

47 Albany Road, Herne Bay



The Property

Designed to receive the best light and sun and on the desirable side of the road with expansive, airy living spaces, this is definitely not your typical straight-laced three bedroom villa. The original home on 420 square metres of land has undergone several renovations since the 1970s. But the approx. 190m² floor area still has enormous scope for someone seeking a project to develop or extend in this sought-after central address 10 minutes walk to Ponsonby Road. A staircase creates separate areas within the larger space including a sitting nook and modern kitchen. There's a porch to a leafy private garden. Vendor says it is time to move on after 42 years. Time for your family to reap the many benefits of this great location.

Marketing Campaign

Open Homes: over 58 groups through

Website Activity Results:

www.bayleys.co.nz 1379 website hits

www.realestate.co.nz 764 website hits

www.trademe.co.nz 2459 website hits

www.nzherald.co.nz 1756 website hits

Days on the market: 21 days

Sold \$1,630,000

Date Sold April 2015

Method Auction

Agent Details

Karen Spires AREINZ

Bayleys Ponsonby

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Advertising Included

- Signboard 1200 x 800
- Herald Homes 3 x 1/4 pages
- Preview 1/8th Page
- E-flyer and database newsletter
- Property Picks www.nzherald.co.nz
- Premium package www.realestate.co.nz
- Super Feature www.trademe.co.nz