

# LOCAL CASE STUDY

## 16 Esplanade Road

### Mt Eden

RayWhite

3  1 



Sale strategy: **Sold prior to Auction**  
Price: **\$2,200,000**  
CV: **\$1,525,000**  
Land Size: **430m<sup>2</sup>**  
Date: **23 September 2021**  
School Zones: **AGS, MAGS, AGGS, ANI, MENPS**

#### City Fringe Villa

Nestled on the northern side of Maungawhau, this delightful 1880s cottage featured opportunity to add value to the home along with a well-established and much-loved garden to nurture.

Coming to market when Auckland was in Level 4 lockdown, the property was listed online on 7.9.21 as a "Forthcoming Auction (unless sold prior)". Receiving a pre-auction offer after just one week, interested parties were invited to submit offers on 15.9.21, resulting in a total of 8 offers. The vendor then entered agreement with the preferred offer, which was subject only to the purchaser viewing the property when permitted at the appropriate Alert Level. On the second day of Level 3, following the viewing the agreement became unconditional and property sold.

[www.mikerobson.co.nz](http://www.mikerobson.co.nz)

TEAM  
**MIKE ROBSON**  
EXPERIENCE WHEN IT COUNTS



**Mike Robson**  
Licensee Salesperson  
mike.robson@raywhite.com  
021 484 288



**Scott Bartlett**  
Licensee Salesperson  
scott.bartlett@raywhite.com  
022 098 5160

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