



Apartment Views

From the leaders in apartment sales

Leaders in Real Estate

Leaders Real Estate 1987 Limited

WELLINGTON CBD

A monthly update on apartment living

APRIL 2007

New Willis Street apartments offer value with views

The Stratford Apartments, situated at 156 Willis Street have just been completed and comprise the top 3 levels of the new Stratford Hotel. In all there are 6 apartments (only 2 on each floor), all north facing and all with expansive city views.

Priced from \$600,000 these apartments have been designed for the open plan living and dining spaces to be light and airy. The large windows have been designed to maximize the sunlight and views. The generous sized master bedrooms all have ensuites.

If living within walking distance of Courtenay Place, Cuba Street and the Waterfront doesn't tempt you to eat out then there is always the innovative designer kitchen with granite bench tops in which you can prepare your own meals.



Andrew Brodie, one of the RE/MAX Leaders agents responsible for the marketing of Stratford Apartments says that "When you consider the fact that these apartments can be used as residential or as commercial offices and are sited in such a prime CBD location, they represent exceptional value for such quality".



There are 2 and 3 bedroom apartments available. All apartments in the block are at least 136 sq metres. Stratford Apartments are marketed by RE/MAX Leaders Wellington www.leaders.co.nz ref: 39670.

Apartment living can be enhanced with the right plants

Research shows that indoor plants make people feel healthier. Plants have been shown to clean the air and lower stress levels. Professional plant designs can enhance apartment interiors, and can have clever practical applications. For example, plants can be a flexible and economical way to divide spaces.

Nicola Byrne from interior landscapers Ambience says that her company can create the perfect plant and planter combinations for anyone's individual situation and budget. "Our designs work perfectly in modern apartment environments".

"To select the right plants for any apartment it is important to understand light levels and environmental conditions. If plants are to flourish and continue to look good it is not only essential to select the right plant in the first instance but also ensure that the individual positioning of the plant is suitable."

Nicola explains that her interior landscape company provides a free consultation service for Wellington apartment dwellers. "We'd love to spend half an hour at anyone's apartment talking about how beautiful plants and stunning planters could enhance their living environment". Ambience has a plant and planter gallery at 14 Elizabeth Street, Mount Victoria, Wellington. Tel: 384 6076



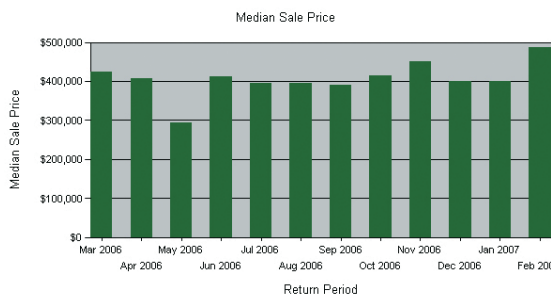
Wellington's Latest average Weekly Apartment Rentals

	1 Bed	2 Bed	3 Bed	4 Bed
Thorndon/Mt Cook/City	\$303.00	\$421.00	\$492.00	\$540.00
Mt Vic/Ori Bay/Hataitai	\$357.00	\$404.00	\$508.00	\$575.00
Brooklyn/Newtown	\$266.00	\$318.00	\$428.00	\$522.00

Statistics compiled by the Dept of Building and Housing

Wellington Central prices and sales on the increase

According to the latest REINZ statistics the median sales price for a property in Central Wellington rose substantially to \$486,250 in February. This was well up on January's median price of \$400,000 (February 2006: \$401,000). In total, 88 properties sold during the month. This was well up on the 51 properties sold in January 2007 (February 2006: 77).



Don't settle for anything less than the highest price for your home

Results continue to prove that RE/MAX Leaders systematically achieve the highest home sale prices in the city.

