





Residential developments continue to increase in popularity here, particularly for upscale apartments with stunning coastal views.

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The Shore offers a more relaxed, safe, outdoor lifestyle than on the city side.
Photos / Ted Baghurst

The lure of the seaside

Nestled between the beach and Lake Pupuke, Takapuna has always been considered a premier spot, writes **Greg Fleming**

Takapuna’s the unofficial capital of the North Shore, boasting great beaches, beautiful Lake Pupuke, smart shopping and some of Auckland’s most desirable seaside homes. The suburb has always been considered a premier spot with wealthy Aucklanders. Indeed, the area’s potential was recognised as far back as the 1880s when much of the farmland was sub-divided and summer homes were built along the sea and lake front.

Bayleys’ Victoria Bidwell says the market has tightened considerably over the past year with lack of stock and lack of choice for buyers creating a ripple-down effect.

“Buyers don’t want to list their property as they fear they will not find something they like to replace it in the time they require,” she says.

“Banks are still being tough on purchasers and this has resulted in fewer cash buyers. Good properties in desirable locations are still selling well but properties with negatives tend to be sitting.

“Buyers don’t want to feel they are compromising due to lack of choice and feel that they have time on their side.

“Buyers love Takapuna. It is expensive to get into the market but the lifestyle is fantastic and the area

offers easy access to good private schools in the city or Albany.”

She adds there is a lot to do for retirees and families and generally a more relaxed, safe, outdoor lifestyle in Takapuna than on the city side.

“With Takapuna’s great local cafes and restaurants, good facilities and excellent schools there is a lot to like.”

While she says the area is priced beyond a lot of younger families, more affordable homes can be found in Hauraki.

Corie Knapp of Premium Real Estate says being a Takapuna resident, and having helped many clients with their property over the past decade, he has found Takapuna really is a special place.

“It provides the best New Zealand has to offer,” he says. “We find that many clients, once they have lived in Takapuna, want to stay. So it is not uncommon for people to move as their needs change but stay within the suburb.

“Personally, the easy access to beautiful beach and harbour is a major attraction for both my kids and myself. Takapuna really brings everything that is great about Auckland together in one place.

“Many people are drawn to the central location and close proximity of everything you need from top quality local schools, great recreation facilities,

a wide range of shops, wonderful eateries and it is also easy to get to other parts of the North Shore and the city centre. Takapuna remains a sought-after destination and we are finding there is still a solid list of buyers seeking quality Takapuna properties especially sought after are family homes on the seaward side.”

Apartments popular

The other big change in the Takapuna market is the number of apartment complexes at drawing board stage or under construction.

Bidwell says: “Takapuna has been lacking in this type of product. It has been a gap in the market which appeals to an ageing population who want to stay in the area. They are coming out of top-end properties and wanting something easy to care.

“There is a choice of well-priced apartments close the township and beach and a good range of central townhouse developments, many of which were built in the 70s or 80s. A range of brick-and-tile standard flats is scattered throughout the suburb and a lot of upper and top end properties near or on the beach side.

“There are also a number of cross-lease sites at the lower end of the market. These include subdivided half sites from 450 to 500sq m.”

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RECENT SALES

16 Winscombe St

Lovely four bedroom home positioned privately overlooking Takapuna Grammar fields and the water.
Sold: \$3,330,000. **CV:** \$3,400,000.

27 Tennyson Ave

1950s do-up. The large land lends itself to development

potential. Three bedrooms.

Sold: \$2,200,000. **CV:** \$2,150,000.

15 Burns Ave

1950s three-bedroom refurbished urban bach in the heart of Takapuna.

Sold: \$1,025,000. **CV:** \$860,000.



\$3,330,000: 16 Winscombe St.



\$2,200,000: 27 Tennyson Ave.



\$1,025,000: 15 Burns Ave.

PROPERTY PRICES

Bidwell says that two-bedroom brick-and-tile units tend to be around \$800,000. Expect to pay early \$1 millions for a fairly basic property on a half site and mid-\$2 million to \$5 million for family homes on their own site. Expect to pay \$7 million or more for waterfront homes. Takapuna has had sales fetching over \$10 million dollars.

RENTS

The median weekly rent is \$627.

SCHOOLS

Takapuna Primary, Belmont and Takapuna Intermediate, Westlake Girls and Boys.

BEST STREETS

Bidwell says that Clifton Rd has always been a top street — others include Minnehaha, Brett and O'Neill's Aves; all sought after and commanding top prices. Audrey Rd is popular, as is Lake View and other lake-side streets. The Golden Mile between Takapuna and Milford is highly desirable, as it's such a convenient location.



File photo / NZHerald

LOCAL ATTRACTIONS

Takapuna market runs every Sunday and offers a bewildering variety of stalls — everything from Korean pancakes, Vietnamese food, fresh baked goods to Turkish food, bric a brac and handmade arts and crafts. Beautiful Takapuna Beach is just across the road, and nearby is peaceful fresh water Lake Pupuke. For entertainment, a variety is offered by Bruce Mason Theatre.

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