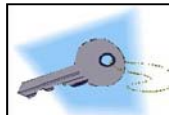




Our perspective on real estate



*Our commitment is your key
to success*



Gerard & Karin Charteris
Residential Sales & Marketing



August 2009

DD: 524 1653

Mob:

(021)996622

gerard.charteris@clear.net.nz

Listings August 2009

<u>Address</u>	<u>Company</u>	<u>List Price</u>	<u>Capital Value</u>
33 Benson Road	Barfoot	Neg	\$4,230,000
5A Darwin Lane	Barfoot	Neg	
76D Lucerne Road	Barfoot	Tender	\$1,550,000
7C Tonks Street	Barfoot	Neg	\$790,000
1/20 Upland Rd	Barfoot	Tender	\$725,000
2/20 Upland Rd	Barfoot	Tender	\$1,005,000
78 Upland Road	Barfoot	Neg	\$3,370,000
158 Upland Road	Barfoot	Neg	\$2,670,000
8 Komaru St	Bayleys	Auction	\$900,000
86 Benson Rd	Bayleys	Auction	\$1,530,000
39 Lucerne Rd	Bayleys	Neg	\$1,270,000
140 Lucerne Road	Bayleys	Neg	\$3,870,000
76G Lucerne Road	Bayleys	Neg	\$1,420,000
123A Orakei Rd	Bayleys	Neg	\$1,650,000
44 Rangitoto Ave	Bayleys	Neg	\$1,230,000
23 Ranui Road	Bayleys	Neg	\$1,700,000
86 Upland Rd	Bayleys	Auction	\$1,170,000
125 Upland Rd	Private Sale	\$520,000+	
125C Upland Road	Crockers	\$499,000	
2/189 Upland Road	LJ Hookers	Neg	\$540,000
25 Ranui Road	Private	Neg	\$1,280,000
5A Benson Road	Ray White	Auction	\$1,090,000
14C Ventnor Road	Ray White	Neg	\$3,300,000
83 Benson Road	Unlimited	\$899,000	\$810,000
40 Dell Ave	Unlimited	Neg	\$1,470,000
29 Ranui Road	Unlimited	Neg	\$2,480,000
24 Upland Road	Unlimited	\$3,600,000	\$2,460,000
115 Upland Road	Unlimited	Neg	\$1,210,000
1/190A Upland Road	Unlimited	\$1,350,000	\$1,120,000

If you are thinking of buying or selling
contact us for an obligation free appraisal

DD 524 1653 Mob (021)996622

Check www.gerardcharteris.com for our profile
and details of our current listings and sales.

Sales for July in your area

Address	Sale Price	Sale Date	Company	Type	Bed-rooms	Valuation
87 Benson Rd	\$2,550,000	Jun-09	Unknown	R	6	\$2,980,000
16 Entrican Ave	\$2,325,000	24/07/2009	Ray White	R	6	\$2,600,000
23 Entrican Ave	TBA	Aug-09	Boulgaris	R	4	\$1,740,000
12 Komaru St	\$960,000	27/07/2009	Unknown	R	3	\$930,000
3/13 Komaru St	\$952,000	Aug-09	Barfoot	TH	4	\$910,000
8 Lucerne Rd	\$2,635,000	Jul-09	B&T & UP	R	6	\$3,410,000
44 Lucerne Rd	\$1,608,000	2/08/2009	Unlimited	R	4	\$1,380,000
65 Lucerne Rd	TBA	Aug-09	Unknown	R		\$3,330,000
1 Martin Ave	\$952,000	31/07/2009	Unlimited	TH	3	\$980,000
14 Martin Ave	TBA	Aug-09	Unknown	R	3	\$1,760,000
146 Upland Rd	\$1,488,000	24/07/2009	Harcourts	R	6	\$1,230,000
21 Woodley	\$1,225,000	Jun-09	Barfoot	R	4	\$1,340,000

The sales figures for the last 12 months are posted on our website www.gerardcharteris.com

Book now for our great spring gallery package:

Spring is just around the corner and the market is becoming much more buoyant. A good time we feel to offer you a great package to position your property well in the market place for Spring.

For just \$700, properties in excess of \$1,000,000 can receive:

- ⇒ Premium placement on our website
- ⇒ Access to exclusive deals with the NZ Herald and the Property Press
- ⇒ A full page add in our glossy Gallery magazine.

Contact us for deadline details and extra information

Feature Property: GB: 519 Remuera Road, Remuera

Solidly built of masonry construction this impressive **Garden Apartment** enjoys expansive, quality, open plan single-level living. It enjoys a magical flow outdoors to huge lawn and garden, (cared for the Body Corporate but exclusive use of this apartment) north/west facing and ideal for entertaining outdoors. Perfectly located, you'll love being within walking distance of Remuera Village and Upland Road shops and on the Remuera Rider Bus link. The size of a generous family home it will appeal to recent retirees and professionals alike wanting space, quality and land without the stress of constant maintenance.



Property Details:

3 bedrooms
3 bathrooms
2 living areas
Large covered deck
Large lawn/garden

Price: \$2,200,000

Open: Phone us for viewing times

Contact: Gerard & Karin Charteris (021)996622

While all care has been taken in the compilation of this brochure—accuracy cannot be guaranteed.