



BEACH HAVEN



MODERN & METRO' STYLING – 'IN A CLASS OF ITS OWN'

\$450,000+



AN AFFORDABLE RETREAT for COUPLES or TEENAGE FAMILIES, TUCKED AWAY & PRIVATE RARE is the word. Modern is the theme. Unique is the layout. A property completely in a class of it's own !

Take the video tour:
www.lochores.co.nz PBH11806
Open: Sat/Sun 3.00 - 3.30 pm

If you are seeking a 2005 built home featuring ultra-modern styling, an interesting multiple-level design with distinctly separate zones for living, entertaining and three bedroom accommodation (master with ensuite) - this is your winning solution.

'HIGH PERFORMANCE SALES TEAM'

Of Marley long-life, low maintenance weatherboards, the construction is reassuring, with double internal-access garaging, quality kitchen appointments, spacious lounge and a flow out to a stunning courtyard - sunny & meticulously landscaped, with relaxing bush setting behind.

A **hidden retreat** and a **golden opportunity**, well below replacement cost . . .

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2005 2006 2007 2009 CURIOUS ON YOUR PROPERTY'S 2010 VALUE ? CALL ME FOR A FREE ASSESSMENT

BIRKENHEAD POINT | \$920,000+

42 Tizard Road



AN ACTIVE COUPLES INDULGENT HIDEAWAY

- 4 bedroom, 2 bathroom character residence
- Extensively redesigned and redecorated
- Spacious open plan flow to the outdoors
- Terraced decking with emerald harbour vista
- Double int. acc. garaging, beach below
- A strategic haven from busy city life

www.lochores.co.nz PBH11755

Open: Saturday & Sunday 12.00 - 12.30 pm

Pauline Match
Chris Gemmell
Pauline: 0274 800 114
Chris: 0274 928 110



OF BIRKENHEAD

14a Roseberry Avenue



INTERNAL COURTYARD, 5 BEDROOMS – A SUNDRENCHED HIDEAWAY

AN EXTENSIVE FAMILY HAVEN ON a THIRD of an ACRE
Rarely do you enter a home and instantly know 'this is the one' - being completely unique in terms of size, layout and flow, offering the perfect solution for a long, long time . . . For the growing or extended family, this is your dream come true !

Private and very secluded, this **1201m² prime land holding** is a hidden retreat from busy City life, yet within easy walking distance of Birkenhead central.

Simulating a European villa, or new coastal design at Omaha, the completely private and totally secure internal courtyard is a 'centrepiece' of the home, boasting all day sun and a seamless flow from the kitchen/dining and five double bedrooms - the spacious master with 2nd bathroom, robe & supporting office/den.

Downstairs living features potential for conversion to a flatette, it is that spacious. For land-bankers, future development may be an option.

'Longevity and the power of location' - a winning solution for your family's future

\$675,000+

www.lochores.co.nz PBH11794
Open: Saturday & Sunday 2.00 - 2.30 pm

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HIGH PERFORMANCE SALES TEAM
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13/266 Onewa Road

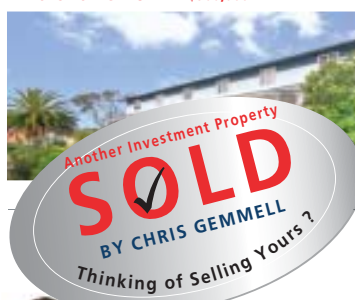
INVESTOR RED-HOT ALERT - BARGAIN HOME & INCOME



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a7/20 Ian Marwick Place

INVESTOR'S PICK - UNDER \$300,000!



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Another Investment Property
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with Chris Gemmell's
WINNING TEAM

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SOLD
BY CHRIS GEMMELL
Thinking of Selling Yours ?