

What is 21B Glucina Place, Glen Eden Worth to You?

Method of Sale:

A **DEADLINE SALE** has been chosen by our vendors as their method of choice. I know for buyers that choosing a method without a price can pose challenges, similar to price by negotiation these methods allow the current market to determine the final sale price. To help you with deciding what **21B Glucina Place** is worth to you, we have included recent sales from the area.

Our Property Owner:

The owners have chosen a deadline sale process to sell their home so that ALL buyers (conditional and unconditional) are able to present an offer. Please note, our vendors ultimate goal is to sell unconditionally. This means that unconditional offers regardless of the level, will be seriously considered so if you are able to satisfy your conditions prior to the deadline, you will stand the best chance of owning this home.

Feedback:

The Owners are genuinely motivated to sell their property and move on to the next stage in their property journey. Your feedback in what YOU would pay for their property is valuable as it will help them to determine what their property is worth. A property is worth what someone will pay for it.

Determining Value:

Deciding what you would pay to make this home yours is largely subjective and doesn't lead to a right or wrong answer. It is determined by a number of factors and will change for each person viewing it. Things such as finance, first impressions, value for money, personal circumstances, other properties you have seen, lost out on or made offers on will all help you to determine the price you would be willing to pay to own this home.

YOUR HOMEWORK - HOW TO USE THIS GUIDE:

We have selected the following properties because they have characteristics that match the property being sold (please note the date of the sale). This could be location, style, floor area, number of bedrooms, views, age, land size. We would expect this property to be somewhere within the vicinity of the sales range these properties offer. Look at each of the photos and google the properties we have suggested and compare them with the property we are selling. This will help you decide whether **YOU SEE** value below, above or at that level. The market will always dictate the final price, but we trust this document helps you to work out whether your budget will fit?

We are very happy to keep in touch with you once a property has sold with the sale price or to chat to you about recent sales in the area if you would like more information. Obviously, as each buyer is different, and each property is different so often value is more determined by what the property is worth to a specific buyer.

21B GLUCINA PLACE, GLEN EDEN, AUCKLAND

Recent Sales

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$700,000 to \$855,000	Median	\$805,000	Mean	\$790,357	For the property at the median, the sale price was 16.8% below CV.
C.V	\$810,000 to \$1,075,000	Median	\$980,000	Mean	\$960,714	

1/62 Rua Road, Glen Eden, Auckland

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Last Sold	\$749,000 - 31 Jul 24	Land Area	
Capital Value	\$940,000 - 01 Jun 21	Floor Area	120 m ²
Land Value	\$530,000 - 01 Jun 21	Roof	Steel/G-Iron
Improvements	\$410,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1970-1979

This sun-drenched property is excellent entry level buying and represents a great chance for you to add value with everything at your doorstep.

Perfectly positioned for New Lynn's bustling transport hub, the vibrant mall, cinema, entertainment and café scene. The artistic enclave of Titirangi Village and the charming Glen Eden Village lie within easy reach. A short stroll to Fruitvale Train Station connects you to the city. Plus, the well known Humbug Café is a short walk so Sunday morning brunches will be an easy option or for your daily caffeine fix! Zoned for Glen Eden Intermediate.

The high ceiling and light-filled living and kitchen spaces enhanced by a neutral colour palette interconnect beautifully and spill to a sizeable covered deck perfect for entertaining. The enclosed level front yard is ideal for keeping pets or for your children to play safely. When you feel the need to kick a ball or fly a kite, there's plenty of space in the huge reserve next door.

Warm, bright, peaceful and ever so welcoming, this is a home for all seasons with a heat pump for the cooler months. Three good sized bedrooms are complemented by a family bathroom and there is a separate laundry. Parking is a breeze with a carport and off-street carpark.

AGENT COMMENT: INFERIOR This is a slightly larger house on a cross-lease section. It his an un-renovated home with a standard bathroom & kitchen. Your home is in superior condition to this. This property is inferior to yours.

21B GLUCINA PLACE, GLEN EDEN, AUCKLAND

Recent Sales

11B Wilson Road, Glen Eden, Auckland

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Last Sold	\$855,000 - 01 Aug 24
Capital Value	\$990,000 - 01 Jun 21
Land Value	\$500,000 - 01 Jun 21
Improvements	\$490,000
Land Use	Residence

Land Area	392 m ²
Floor Area	118 m ²
Roof	Tile Profile
Walls	Brick
Building Age	2000-2009

Nestled away from the street, this charming single-level brick and tile family home offers a tranquil and secure environment. Boasting three spacious bedrooms, including a master with its own ensuite bathroom, as well as a second full bathroom, this home is designed for comfort and convenience. The internal garage provides easy access and additional storage space.

Situated on an easy-care freehold section spanning 392m², maintaining the property is a breeze, allowing more time to enjoy its peaceful surroundings. The open-plan layout seamlessly connects the kitchen, dining, and living areas, creating a welcoming atmosphere for family gatherings or entertaining guests.

Conveniently located just a short stroll from Glen Eden Village, residents can easily access popular cafes, takeaways, restaurants, supermarkets, shops, and the Glen Eden train station. Families will appreciate the home's proximity to schools such as Glen Eden Primary and Intermediate, ensuring quality education options for children.

This home offers not just a place to live, but a lifestyle of comfort, convenience, and community in the heart of Glen Eden.

AGENT COMMENT: COMPARABLE This is a slightly larger house on a fee simple section. This is a renovated house offering a modern kitchen and bathroom and a single garage. It has a deck on the front but doesn't look like it has much garden space. This property is

29B West Coast Road, Glen Eden, Auckland

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Last Sold	\$815,000 - 25 Jul 24
Capital Value	\$980,000 - 01 Jun 21
Land Value	\$780,000 - 01 Jun 21
Improvements	\$200,000
Land Use	Residence

Land Area	431 m ²
Floor Area	140 m ²
Roof	Tile Profile
Walls	Concrete
Building Age	1950-1959

Step into a beautifully transformed piece of history where classic 1950s architecture meets modern comfort and style. Tucked away down a quiet driveway, this double brick and tile home offers a peaceful retreat while remaining connected to essential amenities.

Upon approach, the meticulous landscaping introduces a burst of colour and life, complementing the lovely private backyard facing north a perfect sun-drenched setting for relaxation or entertaining. Inside, the charm of original wooden floors warmly greets you, beautifully restored to enhance their natural allure. The separate lounge, cozy and inviting, features a nearly new wood fireplace and French doors that open to a side path leading to the garden, while the patio outside the kitchen overlooks the beautifully maintained garden and offers a partially covered space for all-weather enjoyment.

The large, updated kitchen marries functionality with style, equipped to delight any culinary enthusiast, while the fully renovated bathroom ensures comfort meets contemporary design standards. Drop-down attic stairs add more storage. The large basement workshop/storage room, carport and 2 off street parking complete the picture.

For the past 17 years, dedicated owners have meticulously upgraded their beloved home, from a new tile roof to updated wiring and plumbing, ensuring no detail was overlooked. Now, they have a job offer in Nelson and are ready for this cherished home to go.

AGENT COMMENT: SUPERIOR - This is a character home with polished timber floors and concrete cladding. Built in the 50s which is a sought after build era. The home offers a modern kitchen and renovated bathroom with freestanding bath. The property has usable lawn area and a patio, fully fenced garden and covered deck.

21B GLUCINA PLACE, GLEN EDEN, AUCKLAND

Recent Sales

32 Heversham Place, Glendene, Auckland

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Last Sold	\$805,000 - 08 Jul 24	Land Area	416 m ²
Capital Value	\$1,050,000 - 01 Jun 21	Floor Area	104 m ²
Land Value	\$660,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$390,000	Walls	Brick
Land Use	Residence	Building Age	2000-2009

This solid brick 3-bedroom, 2-bathroom gem in Glendene is perfectly designed for family living. Situated on a generous 416 sqm land area, this beautiful house offers ample space for both indoor and outdoor activities. The 104 sqm building area ensures comfort and functionality, making it an ideal place to call home.

The property features a kitchen equipped with a dishwasher, rangehood, and wall oven. The expansive backyard is an entertainer's paradise, providing the perfect setting for BBQs, gatherings, or simply unwinding after a long day.

Additionally, this property boasts a single garage, ensuring secure parking for your vehicle.

Nestled in a quiet cul-de-sac, this property offers a peaceful and private lifestyle. Don't miss out on this amazing opportunity - contact us today to arrange a viewing and take the first step toward making this dream home yours!

AGENT COMMENT: COMPARABLE This is a larger home built after 2000 with 3 bedrooms and 3 bathrooms, a larger floor area and land size. The interior condition was good but dated. The property offered a garage and a fully fenced garden

7 Netherlands Avenue, Kelston, Auckland

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Last Sold	\$818,500 - 21 Jun 24	Land Area	417 m ²
Capital Value	\$880,000 - 01 Jun 21	Floor Area	110 m ²
Land Value	\$600,000 - 01 Jun 21	Roof	Tile Profile
Improvements	\$280,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

Imagine a life of refined comfort in the heart of Kelston. This distinguished weatherboard residence offers a canvas for effortless living. Three spacious bedrooms and a formal dining area provide the perfect setting for creating cherished memories. Unleash your culinary passion in the modern kitchen designed to inspire masterful creations.

Separate living and sunroom areas offer dedicated spaces for relaxation and rejuvenation. Imagine tranquil mornings bathed in sunlight, sipping coffee in the sunroom, or unwinding with loved ones in the cozy living room.

Immerse yourself in the fresh air and vibrant outdoors. Host memorable barbecues on your expansive rear deck, with stunning views of your meticulously landscaped backyard. The inviting front deck adds a touch of convenience, perfect for enjoying your morning coffee or soaking in the sunset.

AGENT COMMENT: SUPERIOR This is a larger house on a larger section built in the 50s. It is a character weatherboard home with polished timber floors a large kitchen with island bench and a tidy bathroom. The property offered a fully fenced garden with lawn area.

21B GLUCINA PLACE, GLEN EDEN, AUCKLAND

Recent Sales

8 Glucina Place, Glen Eden, Auckland

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Last Sold	\$700,000 - 02 Jul 24
Capital Value	\$1,075,000 - 01 Jun 21
Land Value	\$1,000,000 - 01 Jun 21
Improvements	\$75,000
Land Use	Residence

Land Area	640 m ²
Floor Area	94 m ²
Roof	Tile Profile
Walls	Fibre Cement
Building Age	1970-1979

She's a pretty big job but you'll be right.

Let your imagination run wild within the walls of this fixer upper.

Set in a no-exit street with a sunny urban outlook, this property offers a golden opportunity to transform this house into a HOME.

Three bedrooms, one-bathroom on 640m2 freehold section gives flexibility to customize and create a living space tailored to your lifestyle.

Primely located in Glen Eden close to schools, amenities, and transport routes, it's the ideal setting for your family's new beginnings.

Fully fenced for two and four legged wee ones to free range.

Whether you're a seasoned investor or a DIY enthusiast, this property promises an excellent return on investment without breaking the bank.

AGENT COMMENT: INFERIOR This is on your street but it is a do-up. The interior condition was dated and in very poor condition.

2/22 Clayburn Road, Glen Eden, Auckland

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Last Sold	\$790,000 - 22 May 24
Capital Value	\$810,000 - 01 Jun 21
Land Value	\$470,000 - 01 Jun 21
Improvements	\$340,000
Land Use	Residence

Land Area	
Floor Area	100 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1920-1929

A dream come true for first home buyers, this charming character bungalow is private and sunny, and beautifully presented throughout.

Classic period features are on display throughout this cute as a button character home, which has two generously proportioned double bedrooms, and a third single bedroom, ideal for guests, work from home, or sunning the afternoons away.

Abundant in open plan living space, the native timber flooring and high stud ceilings, alongside modern decor, gives the home a warm contemporary feel.

Outside, enjoy fully fenced established gardens making it ideal for children and pets. The deck is positioned for sunshine and adjacent to the kitchen making entertaining easy like it should be. You will be delighted with the off street car parking, right at your front door.

AGENT COMMENT: COMPARABLE This is a larger character 1920s home with weatherboard cladding, polished timber floors and a renovated character kitchen and bathroom.

21B GLUCINA PLACE, GLEN EDEN, AUCKLAND

Recent Sales

The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.

3/60 Kelman Road, Kelston, Auckland

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Listed 25 Jul 2024 Negotiation
Capital Value \$870,000
Land Value \$385,000
Improvements \$485,000
Category Residential Townhouse

Land Area 100 m²
Floor Area 130 m²
Roof Tile Profile
Walls Fibre Cement
Building Age Unknown

4/13 Sarona Avenue, Glen Eden, Auckland

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Listed 31 May 2024 \$720 per week
Capital Value \$830,000
Land Value \$440,000
Improvements \$390,000
Category Residential Townhouse

Land Area 147 m²
Floor Area 123 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Unknown