

BLUE BIDS.

10 OFFICES
1 DAY AUCTION EVENT

10am
Thursday, 27 February 2025
Karaka Pavilion

Harcourts New Age Licensed Agent REAA 2008

Harcourts New Age



Welcome

TO THE BLUE BIDS AUCTION EVENT!

We are excited to present this special preview of the properties featured in our upcoming Auction Event, taking place at the **Karaka Pavilion** on **February 27th.** This booklet serves as your first look at a selection of unique homes and investment opportunities that will be up for grabs.

Our Auctions offer an exciting, transparent, and efficient way to buy and sell property. With a diverse range of listings, there's something for everyone, and we're confident that you'll find a property that catches your eye.

If you have any interest in any of the properties included in our auction event, please feel free to reach out to one of the agents involved with the listing for more information. We'll be more than happy to discuss any property with you!

Stay tuned, mark your calendars, and prepare for a thrilling Auction day with Harcourts Blue Bids!

Karaka Pavilion
10 Hinau Road, Karaka 2113

PAPATOETOE
169 TUI ROAD



BLUE BIDS
27TH FEB





Vendors already living the Aussie lifestyle

Our owners are already in Australia and are in a situation where they need to liquidate this property on or before auction day. Our instructions are clear, "bring us all offers in writing!"

Discover this spacious 4-bedroom gem, ideal for families or investors alike. Featuring a large open-plan living, dining, and kitchen area, this home is designed for comfort and practicality. Step outside to a generously sized covered deck, perfect for year-round entertaining.

Set on a freehold 400m^2+ section, this property offers ample parking and a low-maintenance yard. Conveniently located within walking distance of schools and local shops, and just a short drive to motorway on-ramps, Manukau City, universities, and more.

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GOODWOOD HEIGHTS
16A KINGSCLERE PLACE



BLUE BIDS 27TH FEB





Selling after 12 years - Owners moving West Auckland

Discover the perfect balance of natural serenity and urban convenience with this beautifully maintained 3-bedroom, 2-bathroom home, set on an impressive 1200m^2 of lush land. Surrounded by mature trees and nestled in a quiet, private location, this property offers a lifestyle of peace and comfort.

Lovingly cared for over the past 12 years, this home has been the backdrop to countless cherished memories. Now, as the owners relocate to West Auckland, it presents an incredible opportunity for its next chapter with a new family.

This home is more than just a place to live-it's a lifestyle. Whether you're a growing family, a nature enthusiast, or someone seeking a peaceful retreat close to modern conveniences, this property has something special to offer.

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WEYMOUTH
30 MCLEOD ROAD



BLUE BIDS 27TH FEB





Do-up or Detonate!

After over 20 years of cherished memories, it's time for a new chapter, and this do-up property is ready for someone to unlock its full potential. With the family outgrowing the space, this 3-bedroom home is now available for those with a vision to transform it into something truly special.

The open-plan dining and kitchen area provides a fantastic base for modern updates and personal touches. Create a space that seamlessly blends functionality with style, tailored to your needs. Beyond the walls of the home, the generous 875m^2 (more or less) section offers ample room to extend, add a garden oasis, or simply enjoy the extra space for kids and pets to roam. Seize this opportunity today! Reach out now to uncover the full potential of this property and take the next step toward your smart investment.

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MANUKAU
40 TOTARA MEADOWS COURT



BLUE BIDS
27TH FEB





Goodbye New Zealand, Hello Australia

Discover the perfect blend of comfort, convenience, and style in this single-level, low-maintenance brick and tile home. Set on a freehold title in a sought-after location, this property offers:

- 3 spacious bedrooms designed for relaxation
- Sunny Deck area overlooking reserve
- Internal access single garage for ease and security
- Brick construction
- Sought after area, proxity to motorway, Manukau shopping centre, bus & train station

The open-plan living area flows seamlessly onto a private rear deck, where you can enjoy peaceful views of the council reserve - perfect for entertaining or unwinding.

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MOUNT ROSKILL
7/25 GRIFFEN PARK ROAD



BLUE BIDS 27TH FEB





Like New - Owners on to their Next Adventure!!!

Our owners have already purchased their next project and are reluctantly selling this investment property.A rare opportunity to secure a designer freehold residence in a prime location, perfect for first-home buyers and astute investors. Opposite Margaret Griffen Park & Maungakiekie Golf Club, these 3-4 bedroom home exude sophistication, functionality, and timeless appeal.

Premier Location - Park & golf course views, moments from top schools, shops & transport.
Architectural Brilliance - Gourmet kitchens, open-plan living, and private balconies with breathtaking outlooks.
Spacious & Versatile - Generous bedrooms, elegant wardrobes, and flexible office/4th bedroom options.
Uncompromising Quality - Built with premium materials, ensuring longevity, comfort & ample storage.
Freehold Title - No body corporate fees
Remainder of 10-Year Master Builders Guarantee

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CLENDON PARK
2/18 KENNINGTON DRIVE



BLUE BIDS 27TH FEB





Investor Says Sell - Their Loss, Your Gain!

Here's your chance to secure a fantastic property in a prime location. This solid three-bedroom home is packed with features and offers endless potential for first-home buyers and savvy investors alike.

Inside, you'll find three generously sized bedrooms, perfect for families or flatmates, along with a well-appointed combined bathroom. The open-plan living and dining area is designed for modern living, creating a seamless flow that extends out to a private deck in the backyard. Imagine hosting summer barbecues or enjoying your morning coffee in this inviting outdoor space.

The property boasts a fully fenced section, offering both security and peace of mind for families with children or pets. The spacious front and backyard provide ample room for kids to play, gardening, or even future landscaping projects.

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MANUREWA
13 LOVELY LANE



BLUE BIDS 27TH FEB





Vendors Must Sell Before 28th Feb!

Lovely home on Lovely Lane now on the market! Our vendors have secured their new home and are eager to sell before February 28th, making this an urgent opportunity for buyers.

This stunning 3-bedroom, 2.5-bathroom townhouse on Lovely Lane, Manurewa, is ready to welcome its next owners. Built in 2019, this near-new home combines modern design, stylish finishes, and a sunny layout perfect for families or professionals.

The centerpiece of the home is a designer kitchen with high-quality appliances, a striking splashback, and generous cabinetry. Flowing effortlessly from the dining area to the private courtyard with a deck and low-maintenance garden, this space is perfect for entertaining.

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PAHUREHURE
42 RAY SMALL DRIVE



BLUE BIDS 27TH FEB





First Time On The Market In Over 35 Years!

Nestled in the sought-after suburb of Pahurehure, this original 1970s three-bedroom brick and tile home offers an exciting opportunity for buyers looking to add their personal touch. With solid construction and a spacious layout, this home is perfect for those wanting to modernise and create their dream space or for those who appreciate the charm of its original features.

Conveniently located close to motorway links, local shops, schools, parks, and transport, this home is a fantastic opportunity for first-time homebuyers, investors, or renovators. Don't miss the chance to secure this solid home in a prime Pahurehure location and make it your own!

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KARAKA
19 TURUA RISE



BLUE BIDS 27TH FEB





Spectacular Living in Karaka Lakes!

This exquisite residence has been designed with European influences and is nestled at the end of a coveted cul-de-sac amongst some of Karaka's most admired and desired homes.

Embodying the craftsmanship and quality synonymous with a Jalcon Home and immaculately presented. Featuring high-spec details such as gas radiator central heating and window shutters adding to the allure of this refined home.

Walking distance to high decile schooling, doctors, pharmacy, cafe/restaurants and minutes' drive to ACG Strathallan and motorway links North & South.

Elevate your lifestyle in this exceptional home within one of the area's most desirable locations.

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PAPAKURA
38 GILLS AVE



BLUE BIDS
27TH FEB





Unlock the Potential of a One-of-a-Kind Property!

They just don't make properties like this anymore! Nestled on a sprawling 1337sqm section, this is your opportunity to set your family up for the future. Whether you're a gardening enthusiast, an entertainer, or someone who dreams of a cricket pitch-style lawn, the potential here is endless.

With plenty of room for a caravan, camper, or boat, this property offers unrivaled space for your hobbies and adventures. If DIY is in your DNA, the main home - over 100 years old - is a project waiting for your creative touch. Renovate and restore it to its former glory and watch the value soar! With land in a prime location on Gills Ave becoming increasingly rare, this property offers exceptional value and long-term potential. Don't miss out on this once-in-a-lifetime opportunity to reap the rewards of this unique home.

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DRURY
6 SUTTON ROAD



BLUE BIDS 27TH FEB





Prime Location 2646sqm Corner site in Drury

The 2,646sqm corner property is a fantastic development opportunity, ready for your next project. With Resource Consent for 15 houses, or the flexibility to create your own plans under the current Mixed Housing Suburban Zone, the potential is immense. Subject to council approval this could be changed to commercial use.

Located in the heart of the rapidly growing Drury, the property is just minutes away from key amenities, including the upcoming Drury Station (within 2km), shopping precinct being developed by KiwiProperty (less than 2km away) and motorway. New Schools are a few minutes drive away and existing schools within walking distance. The Drury Village, which will soon feature a new supermarket, is also within walking distance, adding even more appeal to this already sought-after location.

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FLAT BUSH
10 CARLOS DRIVE



BLUE BIDS 27TH FEB





Stylish Family Home in Top School Zones

Spacious, modern, and low-maintenance, this stunning two-level townhouse offers the perfect blend of comfort and convenience. With a generous 212sqm floor area, the home features four well-sized bedrooms, three full bathrooms, and two lounges, providing plenty of space for families. The sleek, modern kitchen seamlessly flows into the open-plan dining and living areas, ideal for everyday living and entertaining.

Enjoy effortless indoor-outdoor living, with the lounge extending to a private outdoor area-perfect for hosting or unwinding. Quality chattels, including a spa bath with jets, add a touch of luxury. A single garage plus extra parking ensures practicality, while the freehold title means no body corporate fees. With clear instructions to sell on or before auction day, this is an opportunity not to be missed.

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WEYMOUTH
1/47 TAITIMU DRIVE



BLUE BIDS
27TH FEB





Blend of Security, Style, and Convenience

Step into this stunningly transformed 3-bedroom, 1-bathroom property, freshly unveiled after a meticulous renovation that leaves no detail untouched. Nestled on a coveted corner site, this standalone home presents a harmonious blend of style, practicality, and comfort, making it an excellent choice for families, first-time buyers, or astute investors seeking a well-located gem.

This thoughtfully upgraded home combines secure living with contemporary elegance and practicality, all set in a sought-after location. Whether you're seeking your first home, a family-friendly sanctuary, or an investment opportunity, this property delivers unmatched value.

Don't miss the chance to make it yours.

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MOUNT WELLINGTON
457A ELLERSLIE PANMURE HIGHWAY



BLUE BIDS
27TH FEB





Investors exiting the market - Must sell asap

Step into this beautifully renovated 3-bedroom, 1.5 bathroom standalone townhouse, spread across two levels and packed with features to impress. This property is designed for comfort and practicality with a toilet on each level, a single internal-access garage, and two dedicated outdoor parking spaces.

Inside, you'll find a modern, light-filled interior with spacious bedrooms and an open-plan layout that flows effortlessly. Located in sought-after Mount Wellington, you'll be close to Sylvia Park, schools, parks, and transport hubs, making life here as convenient as it is stylish.

This is an opportunity not to be missed! The vendor has already moved on, and this property is ready to go. Don't miss out-this home must sell! Contact us today to make it yours.

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PAPAKURA
42 WILLIS ROAD



BLUE BIDS
27TH FEB





Brick Do Up + Swimming Pool

Looking for your next project or a property to truly make your own? This 4-bedroom full brick home sits on a sprawling 965m^2 freehold section, offering endless potential for renovators, families, builders or savvy investors.

This home has been loved by its owners for 12 years, but with their recent relocation, it's time for someone new to take the reins. While it could use some TLC, the opportunity to add your personal touch is what makes this property truly special. Whether you're dreaming of renovating, creating an entertainer's paradise, or simply investing in a prime piece of land, this property delivers on potential. This is a MUST-SELL situation, and the house is empty and waiting for its next chapter. Call now to book your inspection and make this gem your own! Or visit our open homes on the weekend.

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MANUREWA
1/1A HALSEY ROAD



BLUE BIDS
27TH FEB





Kids Moving Different Directions - This Must Sell

The owners have made their decision-this property must be sold. With the family moving on to new beginnings, this presents an outstanding opportunity for buyers seeking a well-appointed, sun-filled residence in a highly desirable location. Do not miss this rare chance to secure a quality home at an exceptional value.

This well-designed, low-maintenance home is perfect for families, professionals, and investors alike.

The vendors are committed to a swift sale and will consider all serious offers.

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PAKURANGA
1/10 ROTOITI AVENUE



BLUE BIDS
27TH FEB





Your Foot in the Door to Pakuranga Heights!

Situated in a prime location, this inviting three-bedroom, one-bathroom home is in zone for some of East Auckland's most sought-after schools, including Riverhills School, Pakuranga Heights School, Edgewater College, and Pakuranga Intermediate. Families can enjoy the convenience of quality education just a short distance away, making this an ideal home for those looking to secure a strong future for their children.

Whether you're a first-home buyer looking for the perfect start or an investor seeking a valuable addition to your portfolio, this property presents a fantastic opportunity in a thriving East Auckland location. With its unbeatable combination of location, privacy, and space, this home won't stay on the market for long.

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PUKEKOHE
14 MORROW TERRACE



BLUE BIDS
27TH FEB





READY TO BEGIN DEVELOPMENT WITH RC, EPA & BC

This fully consented 991sqm site is ready for immediate development, offering the perfect opportunity to build seven modern townhouses in the heart of Pukekohe. With resource consent, EPA approval, and building consent in place, the property is primed for construction.

The approved development includes:
Five x 3-Bedroom Townhouses:
One x 2-Bedroom Townhouse:

Situated in a highly desirable location, the property is within 2km to local schools, the Pukekohe Train Station, and the bustling Pukekohe Town Centre with its wide range of shops and amenities. Don't miss out on this ready-to-go development opportunity in a thriving community.

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DRURY
421 DRURY HILLS ROAD







Lifestyle Living in Drury Hills

Situated in a peaceful, north-facing elevated position on the sought-after Elizabeth Place in Drury Hills, this 9008sqm property offers stunning rural views and is ideal for families seeking lifestyle living.

The home features four well-appointed bedrooms, including a generous master suite with an ensuite and walk-in wardrobe, complemented by three additional good-sized bedrooms.

The layout boasts plenty of living space, with two separate living areas and a dedicated office. Comfort is guaranteed year-round with three heat pumps strategically placed throughout the home.

The owners are genuinely motivated to sell-don't miss this opportunity to secure your slice of lifestyle living in this sought-after area.

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MANUREWA
28C JAMES ROAD



BLUE BIDS
27TH FEB





Perfect First Home - Vendors Upsizing!

Located in a quiet, private setting, this modern and tidy 2-bedroom brick and tile unit is ideal for

- First-home buyers or those looking to
- Downsize to a smaller home
- Investors that want to build their property portfolio

This spacious unit is positioned in a block of five units and on a No Exit Road. Brick & Tile exterior offers a low-maintenance lifestyle with a peaceful rear deck to unwind.

Whether you're a first-home buyer, professional couple, or looking for something more manageable, this unit is sure to impress. Don't miss out on this fantastic opportunity to secure your own home.

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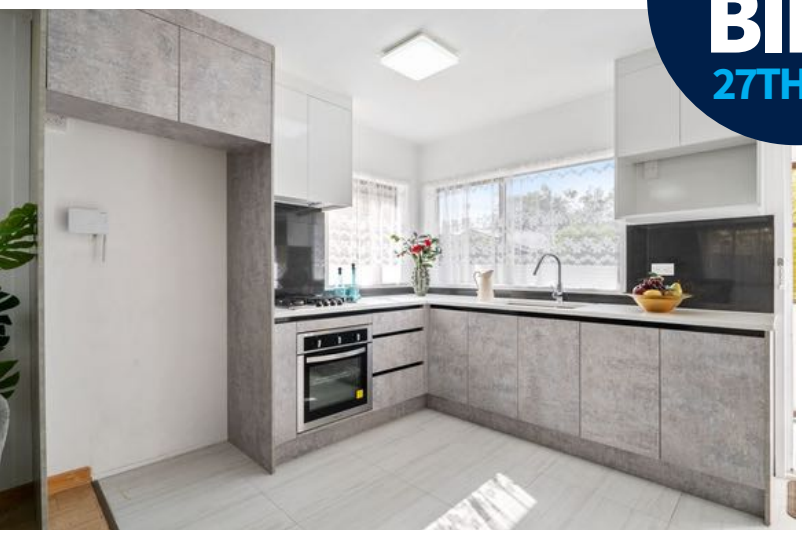
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MANUREWA
3/134 GREAT SOUTH ROAD



BLUE BIDS
27TH FEB





"Packed, Ready & Selling - Don't Miss Out!"

The vendors are permanently relocating overseas, and this home is the final step before they begin their new journey. With their flights booked and timeline set, this property will be sold on auction day-no ifs or buts! If you're looking for a home where seller motivation meets prime location, this is the one you've been waiting for.

Positioned within walking distance of the Nanaksar Sikh Temple, Southmall Shopping Centre, and Manurewa Train Station, this home offers easy access to motorways, schools, and parks, ensuring everyday convenience. The vendors are ready to move-will you be the lucky buyer to step in and claim this home? Auction day is the day to act! Contact us now for more details or to arrange a viewing before it's too late!

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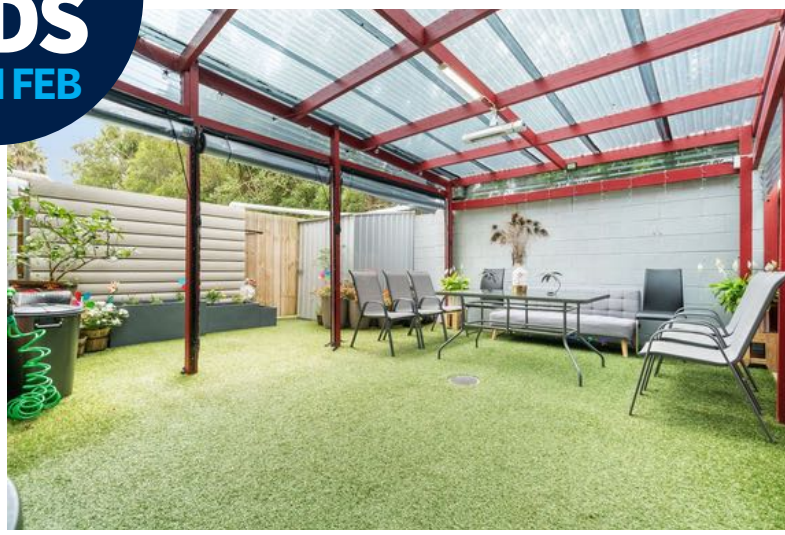
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MANGERE
16 PANGU WAY



BLUE BIDS 27TH FEB





Owners Upsizing - Secure This Gem!

The current owners are upsizing to a larger home, presenting an exciting opportunity for the next lucky buyer.

Discover the perfect blend of modern design and everyday convenience at 16 Pangu Way, Mangere. Whether you're a first-home buyer, investor, or looking to downsize, this Freehold property is an excellent choice.

Built with a durable brick and weatherboard exterior, this well-maintained home offers three spacious bedrooms and two bathrooms, including a master bedroom with a private ensuite. The main bathroom features both a separate shower and bathtub-ideal for relaxation.

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TAKANINI
18 SOFTWOOD AVENUE



BLUE BIDS 27TH FEB





Urgent Sale in Kauri Flats - QF154 Booked!

The motivated owners have secured their dream jobs in Australia, flights are booked, and they are set to leave! This property must be SOLD on or before auction day-don't miss out on this incredible opportunity!

A Home to Love in Kauri Flats Estate! This spacious single-level home in the sought-after Kauri Flats Estate offers 169sqm (more or less) of smartly designed living on a freehold 339sqm (more or less) section, with effortless indoor-outdoor flow.

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MANUREWA
58 SHARLAND AVE



BLUE BIDS 27TH FEB





First Time on the Market in Nearly a Decade

Change in our owner's circumstances means this property must be sold. The decision wasn't an easy one but now that it has been made, make the most of it before it's too late. Renovated, freshly painted and ready for you to move in, this single level spacious property will definitely tick most of your boxes.

This cherished and meticulously maintained property is available for the first time in nearly 10 years, offering a unique opportunity to secure a low maintenance renovated home in a prime location. Set on a generous 618m^2 road frontage section, this home enjoys a desirable position directly across from a peaceful reserve, combining tranquillity with convenience.

This property is on the market to sell and will not last long. Don't miss the chance to make this exceptional home yours.

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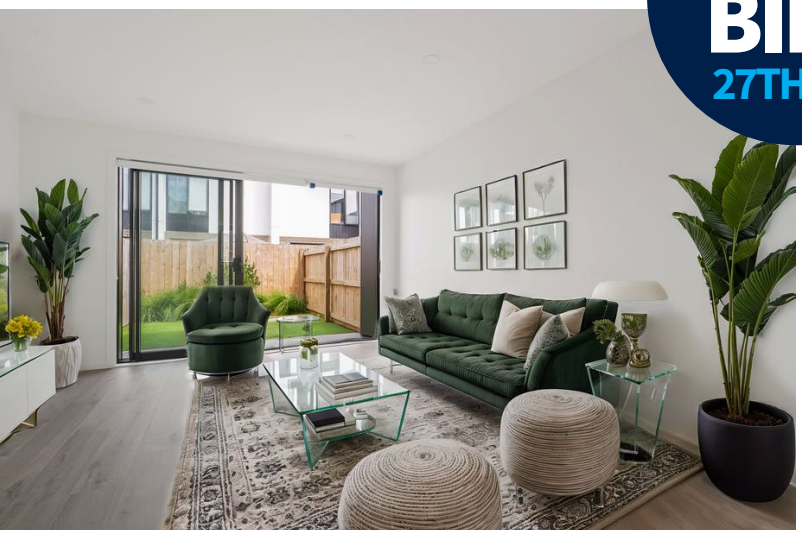
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OTAHUHU
16/35 CONVOY LANE



BLUE BIDS
27TH FEB





Personal Circumstances Driven Sale - MUST SELL

A sudden change in our owner's circumstances has lead to a decision that was hard to initiate but had to be made. That presents a rare opportunity for someone looking to get themselves a modern home with a rare coni¬guration (2 Bedrooms with 1.5 Bathrooms) in one of the most sought after streets of Otahuhu.

The open-plan layout ensures seamless indoor-outdoor flow, while the sleek, modern kitchen is perfect for hosting friends and family. The second bedroom offers flexibility, making it ideal for guests, a home office, or a growing family.

With quick motorway access, commuting to Auckland's CBD or surrounding areas is simple and efficient. This is an excellent opportunity to secure a contemporary, low-maintenance home in a thriving location.

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MEET THE AUCTIONEER



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Award Winning Auctioneer

Craig Stewart is our operations manager and in-house auctioneer here at Harcourts New Age. With a contagious passion for all things auction and real estate, he is available to answer any questions you may have in regards to the auction process. Along with your consultant, Craig is keen to ensure you have all the information you need to make informed and productive bids.

Craig is an award winning professional auctioneer, placing first in the Harcourts International Rising Star Auctioneer competition 2020/2021 and looks forward to delivering an auction experience that exceeds your expectations.

Vendor Bidding

Some companies take away a vendor's legal right to bid at an Auction in New Zealand. Harcourts New Age leave this choice up to their clients. Harcourts New Age have faith in their client's understanding of the Auction process as they have been made fully aware of all aspects of the process.

Our People

Ask our team what sets them apart, and you'll hear everything from local expertise to top-tier negotiation and marketing skills. Some bring years of proven success, while others offer fresh perspectives and valuable experience from other industries. Backed by Harcourts Academy training and cutting-edge systems, our salespeople don't just say they're the best—they prove it.

PREPARING FOR AN AUCTION

Once you have identified an auction property that you're interested in, it's important to have your finances organised by the auction date, which includes having the cash available to pay a deposit on auction day. This is also a good time to get all of your other affairs sorted, such as finalising the sale of your existing property, organising a property check and familiarising yourself with all the auction documents.
Your solicitor can also inspect the title of the property and investigate all legal matters relating to your prospective purchase.
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This is also the time when your Harcourts sales consultant will help you gain a better insight into the local market – a very important consideration when trying to assess the market value of the property. You could also consider obtaining an independent property valuation as a further guide. Let the Harcourts representative know if you are interested in a particular property. Then, if another buyer submits an offer prior to the auction, you'll be contacted and given the opportunity to attend the brought-forward auction.

If you are not a New Zealand citizen or permanent resident, don't forget to check with your solicitor that you can legally buy in New Zealand with the Overseas Investment Act. Your solicitor will need to collect some personal information about you, and in some circumstances your finances, in order to comply with the Anti-Money Laundering and Countering Financing of Terrorism Act 2009.

Checking the LIM and title with your solicitor is a good idea, as well as making sure you're familiar with and understand concepts such as deposit payments, possession dates, settlement dates, balance of payments, list of chattels, title and registered interests on the title.

Inspect the property as many times as necessary and, if you have any doubts, arrange for a builder, plumber, electrician or any other tradesperson to accompany you.

Ask about:
- Property Valuation by a registered valuer
- Geographical zoning / schooling
- Location of utilities, arterial routes, shopping centres etc.

If you've never attended an auction before it's a good idea to have a look at a few before attending the auction of the property you intend to purchase. This will help you become more familiar with the auction process. Ask who the auctioneer is going to be and research them to understand what their style is going to be and how they conduct their auctions. There are also many good websites that can help you understand different perspectives around value, so you can formulate a price that represents good value to you.

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BENEFITS TO BUYING AT AUCTION

A successful bid = the true market value.

You know exactly who your competition is on the day.

All buyers are given fair opportunity to buy.

Negotiations are open for all to see.

You know you are dealing with sellers who want to sell on the day.

At the fall of the hammer, the auction is final and, if your bid is successful, the property is yours with no further negotiations, and the contract is signed then and there.

Most of the work is done for you: LIM, Title is provided, and often a building inspection.

You may face limited competition at auction.

You might have to pay just $1000 more than the competition to secure the property.

You can employ advantageous bidding.

Your Harcourts representative can do the bidding for you, under your instructions, if you aren't comfortable to do so or are absent.

If the property is passed in, the auction is at an end. The property is then placed on the open market and the highest bidder does not have the first right of refusal to purchase.

Auction vendors will generally try and be flexible in their terms, such as settlement date and deposit, but you need to ask for a valuation prior to auction.

An auction is an exciting, competitive environment where everything is out in the open. You can see your competitors and keep track of each and every bid.

Buying at auction avoids the traditional offer/counteroffer negotiation process and you don't have to worry about third-party representations.



MAKING A PRE-AUCTION OFFER

If you find the right home for you which is offered through auction, you have the opportunity to submit a pre-auction offer. However, the acceptance of offers prior to auction is a decision made entirely by the seller. Such an offer will need to be attractive to the seller, in order for them to decide to accept and sell the property prior to auction day.

It's important to understand that all pre-auction offers must be unconditional in all respects, although the offer will be conditional on the property not selling for a higher price than your offer at a brought-forward auction. This means that the offer must be made without any conditions relating to property inspection or being subject to finance, so it is very important to undertake research and due diligence. Your best chance is to have your offer accepted will be under auction terms and conditions.

You must submit your offer to the Harcourts sales consultant or the Harcourts auctioneer in writing on a Particulars & Conditions of Sale of Real Estate by Auction form, which they can supply to you when you make your offer. You will also be required to fill in the pre-auction procedure form that outlines the process. If your offer is accepted, the auction will be brought forward to no sooner than 48 hours of acceptance and will include at least one working day. The auctioneer will declare your pre-auction offer and if no-one else bids, the auctioneer will sell the property to you. If there is a bid in excess of your preauction offer, then your contract is at an end and you are bidding for outright ownership.

If your pre-auction offer is not accepted, you will be notified, and the auction will simply proceed as it was originally planned and there will be no counter offer from the seller.

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AUCTION DAY FORMALITIES

Some auctions require you to be registered in order to bid at auction. If not, just make your intentions known to the agent and auctioneer. Registration involves agreeing to the terms and conditions of sale and providing sufficient proof of identification.

Once you are registered, a bidder identifier paddle may be allocated to you to use in signalling a bid to the auctioneer. The auctioneer will begin by reading the terms and conditions of the contract of sale – listen carefully as these may have changed. The auctioneer will then talk generally about the property. The auctioneer will run through a description of the property on offer and then call for an opening bid to start the auction. Bidders usually decide on the opening bid, but if no buyer puts forth an opening bid, the auctioneer may choose to nominate a starting bid - this is referred to as a 'vendor bid'. A vendor bid will only be used in order to create momentum during the auction and cannot be used above the seller's 'reserve price'.

Most auctions are held 'subject to a reserve price' – the price below which a property may not be sold. When this level has been reached, the auctioneer will then announce that the property is for sale or 'on the market'. This means that the property will now be sold to the highest bidder at the auction. Until this point, bidders will place bids in increments guided by the auctioneer, up to a value that they are willing to pay for the property. Making a bid simply involves making any gesture to attract the attention of the auctioneer or stating your bid.

Be aware that any bid you make could be the one that buys the property, so bid only within your means.

If a property fails to reach the reserve price, it is 'passed in'. After being passed in, the property will now be open to the market, and everyone will have equal opportunity to submit their offer.

Some properties that go to auction may have conditional buyers who are interested in purchasing the home (that is buyers that can't bid under auction terms and conditions). These prospective buyers can take advantage of a property which has been passed in and may make an offer, so if you are in a position to bid on auction day, give it your best shot and come prepared to put forward your best offer. If you're successful on the day, you'll be asked to sign the contract and pay a deposit. This is normally 10% of the purchase price, but it is advised to always double check with the Harcourts sales consultant before the commencement of the auction.

Bidding Strategies:

Remember, the most money is not always the determining factor of an auction win. The following have been known to deter opponents:

- A big strong bid at the start
- Bidding on top of your own last bid
- Randomising the amount of your bids
- Doubling the bid increment
- Speed can show strategy even when you have none
- Standing in a prominent position and bidding with confidence

Have a strategy meeting with your Harcourts representative in advance of the auction so you are not surprised on the day.

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OUR LOCATIONS

PAPATOETOE
PAPAKURA
THE GARDENS
KARAKA



Papatoetoe
38 A East Tamaki Road
Papatoetoe
P 09 941 3860



Papakura
3 O'Shannessey Street
Papakura
P 09 298 6024



The Gardens
2 Charles Prevost Drive
The Gardens
P 09 264 0211



Karaka
75 Hingaia Road
Karaka
P 09 896 8010

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THE HARCOURTS DIFFERENCE

At Harcourts, we're always one step ahead.

There's a lot to consider when you're planning on buying, selling, renting or looking for a property manager for your home and it's the expertise of the people you work with, who make all the difference to your experience.

When you choose Harcourts, you will be safe in the knowledge that you're going to get excellence at every step.

Contact Harcourts today
0800 4 NEW AGE
newagerealty.co.nz

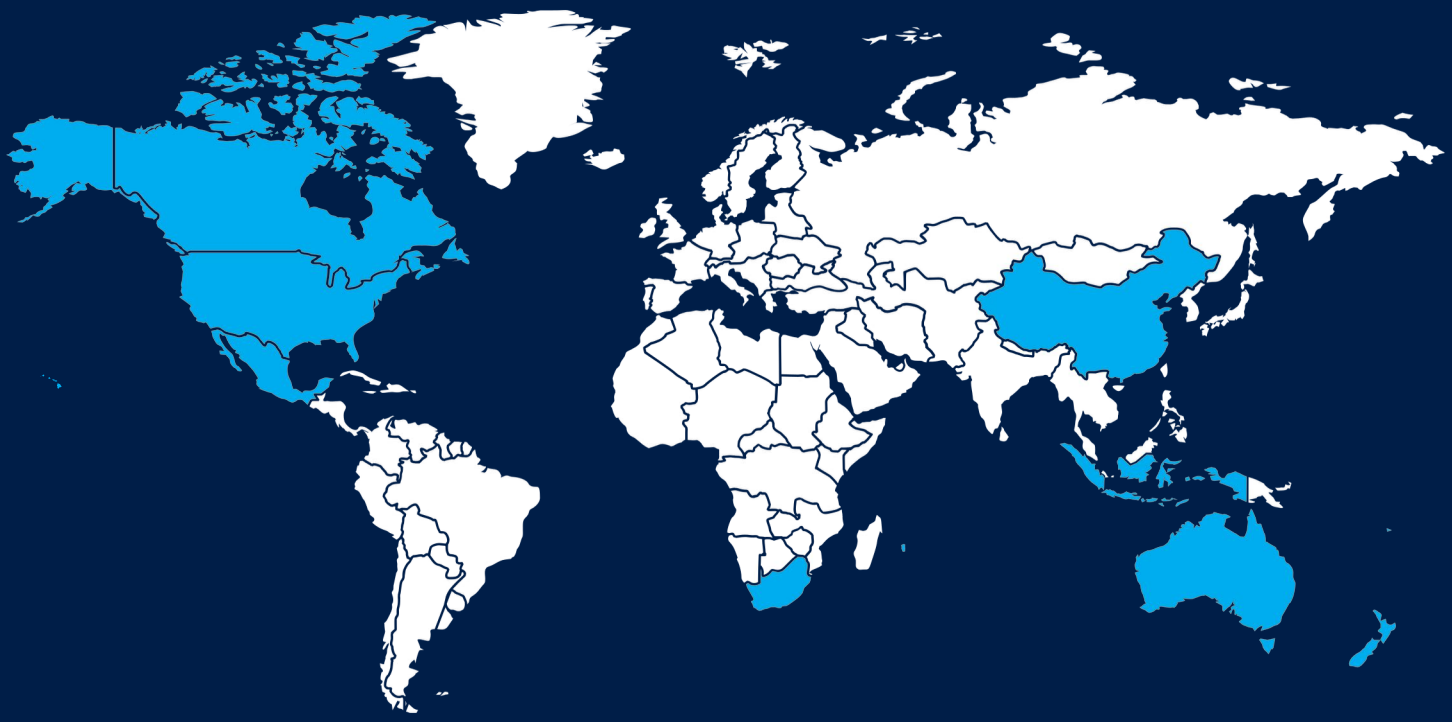
The difference that is Harcourts.

At Harcourts, we weave trust, expertise and reliability into the very fabric of our operations.

Our achievements in real estate are a reflection of our commitment to gold-standard service, aided by initiatives like the Harcourts Foundation - who make a real difference in our local communities. We've retained the honour of being named New Zealand's Most Trusted Real Estate Brand by Reader's Digest for a staggering twelfth year in a row, and we couldn't be more proud.



LOCAL TOUCH
GLOBAL REACH



OUR GLOBAL ADVANTAGE

Harcourts is a highly successful, multi-national real estate franchise network founded in New Zealand, which has been providing industry-leading services since 1888. We have the global, national and local connections for buying and selling real estate.

In addition to this we have the backing of advanced technology systems, comprehensive training and world-class marketing. These foundations have shaped the quality, culture and future of the Harcourts brand and our people.

We are proud to represent clients in Australia, New Zealand, Fiji, South Africa, United States, Mexico, Canada, Indonesia, China, Hong Kong and Mauritius.

879 OFFICES
Buyer Referral Network

ACROSS 11 COUNTRIES
Global, national and local connections

100,000+ PROPERTIES
Under Management

$45.1B* SOLD ANNUALLY
Proven Sales Techniques

6,600+ CONSULTANTS
Global Marketing Strategies

We make it possible

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