 3 1

Big Family....No Problem!

Auctioneer: Aaron Davis

If you have been searching for a do up, flexible spaces for extended family and a large garden, then you must view this home and granny on offer in the heart of Beach Haven. Comprising of two separate dwellings; a partially renovated 5 bedroom family home plus a separate 1 bedroom granny flat (the granny flat has no CCC) on 1012sqm land, this home is sure to provide you an opportunity to capitalise going forward. Contact Helen Shaw 021 743 536.

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LOT 6

10 Cicada Road, Hobsonville
4 3 2

Cashflow! Cashflow! Cashflow!

Auctioneer: Robert Tulp

Brand new, spacious and purposely designed. 4 bedrooms, 3 bathrooms, 2 separate lounges. Designer kitchen with Bosch appliances. Open plan kitchen, dining and living with excellent indoor/outdoor flow. Spacious and sun-soaked court-yard. Double glazing and full insulation. 10 years Master Builder Guaranty. Contact Winnie Lu 0210 226 5482.

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LOT 7

235 Ocean View Road, Oneroa
2 1 1

Urgent Action Required

Auctioneer: Sam Walmsley

Walk to Oneroa Village. A big chunk of land ready for further development. A commuters dream, the bus stop is across the road. Little Oneroa Beach -Less than a one minute jog down the hill. Accommodation - The cottage is almost finished. Landscaping - Well constructed paths, steps and bridge. This is a splendid opportunity with any number of creative options available. Contact Karen McMahon 027 572 9659

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LOT 8

30 Mariposa Crescent, Birkenhead
4 1 2

See It Love It Live It In The Point

Auctioneer: Andrew North

Character home and villa lovers must not look past this 3 bedroom plus study home located in the sought after and centrally located suburb of Birkenhead Point. Step inside and fall in love with the high ceilings, native timber floors and intricate details only found in a home of this era. Commuting is a breeze with the Birkenhead ferry terminal or a quick bus ride or drive across the bridge to the CBD. Contact David Hibbins 021 353 075.

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ORDER OF SALE
Thursday 13th December, 6.30pm

LOT 9

18 Cabello Place, Unsworth Heights
4 2 2

Nest Or Invest

Auctioneer: Sam Walmsley

Positioned in a sought after cul-de-sac with a generous 716m2 (more or less) flat and tidy section. Upstairs offers 4 good sized bedrooms, 1 bathroom, a spacious kitchen and separate dining, an open planned sunny and bright living flows onto a fantastic sun-drenched deck. Downstairs you will find a big rumpus with a further bedroom, bathroom and tea making area with separate entrance, ideally for parents or teenagers. Contact David Ding 021 870 836.

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LOT 10

18 Vincent Road, Northcote Point
3 1 1

A Lifestyle Investment

Auctioneer: Andrew North

Traditional character features are met with a highly functional and well designed renovation, with the two living areas allowing children and parents to have their own space when needed. The designer kitchen is the hub of the home, with high quality fixtures and fitting. Offering excellent flow to the established gardens and boasting a private outdoor area for entertaining alfresco in the summer months. Contact Jordan Selwyn 027 671 5882 & Brooke Barrass 021 131 0566.

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LOT 11

25 Pupuke Road, Birkenhead
3 1 1

Land Bank, Renovate, Redevelop

Auctioneer: Robert Tulp

This is an amazing opportunity to secure a solid family home on a freehold site of approximately 698sqm. A true kiwi classic constructed from dependable brick and tile, with a big backyard and the bonus of magical bridge and city views... an absolute fairyland at night. Renovate, redevelop, this established home is in a prime location. With easy access to the city, this is a great alternative to inner city living. Contact Ann Gao 021 665 598.

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LOT 12

3/2 Campbell Road, Takapuna
4 3 2

"Refined" And Ready To Meet The Market!

Auctioneer: Andrew North

Perfect Lifestyle - Perfect Location! Constructed from enduring materials and set over three levels - on offer is four good sized bedrooms, (two with ensuites), a total of three bathrooms and four toilets, open plan living with a designer kitchen and a walk-in-pantry, a private north facing courtyard for alfresco dining, double garaging with internal access and additional guest parking. Enjoy the benefits of a lockup and leave in a boutique gated community. Contact Nicole Schaaf 021 554 811.

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ORDER OF SALE
Thursday 13th December, 6.30pm

LOT 13

4/495 Glenfield Road, Glenfield
2 1 1

Vendors Have Purchased, Must Sell!!

Auctioneer: Robert Tulp

If you are looking for a first home, investment, or wanting to downsize, then come and view this beautifully presented 2-bedroom unit with modern kitchen, bathroom and your own private entertainment area. You will love the location which is close to shops, schools, and transport. The home has a single lock up garage/workshop with additional storage space and is positioned on low maintenance grounds. Buy, live and enjoy. Contact Yvonne Bonfrer 021 17 88 199.

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LOT 14

1/62 Stapleford Cres, Browns Bay
4 2 1

Plenty Of Options For Growing Families

Auctioneer: Robert Tulp

On the upper level, the main living area flows out to a sunny and north facing covered deck area, with access to the back garden. Three bedrooms and the main family bathroom are also on this level. Down stairs there is one more bedroom, a rumpus room, an extra bathroom plus an office space. Situated up a quiet ROW away from the road. The single garaging has internal access plus off street parking. Contact River Lamb 021 277 1428

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LOT 15

6 Menear Lane, Hillcrest
4 2 1

Perfect Timing Perfect Opportunity!

Auctioneer: Andrew North

If absolutely stunning buying of an attractive 1970's white split stone home comprising of 4 bedrooms, a striking kitchen and bathroom plus outstanding outdoor living is appealing, then don't miss this! Contact Andrew Howard 021 640 222.

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LOT 16

11 Lomond Street, Takapuna
4 2 2

Heart Of Takapuna

Auctioneer: Robert Tulp

Well known architect Alan Shanahan has cemented his mark when creating this outstanding four bedroom, two bathroom home whilst maintaining a beautiful connection to the outdoors. Quality features throughout including a gourmet kitchen and Tasmanian Oak Flooring on the lower level, large entertaining decks to both the rear and front of the home, meticulous landscaped gardens and fully fenced to secure your privacy. Contact Judy Ma 021 782582 & Chong Li 021 268 9627.

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ORDER OF SALE
Thursday 13th December, 6.30pm

LOT 17

41 Lingfield Street, Glenfield

5 2 2

Urgent Sale Needed

Auctioneer: Andrew North

The house was built in the early 1960s. Solid construction being predominantly brick and weatherboard, but slightly dated in places and slightly improved in others (double glazing upstairs). The home comprises of 3 big bedrooms, a family bathroom and separate toilet. The independant extended family living consists of a kitchen/dining room, lounge, 2 good sized bedrooms and bathroom/ laundry on the ground level. Contact Tina Lee 027 559 2212 & Stephen Hitchock 021 777 557.

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LOT 18

78b Browns Bay Road, Browns Bay

4 2 2

Inspiring Spaces

Auctioneer: Rob Tulp

You will appreciate the architectural feel in this home as soon as you walk through the front door, as multiple living spaces and loads of windows provide a seamless flow from indoors to the outdoors. With 4 bedrooms, 2 bathrooms and double garaging with internal access, this property has more to offer than your standard house. Located in the Rangitoto school zone and only a few minutes easy walk to Browns Bay Primary School. Contact River Lamb 021 277 1428.

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