



# Apartment Views

From the leaders in apartment sales

Leaders in Real Estate

Leaders Real Estate 1987 Limited MREINZ

WELLINGTON CBD

A monthly update on apartment living

MARCH 2007

## Complex offers contemporary living and harbour views

A boutique apartment complex located at 22 The Crescent, Roseneath is nearing completion and with two apartments already sold, the remaining three are now being released to the market. Designed by award winning architect and interior designer Ross Brown, each of the three bedroom, two level apartments have been designed to maximise natural light, sun, and harbour views whilst retaining shelter and privacy offered from their unique positioning on the green belt above Oriental Bay.

### Spacious decks

Built without compromise and with a contemporary lifestyle in mind, these apartments enjoy easy access to Oriental Parade via the southern walkway and are just a 2 minute walk from the Roseneath shops. Both the upper living areas and lower bedrooms have large, floor to ceiling double glazed windows and glass sliding doors opening out to spacious tiled decks and courtyard gardens. The lower levels contain three double bedrooms, all with full height mirrored wardrobe doors, two fully tiled bathrooms (one as ensuite) and plenty of extra storage. On the upper levels, the layout is open-plan with a separate guest toilet. The galley style kitchens are well appointed with granite bench tops, tiled floors, stainless steel appliances, integrated dish washers and four burner gas hobs. Total floor areas range from 127sqm to 148sqm with up to 84sqm of additional decks and courtyard areas.

Secure parking is under cover and located at the rear of the building and purchasers have the



choice of buying either one or two car parks with their apartment. Access to the apartments from the car parks is via the central stairs separating the two main blocks and a glass fronted elevator will provide wonderful vistas across the harbour as you are being delivered to your door.

### Strong interest expected

The combination of a high quality construction and finish, superb harbour views, all day sun and a highly sought after location ensures these brand new apartments will attract strong interest from the market. 22 The Crescent is being marketed by RE/MAX Leaders Real Estate under reference 39788.

## Seminars for new landlords

The Department of Building and Housing is running education seminars in 2007 to help new landlords get to grips with running their rental property effectively. The seminars are designed for landlords who have little or no experience in the New Zealand rental market. There is no charge for the seminar, but the Department advises that places are limited and you must register to attend. Call 0800 TENANCY (0800 83 62 62) or email [seminars@dbh.govt.nz](mailto:seminars@dbh.govt.nz) to register.

### The Wellington seminar details:

Wellington  
7 pm – 9.15 pm, Thursday 8 March Duxton Hotel Chambers 2, 170 Wakefield Street Wellington (access via James Smith Car Park Lifts to Level 8)  
Email: [seminars@dbh.govt.nz](mailto:seminars@dbh.govt.nz)

## Wellington Current Median Weekly Apartment Rentals

	1 Bed	2 Bed	3 Bed	4 Bed
Thorndon/Mt Cook/City	\$300.00	\$400.00	\$480.00	\$540.00
Mt Vic/Ori Bay/Hataitai	\$340.00	\$380.00	\$520.00	\$575.00
Brooklyn/Newtown	\$240.00	\$300.00	\$400.00	N/A

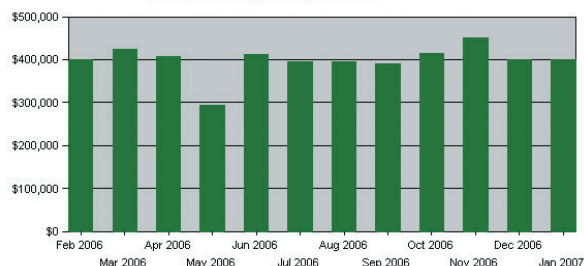
Statistics compiled by the Dept of Building and Housing

## Central Wellington - Sales Snapshot

The latest statistics provided by the Real Estate Institute of NZ demonstrate that the median sales price for a property in Central Wellington was \$400,000 in January (December 2006: \$400,500; January 2006: \$375,000). During the month 51 properties sold, just ahead of the 48 sold in January 2006.



Wellington Central Median Sales Price



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.

