

ROTORUA | 21 DECEMBER 2018
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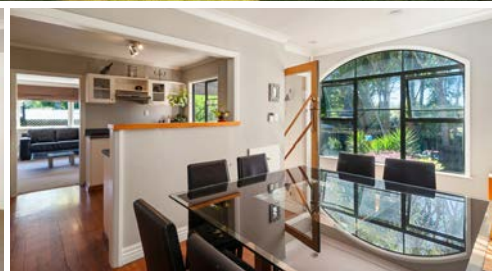
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Glenholme 50 High Street

4 2 2 2 2

Address to Impress!

Yes, High Street is certainly a sought-after location and this property has some fantastic features! Exuding character with modern comforts, the living is practical here. The lounge opens out to a deck on 2 sides, offering a choice of bbq areas and the ability to follow the sun. The lounge flows into the kitchen and formal dining area, with a second lounge nearby. Heating is by way of a gas fire and heat pump. There are 3 bedrooms on the same level, including master with en suite and walk-in wardrobe, and loads of extra storage. Downstairs, a 4th bedroom/ hobby room with double garage. The section is fully fenced, with dual access from Old Taupo Rd, or High Street. If location and privacy is important to you, then don't hesitate to view this one. Call to view.

For Sale

\$599,000

View By Appointment

harcourts.co.nz/RT181012



Angela Parker

M 027 421 3619 P 07 343 1897

angela.parker@harcourts.co.nz

ETB Realty Ltd Licensed Agent REAA 2008



Glenholme 49 Holland Street

1012m² 3 1 2 2 2

A Character Home for All Seasons!

Look no further! The owners have renovated this home to make living here practical, warm and, well, a pleasure! Benefitting from great sun-positioning and north-facing entertaining, this home is fantastic summer and winter! Double-glazing in the bedroom and living areas enhance the thermal heating throughout, and in summer, turn off the radiators and throw the doors open from the dining to the covered entertainment area. Thermally-heated water provides an inexpensive option to cater for teenagers and extended family. Located close to shops, schools and transport, and a short ride from the new cycleway to Waipa, this beautifully presented home needs to be seen. Call 07 3431897 to view or meet me at the open home.

For Sale

\$659,000

View By Appointment

harcourts.co.nz/RT181118



Angela Parker

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ETB Realty Ltd Licensed Agent REAA 2008



OPEN HOME



Sunnybrook 351A Sunset Road

2 1 1 1 1

Hidden Gem!

Tucked away in a private setting, and fully fenced, this tidy home will impress! With 2 double bedrooms, open plan living heated by heat pump, good sun positioning, separate laundry, views across to Mt Ngongotaha, the list goes on. A single garage with large garden shed will take care of those tools and toys. Tidy gardens are big enough for vegies, but small enough to allow you time for other hobbies. Located close to schools, shops and transport (although you would never know it!), it is also not far from Pukehangi Rd and the new cycleway to Waipa.

The owner has enjoyed the peace and quiet of life at this address but is now on the move to another town – so you benefit! Call us on 07 3431897 or meet us at the open home.

For Sale

\$339,000

View Sunday, 23rd December 12:00-12:30pm

harcourts.co.nz/RT181117



Angela Parker

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ETB Realty Ltd Licensed Agent REAA 2008



Angela & Nicole Parker

*Wish our clients, past and future
a fantastic and safe
Christmas and a fantastic 2019!*

**Should you be interested in finding out
what is happening in today's market please
do not hesitate to call us.**



Angela Parker

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P 07 343 1897

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Nicole Parker

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P 07 213 1416

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Licensed Agent REAA 2008

NEW LISTING



Westbrook 21 Baxendale Drive

802m²

Considering Building?

With titles issued this site is ready to be built on. All sections sold at the time of the release and only very few have come available again to purchase. Don't delay and call us now to find out why Baxendale is such a sought-after subdivision.

The sellers' circumstances have changed and this is now surplus to requirements.

Call us now on 0800 424 368 for further information.

For Sale

Price by Negotiation

View By Appointment

harcourts.co.nz/RT181206

Hielke Oppers

M 027 443 5538 P 0800 424 368

hieke.oppers@harcourts.co.nz

ETB Realty Ltd Licensed Agent REAA 2008



TEAM OPPERS WISH YOU A VERY

Merry Christmas

and a

*Safe and Happy
New Year*

No.1

Residential Agent
Rotorua Office
2015-2018

Top 20

Harcourts Central Region
2017-2018

No.2

Central Region
Client Experience
(out of 400+ consultants)

**ROTORUA
REALTOR**
HIELKE OPPERS



Hielke Oppers AREINZ

M 027 443 5538

P 0800 424 368

Beverley Anderson

BUYERS CONSULTANT WITH HIELKE OPPERS

M 021 0249 1185

P 07 343 1891

www.rotoruairealtor.co.nz

Harcourts
LICENSED AGENT REAA (2008)



Glenholme 123 Ranolf Street

4 2 1 1

Character in Glenholme - A Great Location

Step back in time with the charm of this fully renovated home with a touch of modern day conveniences. This unique home has been lovingly restored with some special features. All the hard work has been done. New roof with a fifteen year warranty. Wiring and plumbing have been updated. Walls and ceiling are insulated. The wood fire is compliant for those cold winter nights giving a nice ambience. One bedroom offering the potential to work from home with easy access. The large separate lounge looks out onto a covered patio and garden for entertaining. Close to town and great schools and transport. Homes of this size so close to town are rare. Viewing is a must to fully appreciate.

For Sale

Price by Negotiation

View

By Appointment

harcourts.co.nz/RT181205

Marlene Littlejohn

M 027 555 8261

marlene.littlejohn@harcourts.co.nz

ETB Realty Ltd Licensed Agent REAA 2008



Harcourts
ETB Realty LTD

Merry Christmas!

Thank you to all of my wonderful vendors & purchasers for their support in 2018

29 GREAT PROPERTIES SOLD FOR 2018 WITH 3 CURRENTLY UNDER CONTRACT

To get SOLD in
2019 call

Cathy Wolfgram



M 021 857 136 | P 07 213 1527

E cathy.wolfgram@harcourts.co.nz

ETB Realty Ltd Licensed Agent REAA 2008

PRICE REDUCED



PRICE REDUCED



Springfield 16A Regent Street

593m² 4 3 2 2

When Location is Key

This lovely family home is ready to go! Set down the back of the private driveway is a stunning 4 bedroom, 3 bathroom, split level home with an internal access garage. Tastefully decorated throughout and very functional for a growing family. Brand new carpet just laid this week and the exterior of the house was painted in March 2018. The current rental appraisal is \$510-\$540 per week. Properties like this do not come up very often so don't delay. Call Cathy Wolfram on 021 857 136.

For Sale

\$579,000

View By Appointment

harcourts.co.nz/RT181001

Cathy Wolfram

M 021 857 136 P 07 213 1527

cathy.wolfram@harcourts.co.nz

ETB Realty Ltd Licensed Agent REAA 2008



Springfield 405A Old Taupo Road

3 1 1 1 1

Hidden Springfield Unit

Every now and then you come across a unit that offers superb location - and is tucked away up a driveway oozing seclusion and privacy at its best.

Sharing 1/2 of (1598m² more or less) of land with only one other beautifully maintained unit, this rimu weather board home has a new roof, and has been built north facing to capture the sunshine . Features include three double bedrooms, open plan living, gas hot water / wall mounted gas heating with insulation an HRV and 1.5 garaging. There is good indoor out door flow to sunny private grounds and gardens and still scope to use your own imagination.

Call Cathy 021 857 136 to arrange a viewing.

For Sale

\$449,000

View By Appointment

harcourts.co.nz/RT181116

Cathy Wolfram

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cathy.wolfram@harcourts.co.nz

ETB Realty Ltd Licensed Agent REAA 2008



Hannahs Bay 3 Robinson Avenue

2261m² 3 1 1 1 1

Huge Potential Here!

This property must be seen to be truly appreciated. The land size is 2261m² consisting of 2 titles and there is plenty of room to build more dwellings with Rotorua Lakes Council consent. The house has only had 1 family live in it, so it has been well loved and cared for, and the children have fond memories of growing up here exploring the gardens and grounds. With 3 bedrooms and a large open plan kitchen along with a sleepout/hobby room and tool shed there is so much room to add your own style to this property. Single garage with workshop and a large double open carport provides plenty of parking spaces. I could go on, but you really have to come and view this property to see the huge benefits waiting for you. Call Cathy Wolfram on 021 857 136

For Sale

Price by Negotiation

View By Appointment

harcourts.co.nz/RT181122

Cathy Wolfram

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cathy.wolfram@harcourts.co.nz

ETB Realty Ltd Licensed Agent REAA 2008



Springfield 1 Kereru Street

860m² 3 1 1 2

Lovely Outlook

Here is a great entry level home or one to add to your investment portfolio. It is priced to sell so don't delay!

The lounge/dining area look out to the hills at the back of Springfield which creates a nice peaceful outlook.

3 bedrooms and a single garage under the house and another stand-alone single garage to the side of the house. There is a large section down in front of the house which with Council approval could have a minor dwelling built there.

Call Cathy Wolfram today to secure a viewing 021 857 136.

For Sale

\$419,000

View By Appointment

harcourts.co.nz/RT181202

Cathy Wolfram

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cathy.wolfram@harcourts.co.nz

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MY BUYERS WANT YOUR PROPERTY

Thank you Rotorua for your support in 2018. I wish you a Merry Christmas and a prosperous New Year. If you need help with your property, please call me.

我能得到如此令人满意的成绩，全靠广大华人朋友对我的信赖与支持，在此我祝您和您的家人圣诞快乐，新年快乐，家庭幸福。在未来的日子里，您对房产的买卖需求，我会继续以专业，诚恳，全面的服务态度为您和您的家人服务。欢迎新老朋友随时来电咨询。

Phoenix Fan

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E phoenix.fan@harcourts.co.nz
ETB Realty Ltd Licensed Agent REAA 2008



OPEN HOME



OPEN HOME



Kawaha Point 12 Taurus Place

1151m² 5 4 2 2

Be the Owner of a Lake View Mansion

Located in popular Kawaha Point; this fabulous property combines style with elegance. Enjoy the lake views from the sunny second level deck overlooking the spacious 1151m² (more or less) freehold site, this home features internal access to a double garage, 2 huge separate living areas - one on each level, 5 spacious bedrooms, and 4 modernized bathrooms. Fully fenced and situated down a long driveway this home provides lots of privacy and a luxury lifestyle suitable for you and your large family.

For Sale

Price by Negotiation
View Sunday, 23rd December 2:15-3:00pm
harcourts.co.nz/RT181115

Phoenix Fan
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phoenix.fan@harcourts.co.nz
ETB Realty Ltd Licensed Agent REAA 2008



Springfield 47 Moncur Drive

3 1 1 1

A Hideaway in the Heart of Springfield

This low maintenance beautiful brick and tile home is a hidden gem in the popular suburb of Springfield. Fully fenced, tucked away down a driveway offering seclusion and privacy. Three good size bedrooms, nice open plan kitchen, a heat pump and HRV system will keep your whole house warm and snug. Also there is a great backyard waiting for you to turn it into your secret garden. Toi Ohomai Polytechnic and Rotorua Commercial Travelers Club is just nearby. Within 5 minutes drive to the popular Otonga school and the Golf clubs. This home offers so much more, so join me at my next open home or give me a call now.

For Sale

\$499,000
View Sunday, 23rd December 12:30-1:00pm
harcourts.co.nz/RT181201

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phoenix.fan@harcourts.co.nz
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NEW LISTING



Kawaha Point 54 Grand Vue Road

1441m² 4 2 1 1

Hidden Treasure in Popular Kawaha Point

This is a solid low maintenance sunny brick sitting on a large freehold section (1441m² more or less) in popular Kawaha Point. It is surrounded by mature trees & abundant bird life. The home consists of four good size bedroom with two completely updated bathrooms. A bonus there is a large basement which could be a rumpus room, office, workshop or extra living area for your extended family. Whether you are a home owner or an investor this lovely home could be perfect for you. It has so much potential waiting for you to discover. Give Phoenix a call today.

For Sale

Price by Negotiation

View Sunday, 23rd December 1:15-2:00pm
harcourts.co.nz/RT181212



Mangakakahi 94 Mount View Drive

835m² 3 1 1 2

Lovely Elevated Property

Sitting pretty capturing the sun, is this lovely three bedroom home, with views of Mt Ngongotaha. Immaculately presented home with a renovated kitchen, dishwasher and gas cooking, plus a compliant woodburner and separate laundry. An attraction is a gorgeous courtyard barbeque area, plus a deck in another area. The large section of 835 square metres is fully fenced making the backyard private. A bonus is the double garage that has a workshop. This lovely property would appeal to a young family. Please contact me for a viewing anytime to suit you.

For Sale

\$455,000

View By Appointment
harcourts.co.nz/RT181210

Phoenix Fan

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ETB Realty Ltd Licensed Agent REAA 2008



Trevor Cochrane

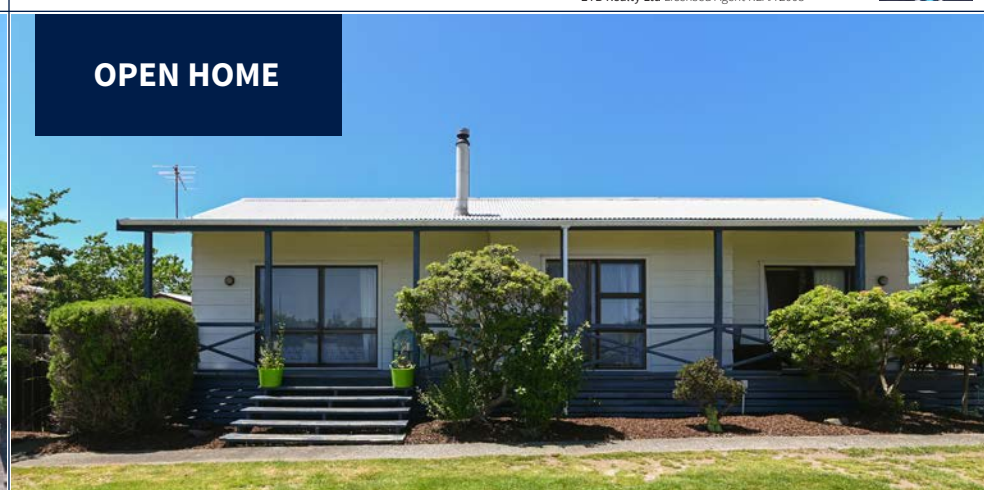
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trevor.cochrane@harcourts.co.nz
ETB Realty Ltd Licensed Agent REAA 2008



OPEN HOME



OPEN HOME



Utuhina 3B Corlett Street

3 1 1 1

Brick and Tile Close to Town

This low maintenance home sits close to town and amenities. It features three good sized bedrooms, internal garaging and a Jack and Jill bathroom. The private rose lined driveway takes you to a beautiful brick and tile home that is surrounded by well positioned fruit trees, shrubs, and lawn. This property has been lovingly cared for and is ready for you to call it home.

Get in fast with this property as it wont last long.

For Sale

\$469,000

View Sunday, 23rd December 11:00-11:30am
harcourts.co.nz/RT181203

Anthony Barkley

M 027 251 9937
anthony.barkley@harcourts.co.nz
ETB Realty Ltd Licensed Agent REAA 2008



Owhata 21 Milton Grove

775m² 3 1 1 1

Nestled in Lynmore School Zone

Tucked away in a quiet cul-de-sac in popular Poets corner, this tidy 3 bedroom home is in the Lynmore School Zone and is close to the Lynmore junction shopping complex. Plenty of room for the kids to play front or back of this property and has a single garage with workshop.

Don't hesitate, make this into your home sweet home.

For Sale

\$429,000

View Sunday, 23rd December 12:00-12:30pm
harcourts.co.nz/RT181204

Anthony Barkley

M 027 251 9937
anthony.barkley@harcourts.co.nz
ETB Realty Ltd Licensed Agent REAA 2008





Merry Christmas from TrustTrev

DID YOU KNOW?

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ON AVERAGE FOR THE LAST 4 YEARS



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SOLD

Thank you all for your support over the past year and I wish everyone a great Christmas and a fantastic 2019.



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027 258 9965 | trevor.cochrane@harcourts.co.nz | www.TrustTrev.co.nz
Licensed Agent REAA 2008

Trevor Cochrane

NEW LISTING



NEW LISTING



Western Heights 4 Ross Road

1012m² 3 1 1 2

Is your New Year Goal your First Home?
This could be the one for you! A lovely sunny three bedroom home with a beautiful bathroom. Installation of a compliant woodburner has already taken care of for you. The ranchslider leads onto a sunny deck, ready for summer barbeques. The property is situated on a large 1011 square metre section with a double garage and a carport. Subject to Council approval, there is an opportunity to add another dwelling on the back of the section.

For Sale

\$380,000

View By Appointment

harcourts.co.nz/RT181209



Trevor Cochrane
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trevor.cochrane@harcourts.co.nz
ETB Realty Ltd Licensed Agent REAA 2008



Fordlands 1 Wrigley Road

1052m² 2+1 1+1 1+1

Two Properties on one Title

Attention Investors. One, two bedroom property plus one, one bedroom property on a large 1052 square metre section. There is potential to add a minor dwelling, subject to Council Approval. Both properties rented at \$155 and \$135 per week.

Some renovation is required making it a great opportunity to increase the rent.

Please contact me for all queries.

For Sale

\$249,000

View By Appointment

harcourts.co.nz/RT181208



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ETB Realty Ltd Licensed Agent REAA 2008





Pukehangi 6 Spinel Place

698m² 3 1 1 1 1

First Home Buyer's Delight

Very tidy three bedroom home with a basement single garage, with an automatic door. Modern kitchen with dishwasher and the lounge has a heatpump. Insulation is in the ceiling and under the floor. Currently rented at \$380 per week. The formal Rental Appraisal is \$380 to \$410 per week. Situated on a good size section for children and pets to run around on and the home is in a quiet cul-de-sac. Please call me for a viewing.

For Sale

\$389,000

View By Appointment

harcourts.co.nz/RT181120

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Hillcrest 29 Puriri Crescent

814m² 2 1 1 1 1

Investors. Potential to Add a Minor Dwelling

First home buyers will also find this tidy two bedroom property appealing. Two laundries gives the option of one of them being turned into a hobby room or a storage room. A heatpump keeps the home cosy and the deck is great for outdoor living. On the large 814 square metre section there is a single garage and potential to add a minor dwelling, subject to Council approval. The property is currently tenanted and the Formal Rental Appraisal is \$310 to \$340 per week.

For Sale

\$365,000

View By Appointment

harcourts.co.nz/RT181110

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ETB Realty Ltd Licensed Agent REAA 2008



Owhata 446 Te Ngae Road

832m² 3 1 1 1 1

Attention First Home Buyers

Is this the home for you? Large three bedroom home with a single garage, plus a rumpus room downstairs. Great space for teenagers. A large sunny deck partly covered has appeal with summer around the corner. The deck also has access from the main bedroom. The woodburner is compliant. The property sits on a big section. Plenty of room for children to play. Currently rented at \$410 per week. The formal rental appraisal is \$410 to \$440 per week. Please contact me for a viewing or any questions.

For Sale

\$365,000

View By Appointment

harcourts.co.nz/RT181119

Trevor Cochrane
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NEW LISTING



Murupara 3 Nikau Place

1044m² 5 2 1 1 1

Large Home Ready for a Handyman

A great opportunity to add value. Five bedroom home, plus study on two levels, in the forest town of Murupara. The property sits on a large 1044 square metre section and has a single garage. Downstairs are two bedrooms, a study, a storeroom, plus a bathroom and toilet. A large sunny deck wraps around two sides of the property and catches all day sun. The property would appeal to a large family, or an Investor. It is currently rented at \$175 per week and the Formal Rental Appraisal is \$240 to \$270 per week.

For Sale

\$169,000

View By Appointment

harcourts.co.nz/RT181123

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ETB Realty Ltd Licensed Agent REAA 2008



Rotorua Central 52B Pererika Street

2 1 1 1 1

In the Heart of Rotorua, Investors 6.25% Return

This warm and tidy low maintenance brick house is located in the central of Rotorua. Complete with heatpump, this property offers generous open plan living, functional kitchen and two double sized bedrooms. Fully fenced backyard offers you lots of privacy and you don't have to spend anytime of your weekend with the lawnmower. Just a short drive or walk to Kmart or town center, close to everything. This home will appeal to investors of rental properties (with a current rental appraisal of \$390-\$420), first home buyers, or couples looking to downsize. Act now as properties in this area are highly sought after!

For Sale

\$349,000

View By Appointment

harcourts.co.nz/RT180911

Phoenix Fan
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ETB Realty Ltd Licensed Agent REAA 2008



Merry Christmas
& Happy New Year

HOLIDAY HOURS

Closing 21 December and re-opening 7 January

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Angela Parker
Residential / Lifestyle
027 421 3619



Nicole Parker
PA & Buyers Consultant
for Angela Parker
021 110 8935



Cathy Wolfram
Residential Sales
021 857 1136



Trevor Cochrane
Residential Sales
027 258 9965



Marlene Littlejohn
Residential Sales
027 555 8261



Clare Willis
Residential Sales
022 093 4900



Phoenix Fan
Residential Sales
022 473 1268



Jon Allcock
Residential Sales
027 900 0600



Derilyn Winiata
Residential Sales
027 773 3019



Anthony Barkley
Residential Sales
027 251 9937

Rural & Lifestyle



Phillip Berry
Rural / Lifestyle
027 478 8892



Angela Parker
Residential / Lifestyle
027 421 3619



Paul Sanford
Commercial
Leasing/Business Specialist
027 471 3116



Richard Marshall
Commercial
027 445 5669

Commercial/Business/Leases



Carol London
Property Manager
027 703 1133



Ngawini Northcroft
Property Manager
027 694 9777



Sarah Matthews
Property Management
Administrator



Janine Jarlov
Property Management
Support

Property Management

Management



Glenn Austin
Principal



Erin Kingston
Operations Manager



Colville Barbour
Sales Manager
022 374 2056



Emma Sheehan
Office Manager

Admin



Asena Moala
Contracts Manager



Lia Martinez
Marketing Administrator



Nika Keen
Office Administrator



Mel Jurgens
PA to Hielke Oppers



Elizabeth Cochrane
PA to Trevor Cochrane

Harcourts
ETB Realty LTD

Ngapuna 3/22 Hamiora Place

FOR SALE



Looking to Own Your Own Storage Unit/ Workshop?

- 113 m² building
- Toilet facilities
- Small backyard area

Zoned Industrial 1 this property is an entry level commercial unit which would suit an individual or small business for storage or extra workshop. Built in the 1980's and would benefit from having some maintenance done to it. With rates and interest on purchase price the cost is estimated at less than \$140.00 plus GST per week.

Call Paul Sanford for further information.

For Sale

\$65,000 Plus GST (if any)
View
naiharcourts.co.nz/RT081101

Paul Sanford

M 027 471 3116 P 07 343 1884
paul.sanford@naiharcourts.co.nz
ETB Realty Ltd Licensed Agent REAA 2008



Rotorua Central 1229-1235 Pukuatua Street

FOR LEASE



Ground Floor Space Pukuatua Street

- 342 m² ground floor tenancy available
- Excellent rate of \$73 per m²
- 2 entrances from Pukuatua Street, plus rear entrance
- Parking area available

This tenancy is carpeted with good lighting and a newly renovated bathroom containing 3 showers and 3 toilets, including disabled.

Multiple uses including office, gym or retail. Close to other social services.

Currently has a reception area and 3 offices with a large common area.

Definitely worth viewing so contact Paul Sanford today.

For Lease

\$25,000 p.a. Plus GST (if any)
View
naiharcourts.co.nz/RT080804

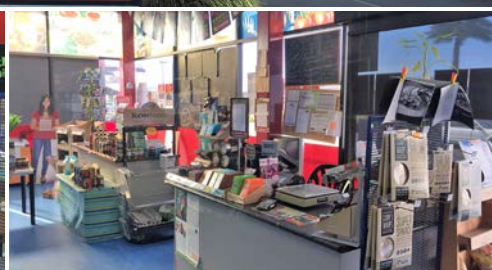
Paul Sanford

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ETB Realty Ltd Licensed Agent REAA 2008



Lynmore Bin Inn

BUSINESS FOR SALE



Business Price Has Been Reduced to Sell

- Located in Redwood Shopping Centre
- Strong local and visitor customer base
- 7 day a week trading
- Suit owner operator

This business will provide an owner operator with a stable income. Currently run as a managed business as the owner has other business interests. Stock is around \$40000 and currently run by two full time staff. Situated on the east side of Rotorua this caters for a growing residential population as well as a large growing NZ tourism market. Close to the Redwood forest and Lakes, this is a great location. Business is backed up by bulk buying from the Bin Inn head office. Full Information Memorandum is available on request. Contact Paul Sanford for more information.

For Sale

Price by Negotiation
View
naiharcourts.co.nz/RT081005

Paul Sanford

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paul.sanford@naiharcourts.co.nz
ETB Realty Ltd Licensed Agent REAA 2008



Rotorua Central 1257 Amohau Street

FOR LEASE



High Profile Super Sized Retail

Approx 750 m² of retail space with it's own customer parking spaces directly outside the front door.

Retail mezzanine space available also.

Staff kitchenette, toilets and storage space at the rear of the large retail area.

Electronic customer front doors plus extra high roller side door for deliveries. Great neighbouring businesses and just across the road from Rotorua Central Mall.

Great exposure from main highway traffic. Busy site which rarely comes available.

For further information call Paul Sanford on 027 471 3116.

For Lease

\$80,000 p.a. Plus GST (if any)
View
naiharcourts.co.nz/RT070809

Paul Sanford

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