



"The Show Never Stops" Exquisite Mid-Century Residence

4A Wanganella Street, Birkenhead Point

Completely rebuilt and completed in 2016, this magnificently designed mid-century inspired take of modern architecture can only be described as spectacular! The home was the supreme winner of the Auckland Registered Master Builder's House of the Year award in 2016.

Described by the owners as "like being at a show that never stops", you quite simply get mesmerised by the expansive views which are uninterrupted on both floors. Built on over half an acre of predominantly bush, the property offers superb privacy.

Through the front door you're greeted by the Auckland Harbour Bridge and Auckland City skyline in all its glory! Floor to ceiling windows showcase this view which extends from Birkenhead

Point right down the Harbour. Offering 4 bedrooms, an office, a stunning media room and two other living rooms, this home will cater for the average sized kiwi family, or the executive couple in complete comfort and luxury. Oak flooring, vertical cedar, air conditioning, bespoke kitchen, with walnut cabinetry creates linear lines showcasing the precision the tradesmen went to under construction.

This home is one of The North Shore's most spectacular homes - ready for you to move in and enjoy.

BY NEGOTIATION



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"The Entertainer" Exquisite Lakeside Residence

4 Kitchener Road, Takapuna

In the heart of the North Shore's famed golden mile, 4 Kitchener Road, Takapuna has the best of both worlds. Uninterrupted and panoramic views of the lake with direct lake access for launching yachts or kayaks – plus the beach access across the road (57 steps via Audrey Lane). This super stylish residence is built with little expense spared and oozing quality. Offering 5 double bedrooms, a spacious office, 3.5 bathrooms (including two ensuites) and two expansive living rooms with amazing natural light and cutting edge features. This home is designed for entertaining in complete privacy and comfort and is sure to impress even the most meticulous buyer. Sitting watching the sun setting over the lake is a dream of many – now is your chance to secure it.

• 5 Bedrooms, 3.5 bathrooms including two ensuites, and spacious office.

- Large media room with 150 inch screen and new 4g projector.
- Lavish master suite with own deck, outdoor fire seating, beautiful ensuite and large wardrobes
- Underfloor heating throughout ground floor (and all bathrooms), European sandstone feature wall entrance and feature interior waterfall.
- Secure parking for two garaged cars, plus at least four to five others onsite inside gates.

Recently updated with new wide tray pitched roof, and aluminium cladding with new CCC. All new media package.

FOR SALE BY EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 16TH AUGUST 2017 (UNLESS SOLD PRIOR)

At the top end of the market, there are large differences in where buyers see the value of property, and often homes are unique or setting benchmarks in their respective areas. Because of this, Andrew negotiates each sale price face to face, rather than selling by Auction, and has done for almost all of his 15 years in the business. The current climate is seeing fewer people in a cash position so the need for a specialist high end negotiator becomes paramount to your success.

Andrews personal sales last year alone totalled \$106,207,000 at an average of \$3,933,000 per property and has broken the \$100 million for the last three consecutive calendar years. This makes him one of New Zealand's most successful residential sales people.

Sign up for Property Updates at www.andrewdorreen.com. Follow his facebook page and Instagram feed.