

LOCAL CASE STUDY

# 35c Marsden Ave Mt Eden

**RayWhite**

5  3 



Sale strategy: Withdrawn from market and sold prior to AUCTION

Days on market: 4

Price: \$4,450,000

CV: \$3,075,000

Date: 6 November 2021

Land size: 804m<sup>2</sup>

School zones: Maungawhau School, ANI, MAGS, AGGS

TEAM  
**MIKE ROBSON**  
EXPERIENCE WHEN IT COUNTS



**Mike Robson**  
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**Justine Koning**  
Licensee Salesperson

## "Substantial Masonry Dream Home"

Tucked away in its sheltered oasis, this expansive contemporary home was on the market for just 4 days before being withdrawn from the market and sold prior to auction with a pre-auction offer.

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

CHAIRMAN'S  
**ELITE**  
PERFORMER 20-21