

## What is 9 Karapiti Place, Glen Eden Worth to You?

### Our Property Owner:

The owners have chosen a deadline sale process to sell their home so that ALL buyers (conditional and unconditional) are able to present an offer. Please note, our vendors ultimate goal is to sell unconditionally. This means that unconditional offers regardless of the level, will be seriously considered so if you are able to satisfy your conditions prior to the deadline, you will stand the best chance of owning this home.

### Feedback:

The Owners are genuinely motivated to sell their property and move on to the next stage in their property journey. Your feedback in what YOU would pay for their property is valuable as it will help them to determine what their property is worth. A property is worth what someone will pay for it.

### Determining Value:

Deciding what you would pay to make this home yours is largely subjective and doesn't lead to a right or wrong answer. It is determined by a number of factors and will change for each person viewing it. Things such as finance, first impressions, value for money, personal circumstances, other properties you have seen, lost out on or made offers on will all help you to determine the price you would be willing to pay to own this home.

### **YOUR HOMEWORK - HOW TO USE THIS GUIDE:**

We have selected the following properties because they have characteristics that match the property being sold (please note the date of the sale). This could be location, style, floor area, number of bedrooms, views, age, land size. We would expect this property to be somewhere within the vicinity of the sales range these properties offer. Look at each of the photos and google the properties we have suggested and compare them with the property we are selling. This will help you decide whether **YOU SEE** value below, above or at that level. The market will always dictate the final price, but we trust this document helps you to work out whether your budget will fit?

We are very happy to keep in touch with you once a property has sold with the sale price or to chat to you about recent sales in the area if you would like more information. Obviously, as each buyer is different, and each property is different so often value is more determined by what the property is worth to a specific buyer.

# Comparable Sales

**RayWhite**

Prepared for:

**Subject property:** 9 Karapiti Place, Glen Eden, Auckland

**Prepared on:** 13 September 2023

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

<b>Sale Price</b>	\$945,000 to \$1,230,000	<b>Median</b>	\$1,080,000	<b>Mean</b>	\$1,079,000	For the property at the median, the sale price was 6.1% below CV.
<b>C.V</b>	\$1,100,000 to \$1,275,000	<b>Median</b>	\$1,150,000	<b>Mean</b>	\$1,185,000	

## 73H Konini Road, Titirangi, Auckland

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<b>Last Sold</b>	\$1,080,000 - 11 Jul 23	<b>Land Area</b>	550 m <sup>2</sup>
<b>Capital Value</b>	\$1,150,000 - 01 Jun 21	<b>Floor Area</b>	180 m <sup>2</sup>
<b>Land Value</b>	\$530,000 - 01 Jun 21	<b>Roof</b>	Tile Profile
<b>Improvements</b>	\$620,000	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	1990-1999

Cascade through this home as it eloquently descends from its formal entry through to the split-level living and dining complemented with an impressive vaulted ceiling emphasising all the space at hand.

You'll feel at peace amongst the Kauris as you gaze upon nature's beauty from the floor to ceiling windows. With an exclusive laneway to this adorable cedar clad abode, you'll find yourself immediately rescinding the hustle and bustle of urban life. You can further enjoy nature's tapestry of the property's surrounding treescape whilst brewing your morning beverage at the kitchen's bay window immersing yourself in what is quintessential Titirangi.

With a multitude of living options and bedroom configurations complemented with an additional large study room, plenty of garaging and off-street parking, this home's modern feel throughout will provide care-free living for many years to come.

Perched upon 505 square metres (more or less) of prime freehold land, you'll be forgiven for thinking this convenient Konini location was much further from the neighbouring properties as it offers a somewhat reclusive environment, yet still being close enough should one desire.

In the winter months, cosy up with woodfired heating bellowing from its perch in the living room whilst enjoying the magical sun as it streams through the treetop canopy. In summer bring one and all to enjoy the western entertainment decks, dowsed in sun and accessed from either the living or formal dining creating plenty of options for hosting with family or friends.

Being conveniently located to Titirangi Village with the Glen Eden Transport hub not too far afield, this property garners both convenience and lifestyle in perfect symmetry. Add a trifecta of reputable local schools and this property caters to all that life has on offer!

# Comparable Sales

**RayWhite**

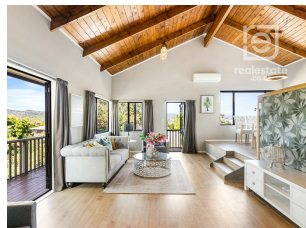
Prepared for:

**Subject property:** 9 Karapiti Place, Glen Eden, Auckland

**Prepared on:** 13 September 2023

**17 Sunnyside Place, Glen Eden, Auckland**

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**Last Sold** \$1,040,000 - 28 Jul 23  
**Capital Value** \$1,275,000 - 01 Jun 21  
**Land Value** \$950,000 - 01 Jun 21  
**Improvements** \$325,000  
**Land Use** Residence

**Land Area** 1,131 m<sup>2</sup>  
**Floor Area** 170 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1980-1989

With space galore, this free hold home is tucked off the road and nestled on a private, tremendous freehold 1131sqm section. Boasting four bedrooms, two lounge areas, two bathrooms (both upstairs and downstairs) this really is the ideal home for your family.

Equipped with extensive back yard greenery, established trees and multiple sheltered decking areas - BBQs and entertainment opportunities are limitless.

The upper level of your new home holds a tastefully designed open plan living area that branches out to your elevated and chic kitchen/ dining space where the chef of the family will be in their happy place! There are three spacious rooms upstairs and the master has semi- ensuite access to the bathroom via the walk through wardrobe.

On your ground level, a separate lounge area downstairs creates a superb environment for kids to watch their movies and relax with the double doors opening out to those gorgeous bush views from your elevated home. There is also a large bedroom, bathroom and study room too. Off to the side if the internal access garage is a 'man cave' or 'art studio' haven that is perfect for a pool table or arts and crafts.

Popular schools are nearby, including zoning for Kaurilands Primary, Glen Eden Intermediate and Green Bay High School. Weekends can be spent exploring the amazing west coast beaches and Waitakere Ranges, while the CBD and West Auckland are so easily accessible.

# Comparable Sales

**RayWhite**

Prepared for:

**Subject property:** 9 Karapiti Place, Glen Eden, Auckland

**Prepared on:** 13 September 2023

**18 Coey Place, Glen Eden, Auckland**

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<b>Last Sold</b>	\$1,100,000 - 05 May 23	<b>Land Area</b>	643 m <sup>2</sup>
<b>Capital Value</b>	\$1,150,000 - 01 Jun 21	<b>Floor Area</b>	140 m <sup>2</sup>
<b>Land Value</b>	\$840,000 - 01 Jun 21	<b>Roof</b>	Tile Profile
<b>Improvements</b>	\$310,000	<b>Walls</b>	Fibre Cement
<b>Land Use</b>	Residential	<b>Building Age</b>	1970-1979

The moment you enter this superbly updated home you are greeted by a sensational, top end refurbishment that is patently apparent, no expense has been spared here, creating an inviting space that any lucky home owner would be immensely proud of. The stunning designer kitchen complete with scullery and entertainers bench draws you into the home and introduces you to very comfortable open plan living with elevated private views.

This generous, well-proportioned two-level family home complete with double garage and rumpus will meet the needs of the most demanding family and is nestled in a quiet cul-de-sac away from the madding crowd and well positioned for easy access to Titirangi and Glen Eden Villages. Comprising 3 bedrooms, 2 bathrooms including ensuite to the master and with the downstairs fully insulated and lined, this home offers outstanding flexibility to large or extended families.

Enjoying a generous garden that includes extensive decking, covered portico with plenty of space for the kids to play and for you to entertain in style. Just along the way you'll find Annison Green playground for the kids to really let rip! It's all here, folks.

And let's not forget that seam of gold running through West Auckland, The Western line - you are just 2.6kms from Glen Eden train station - an important point to consider as the city continues to grow - Real estate gold!

In zone for 3 highly popular schools Konini Primary, Glen Eden Intermediate and Green Bay High, this is a serious family home that warrants your earliest inspection.

# Comparable Sales

**RayWhite**

Prepared for:

**Subject property:** 9 Karapiti Place, Glen Eden, Auckland

**Prepared on:** 13 September 2023

## 2 Kaurimu Rise, Titirangi, Auckland

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<b>Last Sold</b>	\$1,230,000 - 04 Aug 23	<b>Land Area</b>	801 m <sup>2</sup>
<b>Capital Value</b>	\$1,250,000 - 01 Jun 21	<b>Floor Area</b>	230 m <sup>2</sup>
<b>Land Value</b>	\$760,000 - 01 Jun 21	<b>Roof</b>	Tile Profile
<b>Improvements</b>	\$490,000	<b>Walls</b>	Brick
<b>Land Use</b>	Residence	<b>Building Age</b>	1980-1989

Welcome to a world of sophistication and privacy, just a short stroll from the vibrant cafe scene of Titirangi village.

Set on a sub-tropical corner site, this three-level brick and tile home offers an impressive 230 square meters (more or less) of pure comfort, designed to fulfill all your family's desires.

Step inside and be captivated by the thoughtfully designed living spaces. With three double bedrooms and two bathrooms, including a primary bedroom ensuite with a walk-in wardrobe, convenience and comfort take centre stage. Every aspect of this home is meticulously crafted to enhance your lifestyle.

Embrace a seamless flow between the open-plan lounge, dedicated dining area, and separate office space, creating an atmosphere of stylish versatility. And for those seeking entertainment, a spacious high-ceilinged rumpus room awaits, with the potential to transform into a home theatre or a haven for relaxation.

Experience the joy of outdoor living with numerous concrete and wooden decks, as well as cobbled outdoor areas. These spaces provide ample room for friends and family to gather, relax, and create lasting memories. Plus, the internal access 2-car garage/workshop and off-street parking for 4 vehicles ensure your vehicles are kept safe and secure.

This home is conveniently located in the sought-after school zones of Konini, Glen Eden Intermediate, and Green Bay High Schools and with Glen Eden and New Lynn shopping malls and transport hubs just a few minutes' drive away, every convenience is within reach.

As an extra bonus, this property offers the option to join the community food garden situated directly across the road, adding a touch of sustainability to your lifestyle. When it's time for relaxation, the beautiful Manukau and West Coast beaches beckon, ready to provide moments of serenity.

# Comparable Sales

**RayWhite**

Prepared for:

**Subject property:** 9 Karapiti Place, Glen Eden, Auckland

**Prepared on:** 13 September 2023

**25 Ambler Avenue, Glen Eden, Auckland**

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<b>Last Sold</b>	\$945,000 - 20 Jun 23	<b>Land Area</b>	731 m <sup>2</sup>
<b>Capital Value</b>	\$1,100,000 - 01 Jun 21	<b>Floor Area</b>	180 m <sup>2</sup>
<b>Land Value</b>	\$730,000 - 01 Jun 21	<b>Roof</b>	Tile Profile
<b>Improvements</b>	\$370,000	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	Mixed/Remod

Hidden on a quiet elevated back section on an equally quiet street, here you will find a lifestyle block worth of productivity in this fully fenced 731m<sup>2</sup> (approx) section. It is a child's paradise - excellent for animals and children to have fun with their friends in a safe environment with plenty of space to run around, a playhouse with a slide, sandpit and concrete paths perfect for skating/riding on. Enjoy being part of a real community on the street with everyone coming together to celebrate multiple events during the year organised through the streets private Facebook group.

The 180m<sup>2</sup> (approx) house is warm and dry with two heat pumps, two heated towel rails, underfloor and ceiling insulation and an HRV ventilation system. The kitchen is the heart of the house with modern appliances including a large induction cooktop, 60cm energy saving oven, beautiful engineered stone bench tops and lots of storage for all of your kitchen needs.

It offers large living areas with an open plan kitchen, large dining room, two lounges, a balcony with views of the Sky Tower, and a covered deck that is perfect for entertaining. There is enough room to fit the whole family with five bedrooms, two bathrooms and separate toilet and laundry. There's plenty of parking with a two internal garages (one is currently a workshop), a carport and plenty of space for extra vehicles.

The outside area boasts a variety of fruit trees including macadamia nuts, bananas, oranges, feijoas, citrus, peach and plum trees, a vegetable garden, greenhouse, water collection tanks, chicken coup (chickens would love to stay), playhouse, and enough room for a trampoline and all of your toys.

Only a short 10 minute (approx) walk gets you to cafes, medical centre, library, RSA, cafes, Glen Eden Train Station and mall. Zoned for sought after Glen Eden Intermediate, Henderson High School and Green Bay High School. This really needs to be viewed to be appreciated.