



**BAYLEYS**  
MIRRENZ

**23 Elmore Road, Albany**



**ALBANY**

**23 Elmore Road**

**FOR CONNOISSEURS OF FINE LIVING**

Amongst the area's best, this chic residence poised on 2ha offers a fine blend of elegance & country living. Formal & casual living, a gourmet kitchen, 6 bedrooms includes a separate guest suite, all enjoy indoor/outdoor flow. The outdoors boast a spectacular pool complex, stables & arena. There is also the opportunity to purchase the adjoining 2ha. Within close proximity to notable schools & beaches whilst the CBD is only a 20 minute drive (off peak).

Serenity, peace & privacy pervade this truly remarkable estate.

**Auction—22 March 2006**  
4 Viaduct Harbour Avenue  
Auckland

Viewing Sat/Sun 3-4pm  
[www.bayleys.co.nz](http://www.bayleys.co.nz) / 42279

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CURNON REALTY LIMITED MIRRENZ

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- Sale Price \$1,620,000
- Sold 22<sup>nd</sup> March 2006 under the hammer (4 week Auction campaign)
- 130 groups in total through the property and 374 internet hits.
- Market feedback priced property in excess of the Government Valuation (\$1,525,000)
- Purchaser was from the area.
- Marketing included: 1/3 display advertisements in Herald, Property Press front covers and display advertisements, ½ page display in Horse Trader Magazine, Bayleys postcards, UK Package, Bayleys internet

**PROPERTY DESCRIPTION - A superbly crafted residence poised on 2ha offers a fine blend of elegance & country living. Chic formal/casual living, 6 brms plus guest suite. A spectacular pool with open fireplace creates an entertainer's paradise. For those in the equestrian circle, stables & an arena complete this setting.**