# Harcourts Grenadier

No1 Harcourts Real Estate Franchise in the South Island

Harcourts Grenadier Award Winning Christchurch Real Estate Company

With a team of more than 270 and 11 [real estate offices](https://grenadier.harcourts.co.nz/Home/contact-us) throughout Christchurch and the wider Canterbury region, Harcourts Grenadier is one of the country’s most influential real estate brands.

Driven by a relentless desire to develop and grow, the company regularly introduces new innovations and embraces new methodologies, helping to shape the real estate industry as a whole in the process.

Today, they’re recognised as one of the best of the best – they were recently named the No.2 Real Estate Franchise for Revenue at Harcourts’ International Awards, and have ranked as the South Island’s Top Harcourts Real Estate Franchise for nine years straight.

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Harcourts Grenadier is proud to support the [community](https://grenadier.harcourts.co.nz/Home/community) in both Christchurch and [Akaroa](https://grenadier.harcourts.co.nz/Home/contact-us/akaroa). We have supported a number of important causes, from Akaroa Hospital, Hospice New Zealand to our recently launched [partnership](https://grenadier.harcourts.co.nz/Home/blog/harcourts-grenadier-continues-to-make-a-difference-in-the-community) with the Cancer Society Canterbury West Coast Division.

# Open Homes

COVID-19 Information Relating to Open Homes

To our valued clients and customers of Harcourts Grenadier, as directed by the New Zealand Government,under Level 3 all Harcourts Grenadier offices throughout Christchurch will remain closed to the public.  
  
Rest assured our sales consultants are still available to support you with your property needs if you are looking to both buy or sell. Sales consultants can conduct private viewings of properties, if you are interested in viewing a property please [**contact one of our sales consultants**](https://grenadier.harcourts.co.nz/Meet-the-Team) to book an appointment.

If you have any further questions then please do not hesitate to contact us. [Click here to contact your local office.](https://grenadier.harcourts.co.nz/Home/contact-us)

Thank you for your understanding.

Our Open Homes

<https://grenadier.harcourts.co.nz/Property/residential?sort=OpenHome>

# Mortgagee Sales

<https://grenadier.harcourts.co.nz/Property/974369/CR46439/8-Fisher-Avenue>

Mortgagee Sales

**What is a Mortgagee Sale?**

When a homeowner is in default under the conditions of their mortgage, the bank or lender has the power to take action under the PLA which could involve the sale of the property.

The main point of difference with a mortgagee sale, is that the sale of the property is under the control of a financial institution rather than the owner.

So, as always, it is the responsibility of the prospective buyer to do their homework into the recent prices of similar properties sold in the local market.

There are several risks involved with buying at a mortgagee sale, for example, there is no guaranteed vacant possession, and the new owner may be liable for any outstanding rates, body corporate fees or other payments (refer to individual contract for sale conditions in relation to outstanding payments).

Lenders are not required to supply building reports or disclose unapproved construction work.

So it’s important to take the time to do your own research and ask your Harcourts Sales Consultant about these risks. Check the sale and purchase agreement carefully before committing.

**Basic terminology**

• Vendor = Mortgagee = Lender

• Owner = Mortgagor= Borrower

• Purchaser = Buyer under the Mortgagee sale

• PLA = Property Law Act 2007

• Property = Land and buildings on the land but excluding fixtures and chattels

• Property = The land as described in the legal description on the mortgage

• Mortgage = The mortgage under which the mortgagee has its power of sale

• Default Notice = Notice under s120 of the PLA

• Default Notice Period = A minimum of 20 working days from service of the notice

• Non-Registrar Sale = Private mortgagee sale

**Background details on legislation relation to mortgagee sales**  
• Section 103A of the Property Law Act 1952 was the underpinning legislation on the sales process for Mortgagee Sales. This Act has now been repealed and replaced with the 2007 Act.

• Essentially the obligations are similar however they have been strengthened.

**What triggers right to sell**

• Mortgagee issues a PLA Notice of Default

• Notice time frame usually 20 working days minimum from date of service

• Mortgagor must remedy default within that time frame (default can be one or many of the following reasons. Non-payment of rates, body corporate fees, mortgage payments, lack of insurance etc.).

• If not then mortgagee can elect to sell

**The property Law Act – Duty of Care**

Section 175 of the PLA provides as follows:

175 Duty of Mortgagee exercising power of sale

A mortgagee who exercises a power to sell mortgaged property, including exercise of the power through the Registrar under s186, or through a court under s199, owes a duty of reasonable care to the following persons to obtain the best price reasonably obtainable as at the time of sale:

1. The current mortgagor:

2. Any former mortgagor:

3. Any covenantor:

4. Any mortgagee under a subsequent mortgage:

5. Any holder of any other subsequent encumbrance:

This section now extends the duty to a number of interested parties and puts the selling mortgagee under additional scrutiny during the sale process. It also raises a number of issues. A covenantor will be able to raise this as a defencein a claim for any shortfall.

**Timing**

• The duty of care does not qualify the mortgagees’ right to decide, in its own interest, if and when to sell, although once a mortgagee decides to sell it becomes subject to the duty. A mortgagee can decide in its own interest if and when to sell. Apple Fields Ltd vs Damesh Holdings Ltd (1990) 2 NZLR 586 which observed that “a duty to sell at a particular time or at all would make the business of lending almost impracticable”

• There is no obligation on a mortgagee to delay a sale to obtain a higher price and nor will it be penalised for delay. The time for assessing whether the price is the best price reasonably obtainable is the time of sale.

**Price**

• A forced sale valuation recognises, amongst other things, that the vendor may not obtain the full market price for the property because of circumstances that are inherent in forced sales. To what degree the property will be marked down because of a forced sale is a matter of fact in each case...The failure to achieve the market value of the property on a mortgagee sale does not necessarily give rise to an inference that the mortgagee has breached his/her duty to take reasonable care.

**Guarantors and Subsequent Mortgagors**

• In Clark v UDC Finance Ltd it was confirmed that the mortgagee’s duty of care was owed to guarantors. The duty was expressed as a tortious one.

• Mortgagor is defined in the PLA “any person deriving title under the original mortgagor, or entitled to redeem a mortgage, according to his estate, interest or right in the mortgaged property”.

• In Apple Fields (supra) the Court of Appeal held that a subsequent mortgagor falls within this definition.

•However it does not include a guarantor who may have some rights of subrogation, but no estate, interest or right in the mortgaged property.

**What is being sold?**

Does the sale include all buildings on the land?

Chattels and fixtures may be specifically excluded by the mortgagee as a mortgage is a charge on land and buildings not chattels.

Fixtures and chattels are generally excluded

Take care with transportable buildings as the mortgagee may or may not have the right to sell these

Owner/Mortgagor holding over is when the owner fails to vacate the property on settlement. It is the purchaser’s problem to obtain vacant possession not the mortgagee.

**Marketing and advertising mortgagee sales**

• Registrar Sales – As per registrar’s rules

• Private Sales – Disclose as “Mortgagee Sale”

• Commerce Commission ruling on the need to disclose

•An organisation is in breach of the FTA s14 (1) (b) by not “disclosing” mortgagee sale on advertising copy.

If you have any further questions about Mortgagee Sales feel free to contact our Harcourts Grenadier City office on (03) 379 6596 to be put through to our mortgagee division.

# Selling Your Home

Free Property Appraisal

UNDERSTANDING THE SELLING PROCESS

We believe that selling a house or property can be stress-free and exciting when you have the right knowledge and insights, partnered with a supportive real estate agent and sales system.

Let us guide you through each step on how to sell your house or property and how to achieve the best possible sales result.

The equity in your home is a tool that can be leveraged to **enhance your financial security.** And, it’s always good to know how much you currently have ‘banked’ in your property. Especially when the market changes rapidly.  
  
We are pleased to offer a free professional appraisal of your property. **Complete the form below**and an experienced sales consultant, will make contact with you.

# Digital Appraisal

No Obligation Digital Market Appraisal!

# About

About Grenadier

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# Client Experience

Supporting you all the way

Attention to detail is of the highest importance to us at Grenadier, we are proud to offer a service quite unique to the real estate industry.

Our client experience suite offers you extra touch points during the selling process and a specialised manager, ensuring additional added value for you and your property.

This service is available for you alongside your sales consultant to ensure there is another contact available to you during the process of your sale.

**Greg Seaward-Searle**  
Head of Client Experience  
021 273 2753

03 379 6596

greg.seaward-searle@harcourts.co.nz

What we have to offer

<https://youtu.be/ob8SA3mI1Vs>

# Your Feedback

Customer Feedback Form

# Community

Charity Auctions

We have a talented selection of auctioneers available for Charity Auction events.

[Click here](https://grenadier.harcourts.co.nz/Home/auctions/charity-auctions) to find out more.

Canterbury-West Coast Division Cancer Society Partnership

Every year, more than 80,000 New Zealanders are diagnosed with skin cancer. That means that in our city alone around 12,000 people annually will find out they have melanoma or another skin cancer.

To support our ongoing commitment to charity, we've partnered with [Cancer Society's Canterbury West Coast Division](https://canterbury-west-coast.cancernz.org.nz/) to further promote preventative measures throughout Canterbury. The donation made on the 9th February 2021 through our [Harcourts Foundation](https://harcourtsfoundation.org/) (established 2008) marks the beginning of this ongoing partnership. Together we will roll out a SunSmart campaign that will help protect our community against cancer.

Akaroa Health Centre

Harcourts Grenadier made a donation through the Harcourts Foundation to the Akaroa Community Health Trust to complete the building of the new Akaroa Health Centre.

The Akaroa Health Centre will provide an integrated health care service and will incorporate fundamental health services with aged care. The rebuild of this vital service will benefit not only the locals but the thousands of New Zealand and international guests that visit annually.

Hospice New Zealand

Hospice provide palliative care for people at the end of their lives, their families and Whanau. Each year, over 18,000 people access hospice services. Everything is provided free of charge and community support is essential to ensure this remains a reality.

A unique and innovative grants programme provides Hospices with the opportunity to purchase much needed equipment. Every donation to the grant fund directly supports Hospices from the far north to the deep south to continue their work, enabling people to live every moment in whatever way is important to them.

* Hospice is not just a building; it is a philosophy of care. The majority of people receiving support are cared for in their homes.
* Hospice provides care and support for anyone living with a life limiting condition,including heart disease, respiratory disease and motor neurone disease.
* Hospice cares for the whole person, not just their physical needs but also their emotional, spiritual, and social needs too.

# Auctions

Auctions at Grenadier

Ned Allison, Lisa Yardley-Vaiese, Hamish McLeod and Phil McGoldrick make up our first-class team of Auctioneers. Grenadier is proud to be able to offer our clients the benefit of their expertise. They all have considerable experience ensuring buying or selling real estate is simple, effective and they achieve results that regularly surpass our client’s expectations.

Some of the reasons for selling by auction:

* Creates a competitive transparent purchasing environment
* Builds urgency and provides a purchase deadline for buyers
* Finds a true ‘cash’ buyer with no conditions
* Removes risk of under or over pricing

<https://youtu.be/P1SW6jXNYrY>

Testimonials

*"I just wanted to reach out and thank you and your team for the great result of the sale of my house. The process, from the start of the campaign to the end, was a “well-oiled machine”. I appreciated your frankness and ability to read the room yesterday. It was the little touches that made it all that much more special – the contact with Greg before auction day; the taxi; the coffee; the flowers."*

**Christine**

*"Outstanding campaign for our property and an amazing result at auction. The team were fantastic - amazing communications and updates throughout the process so we knew exactly what was going on."*

**Jonathan**

*"The team was excellent and the fact we had 4 bidders from 4 branches shows the power of the system."*

**Vendor**

*“It was an absolute pleasure working with Dave and the rest of the team at Harcourts Grenadier. As someone who hasn’t been involved in selling a commercial property before, they were fantastic with guiding me through the process and making it easy and stress-free. They kept me well informed throughout the campaign and I always felt confident that decisions were being made with my best interests in mind. As a charity, it’s vital that we sold our office building for the highest price possible to help fuel our important campaigns. The team at Harcourts Grenadier understood and respected this - they genuinely wanted to ensure that we were maximising the possible benefit to our cause!.”*

**New Zealand Anti-Vivisection Society**

*Hi Lisa Mike and I would like to thank you very much for all your hard work yesterday and for the suburb result achieved at the auction for our property at 26 Hinterland Drive, Prebbleton. While we will be very sad to leave the house, we are so glad it went to such a lovely couple. We are both under no illusions that it was due to your style, manner and professionalism that we received such a wonderful result. We cannot thank you enough and are grateful that we got, from what we observed, Harcourts' best auctioneer.*

**Jan and Mike Haworth**

Grenadier Auction Rooms

<https://maps.google.com/maps?ll=-43.540507,172.623876&z=15&t=m&hl=en-US&gl=US&mapclient=embed&q=98%20Moorhouse%20Avenue%20Addington%20Christchurch%208011%20New%20Zealand>

Contact Details

Ground Floor, 98 Moorhouse Avenue

Christchurch Central 8011

Phone:[(03) 379 6596](tel:(03)%20379%206596)

Grenadier Guides

<https://issuu.com/harcourtsgrenadier/docs/selling_at_auction?e=33226304/61327011>

<https://issuu.com/harcourtsgrenadier/docs/buying_at_auction?e=33226304/61326830>

# Live Online

Click Image Below to View Our Auctions Live

<https://liveauctions.co.nz/>

# Forthcoming Auctions

Grenadier Auctions

**Our state-of-the-art auction rooms** are located on the ground floor of our flagship office at 98 Moorhouse Avenue, Addington.  
  
There is no parking available at Grenadier House, however, there is on-street parking along Moorhouse Avenue and in the surrounding areas.

Vaccine Pass

The Harcourts Grenadier In-Room Auctions are classed as an event under the new health orders provided by the New Zealand Government under the New Zealand COVID-19 Protection Framework. As the result of a Risk Assessment Harcourts Grenadier are mandating Vaccine Passes as a requirement for entry into our Auction Room. This will allow us to continue to auction our clients’ properties at every level of the new framework.

If you are a Seller or potential Buyer and do not have a valid My Vaccine Pass we are here to help, we often have Sellers and Buyers on the phone during auctions and are very experienced in managing this process. Please contact the agent you are working with for further information.

16th March 2022

We have nine sections up for auction on the 16th March 2022, from 6:00pm

|  |  |  |
| --- | --- | --- |
|  | 4 Loch Tanna Way, Yaldhurst  presented by David Canning | [view more](https://grenadier.harcourts.co.nz/Property/974727/BE193886/4-Loch-Tanna-Way) |
|  | 5 Loch Tanna Way, Yaldhurst  presented by David Canning | [view more](https://grenadier.harcourts.co.nz/Property/974728/BE193888/5-Loch-Tanna-Way) |
|  | 6 Loch Tanna Way, Yaldhurst  presented by David Canning | [view more](https://grenadier.harcourts.co.nz/Property/974729/BE193893/6-Loch-Tanna-Way) |
|  | 8 Loch Tanna Way, Yaldhurst  presented by David Canning | [view more](https://grenadier.harcourts.co.nz/Property/974730/BE193887/8-Loch-Tanna-Way) |
|  | 10 Loch Tanna Way, Yaldhurst  presented by David Canning | [view more](https://grenadier.harcourts.co.nz/Property/974731/BE193885/10-Loch-Tanna-Way) |
|  | 12 Loch Tanna Way, Yaldhurst  presented by David Canning | [view more](https://grenadier.harcourts.co.nz/Property/974732/BE193890/12-Loch-Tanna-Way) |
|  | 14 Loch Tanna Way, Yaldhurst  presented by David Canning | [view more](https://grenadier.harcourts.co.nz/Property/974733/BE193889/14-Loch-Tanna-Way) |
|  | 16 Loch Tanna Way, Yaldhurst  presented by David Canning | [view more](https://grenadier.harcourts.co.nz/Property/974734/BE193891/16-Loch-Tanna-Way) |
|  | 18 Loch Tanna Way, Yaldhurst  presented by David Canning | [view more](https://grenadier.harcourts.co.nz/Property/974735/BE193892/18-Loch-Tanna-Way) |

17th March 2022

We have thirty-two properties up for auction on the 17th March 2022, from 11:00am

|  |  |  |
| --- | --- | --- |
| 11:00AM | 2/70 Milton Street, Somerfield  presented by Debbie Pettigrew | [view more](https://grenadier.harcourts.co.nz/Property/974567/BE193880/2-70-Milton-Street) |
|  | 74 Weston Road, Merivale  presented by Aaron Pero | [view more](https://grenadier.harcourts.co.nz/Property/974361/FH5491/74-Weston-Road) |
| 11:15AM | 113 Totara Street, Fendalton  presented by Alison Aitken and Gemma Aitken | [view more](https://grenadier.harcourts.co.nz/Property/974282/CR46227/113-Totara-Street) |
|  | 406 Marine Parade, South New Brighton  presented by Jonny Nicholls | [view more](https://grenadier.harcourts.co.nz/Property/974949/CR46436/406-Marine-Parade) |
| 11:30AM | 2/48 Aldwins Road, Phillipstown  presented by Courtney Pero and Aaron Pero | [view more](https://grenadier.harcourts.co.nz/Property/974284/FH5472/2-48-Aldwins-Road) |
|  | 114B Burwood Road, Burwood  presented by Mark Tutton | [view more](https://grenadier.harcourts.co.nz/Property/974329/BE193872/114B-Burwood-Road) |
| 11:45AM | 24 Sledmere Street, Burnside  presented by Geoff Cropper | [view more](https://grenadier.harcourts.co.nz/Property/974777/AH5947/24-Sledmere-Street) |
|  | 50 Kent Lodge Avenue, Avonhead  presented by Tim Sprott and Nicky Brownlee | [view more](https://grenadier.harcourts.co.nz/Property/974739/AH6008/50-Kent-Lodge-Avenue) |
| 12:00PM | 661 Ferry Road, Woolston  presented by Jobi Smith | [view more](https://grenadier.harcourts.co.nz/Property/974697/FM5857/661-Ferry-Road) |
|  | 30 Annex Road, Middleton  presented by Cian Ryan | [view more](https://grenadier.harcourts.co.nz/Property/974808/RN7063/30-Annex-Road) |
| 12:15PM | 9A Janice Place, Mt Pleasant  presented by Philip Wright | [view more](https://grenadier.harcourts.co.nz/Property/974639/CR46263/9A-Janice-Place) |
|  | 45A Glandovey Road, Fendalton  presented by Alison Aitken | [view more](https://grenadier.harcourts.co.nz/Property/974352/CR46362/45A-Glandovey-Road) |
| 12:30PM | Lot 93 Woodbury Estate, Leeston  presented by Courtney Pero and Aaron Pero | [view more](https://grenadier.harcourts.co.nz/Property/974539/FH5495/Lot-93-Woodbury-Estate) |
|  | 27B Woodlau Rise, Huntsbury  presented by Jonny Nicholls | [view more](https://grenadier.harcourts.co.nz/Property/974984/CR46455/27B-Woodlau-Rise) |
| 12:45PM | 89E Taylors Mistake Road, Sumner  presented by Alison Carter | [view more](https://grenadier.harcourts.co.nz/Property/974845/FM5855/89e-Taylors-Mistake-Road) |
|  | 28 Marquess Avenue, Halswell  presented by Ben Donaldson | [view more](https://grenadier.harcourts.co.nz/Property/974862/RN7062/28-Marquess-Avenue) |
| 1:00PM | 182A Milton Street, Sydenham  presented by Raewyn Marles | [view more](https://grenadier.harcourts.co.nz/Property/974482/FH5488/182a-Milton-Street) |
|  | 57 Sandwich Road, Beckenham  presented by Mark Tutton | [view more](https://grenadier.harcourts.co.nz/Property/974422/BE193790/57-Sandwich-Road) |
| 1:15PM | 3/152 Main South Road, Sockburn  presented by Bronwyn Hird | [view more](https://grenadier.harcourts.co.nz/Property/974865/RN7069/3-152-Main-South-Road) |
|  | 139 Wards Road, Rolleston  presented by Aaron Pero | [view more](https://grenadier.harcourts.co.nz/Property/974709/FH8872/139-Wards-Road) |
| 1:30PM | 60 Huxley Street, Sydenham  presented by Gemma Aitken and Alison Aitken | [view more](https://grenadier.harcourts.co.nz/Property/974341/CR46346/60-Huxley-Street) |
|  | 110 Mt Pleasant Road, Mt Pleasant  presented by Alison Carter | [view more](https://grenadier.harcourts.co.nz/Property/974312/FM5851/110-Mt-Pleasant-Road) |
| 1:45PM | 113 Carters Road, Amberley  presented by Harry Lim | [view more](https://naiharcourts.co.nz/Property/973565/CIC56775/113-Carters-Road) |
|  | 2A Westridge, Scarborough  presented by Jonny Nicholls | [view more](https://grenadier.harcourts.co.nz/Property/972541/CR46268/2A-Westridge) |
| 2:00PM | 40 Burbank Drive, Aidanfield  presented by Ross McNally and Marie Kottier | [view more](https://grenadier.harcourts.co.nz/Property/974864/RN7083/40-Burbank-Drive) |
|  | 15 Oakley Drive, Prebbleton  presented by Corey O’Leary and Chelsea Kennedy | [view more](https://grenadier.harcourts.co.nz/Property/974596/CR46222/15-Oakley-Drive) |
| 2:15PM | 4 Forgan Lane, Halswell  presented by Ben Donaldson | [view more](https://grenadier.harcourts.co.nz/Property/974860/RN7091/4-Forgan-Lane) |
|  | 9A Winton Street, St Albans  presented by Aimee Townsend | [view more](https://grenadier.harcourts.co.nz/Property/974753/FH5464/9a-Winton-Street) |
| 2:30PM | 71 Nursery Road, Phillipstown  presented by Yogesh Bhargava | [view more](https://grenadier.harcourts.co.nz/Property/974837/CR46443/71-Nursery-Road) |
|  | 39 Reginald Street, Burwood  presented by John Fulton | [view more](https://grenadier.harcourts.co.nz/Property/974946/CR46425/39-Reginald-Street) |
| 2:45PM | 4 Gould Crescent, Woolston  presented by Len Carragher and Geoff Smith | [view more](https://grenadier.harcourts.co.nz/Property/974834/CR46447/4-Gould-Crescent) |
|  | 1/200 Waimairi Road, Ilam  presented by Christopher Graham | [view more](https://grenadier.harcourts.co.nz/Property/974489/CR46325/1-200-Waimairi-Road) |

# Auction Results

Auctioneer Recap | 10 February 2022

<https://youtu.be/9r8vlA5bsiE>

5 - 11 March 2022

|  |  |
| --- | --- |
| 70 Bowenvale Avenue, Cashmere  presented by Lisa Yardley - Vaiese | SOLD $1,145,000  under the hammer |
| 129 Main Road, Redcliffs  presented by Michelle Ward | SOLD $1,086,000  under the hammer |
| 8 Appian Lane, Sumner  presented by Michelle Ward and Aaron Johnstone | SOLD $1,000,000  under the hammer |
| 113 Dunbars Road, Halswell  presented by Fernanda Hammett | [**still available**](https://grenadier.harcourts.co.nz/Property/974024/FH5480/113-Dunbars-Road) |
| 103 Holly Road, Merivale  presented by Alison Aitken and Pauline Wilson | [**still available**](https://grenadier.harcourts.co.nz/Property/973564/CR46377/103-Holly-Road) |
| 72 Cutts Road, Russley  presented by Christopher Graham | [**still available**](https://grenadier.harcourts.co.nz/Property/973723/CR46758/72-Cutts-Road) |
| 406 Wairakei Road, Burnside  presented by Phil Rotherham | SOLD $790,000  under the hammer |
| 9 Piko Crescent, Riccarton  presented by Harry Lim and Lisa Wong | SOLD $585,000  under the hammer |
| 2/106 St James Avenue, Papanui  presented by Jan-Louise Chesmar | SOLD $917,000  under the hammer |
| 7A Wharenui Road, Riccarton  presented by Courtney Pero and Aaron Pero | SOLD $760,000  under the hammer |
| 29 Leinster Road, Merivale  presented by Alison Aitken | SOLD $4,000,000  under the hammer |
| 296A Bower Avenue, North New Brighton  presented by Daniel Lassen | SOLD $660,000  under the hammer |
| 1 Johnson Street, Kaiapoi  presented by Fernanda Hammett | [**still available**](https://grenadier.harcourts.co.nz/Property/974002/FH5478/1-Johnson-Street) |
| 34 Kedleston Drive, Avonhead  presented by Jane Fennell and Lin Ma | SOLD $1,015,000  under the hammer |
| 62 Mathesons Road, Phillipstown  presented by Andrew Steel | SOLD $830,000  under the hammer |
| 133 Lyttelton Street, Spreydon  presented by Louise McLeavey | SOLD $692,000  under the hammer |
| 4 & 4A Fendalton Road, Fendalton  presented by Len Carragher | [**still available**](https://grenadier.harcourts.co.nz/Property/973902/CR46386/4-4A-Fendalton-Road) |
| 130 Chester Street, Chch Central  presented by Jonny Nicholls | [**still available**](https://grenadier.harcourts.co.nz/Property/973896/CR46426/130-Chester-Street) |
| 16 Sanscrit Place, Sumner  presented by Ayliss Ripley | SOLD $1,375,000  under the hammer |
| 2/24 Riverview Street, Beckenham  presented by Deb Beesley | SOLD $717,000  under the hammer |
| 86 Maidstone Road, Ilam  presented by Julie Proctor | SOLD $895,000  under the hammer |
| 1 Chilcombe Street, Fendalton  presented by John Fulton | SOLD $1,000,000  under the hammer |
| 351A Worlseys Road, Cashmere  presented by Matthew Loose and Geoff Smith | SOLD $600,000  under the hammer |
| 5 Hewlings Street, Kaiapoi  presented by Yogesh Bhargava | SOLD $640,000  under the hammer |
| 1/22 Awatea Road, Wigram  presented by Trevor Foster and Derryn Webster | [**still available**](https://grenadier.harcourts.co.nz/Property/973953/AH5999/1-22-Awatea-Road) |
| 10 Leyland Lane, Halswell  presented by Jonny Nicholls | [**still available**](https://grenadier.harcourts.co.nz/Property/973662/CR46292/10-Leyland-Lane) |
| 2/4 Hudson Street, Bryndwr  presented by Fernanda Hammett | [**still available**](https://grenadier.harcourts.co.nz/Property/973620/FH5482/2-4-Hudson-Street) |
| 32 Taurima Street, Hei Hei  presented by Glenda Crawford | [**still available**](https://grenadier.harcourts.co.nz/Property/974152/CR46299/32-Taurima-Street) |
| 30 Taurima Street, Hei Hei  presented by Glenda Crawford | SOLD $690,000  under the hammer |
| 9 Assisi Street, Mt Pleasant  presented by Sally Pomeroy | SOLD $1,430,000  under the hammer |
| 118A Centaurus Road, Huntsbury  presented by Andrew Steel | [**still available**](https://grenadier.harcourts.co.nz/Property/973890/CR46427/118A-Centaurus-Road) |
| 10 Kestrel Street, Rolleston  presented by Jess Shane | SOLD $1,090,000  under the hammer |

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26 - 4 March 2022

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| 41 St Lukes Street, Woolston  presented by Kirsty McLeod | SOLD $480,000  under the hammer |
| 51 Toorak Avenue, Avonhead  presented by Trevor Foster and Derryn Webster | SOLD $830,000  under the hammer |
| 15 Blarney Place, Casebrook  presented by Debbie Pettigrew | [**still available**](https://harcourts.co.nz/Property/972237/CR46342/142-Pacific-Road) |
| 2/4 Armilla Lane, Hei Hei  presented by Dougal Boyd | SOLD $540,000  under the hammer |
| 48 Arthur Street, Upper Riccarton  presented by Christopher Graham | SOLD $830,000  under the hammer |
| 6A Kilsythe Place, Bishopdale  presented by Allie McDonald | SOLD $895,000  under the hammer |
| 24 George West Square, Wigram  presented by Lin Ma and Ada Yang | [**still available**](https://harcourts.co.nz/Property/972237/CR46342/142-Pacific-Road) |
| 9 Fusilier Street, Hoon Hay  presented by Vicky Qiao | SOLD $633,000  under the hammer |
| 17A Cracroft Terrace, Cashmere  presented by Fernanda Hammett | SOLD $1,165,000  under the hammer |
| 17 Ardrossan Way, Tai Tapu  presented by Jonny Nicholls | SOLD $1,780,000  under the hammer |
| 27 Riverwood Boulevard, Redwood  presented by Karen Blair | SOLD $1,170,000  under the hammer |
| 321 Gardiners Road, Harewood  presented by Andrew Steel | SOLD $1,815,000  under the hammer |
| 164 Opawa Road, Opawa  presented by Logan Freeman | SOLD $826,000  under the hammer |
| 2/10 Ladbrokes Place, Fendalton  presented by Lynton Hubber | SOLD $990,000  under the hammer |
| 97 Caulfield Avenue, Halswell  presented by Ada Yang and Lin Ma | SOLD $720,000  under the hammer |
| 304 Flaxton Road, Rangiora  presented by Brian Davey | [**still available**](https://harcourts.co.nz/Property/972378/CR45865/11-Brittan-Drive) |
| 55 Stapletons Road, Richmond  presented by Ben Donaldson | SOLD $862,000  under the hammer |
| 150 Pacific Road, North New Brighton  presented by John Fulton | [**still available**](https://harcourts.co.nz/Property/971767/BE193856/129A-Paparoa-Street) |
| 12 Hewers Lane, Kennedys Bush  presented by Julie Proctor | [**still available**](https://harcourts.co.nz/Property/971767/BE193856/129A-Paparoa-Street) |
| 496C Barbadoes Street, Edgeware  presented by Andrew Steel | [**still available**](https://harcourts.co.nz/Property/971767/BE193856/129A-Paparoa-Street) |
| 116D Barrington Street, Somerfield  presented by Courtney Pero and Aaron Pero | SOLD $720,000  under the hammer |
| 286A Selwyn Street, Spreydon  presented by Jill Allison | [**still available**](https://harcourts.co.nz/Property/972402/AH5970/73-Heathridge-Place) |
| 8 Pamir Street, Mairehau  presented by Ben Donaldson | SOLD $537,000  under the hammer |
| 17 Hewlings Street, Shirley  presented by Sally Pomeroy | SOLD $600,000  under the hammer |
| 2/34 Kipling Street, Addington  presented by Jess Shane | SOLD $476,000  under the hammer |
| 210 Lawford Road, West Melton  presented by Alison Aitken | [**still available**](https://harcourts.co.nz/Property/971322/BE193861/48-Penrith-Avenue) |
| 209A Lowes Road, Rolleston  presented by Glenda Crawford | SOLD $955,000  under the hammer |

19 - 25 February 2022

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| 23D Jacksons Road, Fendalton  presented by Dougal Boyd | SOLD $1,305,000  under the hammer |
| 141 Centaurus Road, St Martins  presented by Mark Tutton | SOLD $1,510,000  under the hammer |
| 1/20 Third Street, Belfast  presented by Karen Groves | SOLD $393,000  under the hammer |
| 306 Hills Road, Mairehau  presented by Jonny Nicholls and Rhys Llewellyn | SOLD $540,000  under the hammer |
| 28-30 Marriner Street, Sumner  presented by Dave Calder and Phil Rotherham | SOLD $1,730,000  under the hammer |
| 3/107 Deans Avenue, Riccarton  presented by Andrew Steel | SOLD $580,000  under the hammer |
| 12A Rosebery Street, Spreydon  presented by Marilyn Welch and Raewyn Marles | SOLD $750,000  under the hammer |
| 142 Pacific Road, North New Brighton  presented by Jonny Nicholls | [**still available**](https://harcourts.co.nz/Property/972237/CR46342/142-Pacific-Road) |
| 10A Checketts Avenue, Halswel  presented by Debbie Pettigrew and Sally McMillan | SOLD $745,000  under the hammer |
| 62 Straven Road, Fendalton  presented by Ross McNally | SOLD $2,025,000  under the hammer |
| 59 Twyford Street, Bishopdale  presented by Jan-Louise Chesmar | [**still available**](https://harcourts.co.nz/Property/972095/CR46343/59-Twyford-Street) |
| 31 Aylmers Valley Road, Akaroa  presented by Alan Nobbs and Giles Simons | SOLD $870,000  under the hammer |
| 2/188 Idris Road, Strowan  presented by Alison Aitken and Pauline WIlson | [**still available**](https://harcourts.co.nz/Property/972075/CR45984/2-188-Idris-Road) |
| 20 Salford Avenue, Redwood  presented by Andrew Steel | SOLD $486,000  under the hammer |
| 1/12 Croydon Street, Sydenham  presented by Geoff Smith | [**still available**](https://harcourts.co.nz/Property/972230/CR46285/1-12-Croydon-Street) |
| 69 Amyes Road, Hornby  presented by Jonny Nicholls | SOLD $480,000  under the hammer |
| 11 Brittan Drive, Rolleston  presented by Yogesh Bhargava | [**still available**](https://harcourts.co.nz/Property/972378/CR45865/11-Brittan-Drive) |
| 24 Smartlea Street, Hoon Hay  presented by Aaron Pero and Courtney Pero | [**still available**](https://harcourts.co.nz/Property/971346/FH5446/24-Smartlea-Street) |
| 129A Paparoa Street, Papanui  presented by Robert Down and Sarah Sugrue | [**still available**](https://harcourts.co.nz/Property/971767/BE193856/129A-Paparoa-Street) |
| 11B Celia Street, Redcliffs  presented by Allie McDonald and Shaun Davey | SOLD $856,000  under the hammer |
| 313 Burwood Road, Burwood  presented by Jonny Nicholls | SOLD $765,000  under the hammer |
| 39 Highcrest Heights, Westmorland  presented by Matthew Loose | SOLD $975,000  under the hammer |
| 73 Heathridge Place, Lincoln  presented by Ava Wang and Lin Ma | [**still available**](https://harcourts.co.nz/Property/972402/AH5970/73-Heathridge-Place) |
| 18 Grey Way Road, Russley  presented by Jagmeet Singh | [**still available**](https://harcourts.co.nz/Property/972168/CR46286/18-Grey-Way-Road) |
| 163 Blighs Road, Strowan  presented by Gemma Aitken and Cheslea Kennedy | SOLD $1,150,000  under the hammer |
| 70 Canon Street, St Albans  presented by Tina Zhang | [**still available**](https://harcourts.co.nz/Property/972268/CR45842/70-Canon-Street) |
| 48 Penrith Avenue, Somerfield  presented by Robert Down and Sarah Sugrue | [**still available**](https://harcourts.co.nz/Property/971322/BE193861/48-Penrith-Avenue) |
| 176 Halswell Junction Road, Halswell  presented by Yogesh Bhargava | SOLD $825,000  under the hammer |
| 1/303 Main South Road, Hornby  presented by Sharlene Buena | [**still available**](https://grenadier.harcourts.co.nz/Property/971733/BE193867/1-2-303-Main-South-Road) |
| 2/303 Main South Road, Hornby  presented by Sharlene Buena | [**still available**](https://grenadier.harcourts.co.nz/Property/971733/BE193867/1-2-303-Main-South-Road) |

12 - 18 February 2022

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| 97 Roydvale Avenue, Burnside  presented by Tim Sprott and Nicky Brownlee | SOLD $1,100,000  under the hammer |
| Lot 13/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $415,000  under the hammer |
| Lot 14/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $430,000  under the hammer |
| Lot 21/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $415,000  under the hammer |
| Lot 11/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $418,000  under the hammer |
| Lot 20/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $402,000  under the hammer |
| Lot 9/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $399,500  under the hammer |
| Lot 16/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $402,000  under the hammer |
| Lot 17/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $411,500  under the hammer |
| Lot 12/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $406,000  under the hammer |
| Lot 10/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $412,000  under the hammer |
| Lot 19/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $420,000  under the hammer |
| Lot 18/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | SOLD $430,000  under the hammer |
| Lot 15/987 Goulds Road, Rolleston  presented by Yogesh Bhargava | [**still available**](https://grenadier.harcourts.co.nz/Property/971791/CR46333/Lot-15-987-Goulds-Road) |
| Lot 120/280 Beachgrove, Kaiapoi  presented by Yogesh Bhargava | [**still available**](https://grenadier.harcourts.co.nz/Property/972114/CR46349/120-280-Beachgrove) |
| 4 Clonbunny Close, Rolleston  presented by Harsh Singh | [**still available**](https://grenadier.harcourts.co.nz/Property/972748/RN7066/4-Clonbunny-Close) |
| 6 Clonbunny Close, Rolleston  presented by Harsh Singh | [**still available**](https://grenadier.harcourts.co.nz/Property/972749/RN7067/6-Clonbunny-Close) |
| 108 Moncks Spur Road, Redcliffs  presented by Michelle Ward | SOLD $1,260,000  under the hammer |
| 6 Mull Place, Yaldhurst  presented by Trevor Foster and Derryn Webster | SOLD $822,500  under the hammer |
| 23/31 Bordesley Street, Phillipstown  presented by Len Carragher | SOLD $345,000  under the hammer |
| 44 Alpha Avenue, Strowan  presented by Suzanne Robin | [**still available**](https://grenadier.harcourts.co.nz/Property/969400/FM5819/44-Alpha-Avenue) |
| 16 Mariposa Crescent, Aidanfield  presented by Lin Ma | [**still available**](https://grenadier.harcourts.co.nz/Property/971622/AH5989/16-Mariposa-Crescent) |
| 16 Makora Street, Fendalton  presented by Alison Aitken | [**still available**](https://grenadier.harcourts.co.nz/Property/971277/CR45944/16-Makora-Street) |
| 25 Valley Road, Cashmere  presented by Shaun Davey and Callum Brownlee | SOLD $1,175,000  under the hammer |
| 41 Mariners Cove, Cass Bay  presented by Jonny Nicholls and Tina Zhang | [SOLD $1,360,000](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane)  [under the hammer](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane) |
| 23 Apsley Drive, Russley  presented by David Canning | [SOLD $1,219,500](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane)  [under the hammer](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane) |
| 8 De Their Lane, Sumner  presented by Alison Carter | SOLD $1,400,000  under the hammer |
| 2/12 Dalkeith Street, Hoon Hay  presented by Janice Hang | SOLD $530,000  under the hammer |
| 2/5 Urella Place, Spreydon  presented by Alison Aitken and Pauline Wilson | SOLD $470,000  under the hammer |
| 22 Pohe Street, Wigram  presented by Lin Ma | [**still available**](https://grenadier.harcourts.co.nz/Property/971626/AH5983/22-Pohe-Street) |
| 30 Bluestone Drive, Waitikiri  presented by Andrew Steel | SOLD $1,535,000  under the hammer |
| 58 Amyes Road, Hornby  presented by Courtney Pero and Aaron Pero | [SOLD $648,000](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane)  [under the hammer](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane) |
| 5 Malthouse Lane, Heathcote  presented by Deb Beesley | SOLD $900,000  under the hammer |
| 23A Solway Avenue, Ilam  presented by Alison Aitken and Gemma Aitken | [**still available**](https://grenadier.harcourts.co.nz/Property/971278/CR45953/23A-Solway-Avenue) |
| 6 Madeley Road, Mt Pleasant  presented by Lynton Hubber | [**still available**](https://grenadier.harcourts.co.nz/Property/971617/FM5828/6-Madeley-Road) |
| 55 Philpotts Road, Mairehau  presented by Logan Freeman | SOLD $730,000  under the hammer |
| 39A Helmores Lane, Fendalton  presented by David Canning | SOLD $2,135,000  under the hammer |
| 126 Jeffreys Road, Strowan  presented by Lin Ma | SOLD $1,060,000  under the hammer |
| 131 Hawke Street, New Brighton  presented by Jess Shane | SOLD $343,000  under the hammer |
| 351 Hoon Hay Road, Hoon Hay  presented by Ayliss Ripley | [**still available**](https://grenadier.harcourts.co.nz/Property/971485/FH5463/351-Hoon-Hay-Road) |
| 192 Chester Street East, Chch Central  presented by Sean Innes and Indi Furze | [SOLD $855,000](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane)  [under the hammer](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane) |
| 45A Marama Crescent, Mt Pleasant  presented by Deb Beesley | SOLD $1,375,000  under the hammer |
| 7 Ostler Place, Hoon Hay  presented by Vicky Qiao | [**still available**](https://grenadier.harcourts.co.nz/Property/971892/CR46297/7-Ostler-Place) |
| G01/69 Armagh Street, Chch Central  presented by Linda Aitken | SOLD $3,700,000  under the hammer |
| 6 Cassinia Gardens, Aidanfield  presented by Tim Sprott and Nicky Brownlee | SOLD $850,000  under the hammer |
| 48 Thames Street, Mairehau  presented by Leah de Friez and Reilly Cormack | [SOLD $552,000](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane)  [under the hammer](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane) |
| 14B Cricklewood Place, Avonhead  presented by Geoff Cropper | SOLD $820,000  under the hammer |
| 1 Maclaren Road, Wigram  presented by Lin Ma | [**still available**](https://grenadier.harcourts.co.nz/Property/971628/AH5935/1-Maclaren-Road) |
| 25 Wimborne Crescent, Wainoni  presented by Robert Down and Sarah Sugrue | [SOLD $520,000](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane)  [under the hammer](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane) |

5 - 11 February 2022

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| 44 Worsleys Road, Cracroft  presented by Mark Tutton | SOLD $1,631,000  under the hammer |
| 13 Kotuku Crescent, Lincoln  presented by Jill Allison | SOLD $891,000  under the hammer |
| 26 Chert Street, Rolleston  presented by Yogesh Bhargava and Shweta Bhogal | SOLD $735,000  under the hammer |
| 13 Mara-Kai Place, Pegasus  presented by David Canning | SOLD $602,800  under the hammer |
| 150B Grimseys Road, Redwood  presented by Deb Beesley | SOLD $1,165,000  under the hammer |
| 17 Ridder Place, Halswell  presented by Julie Albengrin | SOLD $890,000  under the hammer |
| 9 Montclare Avenue, Ilam  presented by Kevin Conyers and Amy An | [**still available**](https://grenadier.harcourts.co.nz/Property/971061/RN7041/9-Montclare-Avenue) |
| 17 Leistrella Road, Hoon Hay  presented by Gemma Aitken and Alison Aitken | SOLD $930,000  under the hammer |
| 79 Cashmere Road, Cashmere  presented by Jonny Nicholls | SOLD $1,500,000  under the hammer |
| 168 Rolleston Drive, Rolleston  presented by Ava Wang and Lin Ma | SOLD $675,000  under the hammer |
| 51 Clarks Road, Lincoln  presented by Kathryn Bruce and Michael Robb | [**still available**](https://grenadier.harcourts.co.nz/Property/970417/FH5405/51-Clarks-Road) |
| 20 Scruttons Road, Heathcote  presented by Shaun Davey and Callum Brownlee | SOLD $817,000  under the hammer |
| 9 Clyde Road, Riccarton  presented by Jan-Louise Chesmar and Tyrone O’Halloran | [**still available**](https://grenadier.harcourts.co.nz/Property/970536/CR45973/9-Clyde-Road) |
| 40 Parklea Avenue, Halswell  presented by Fernanda Hammett | [**still available**](https://grenadier.harcourts.co.nz/Property/971003/FH5443/40-Parklea-Avenue) |
| 1/224 Waimairi Road, Ilam  presented by Sarah Pezaro and Danean Neill | [**still available**](https://grenadier.harcourts.co.nz/Property/971763/RN7045/1-224-Waimairi-Road) |
| 2/1 Thorrington Road, Cashmere  presented by Elizabeth McMechan and Gemma Tipple | SOLD $725,000  under the hammer |
| 4 Forsyth Street, Spreydon  presented by Stan Jer | SOLD $632,000  under the hammer |
| 76 Sarabande Avenue, Redwood  presented by Joy Butel and Alistair Hazeldine | [**still available**](https://grenadier.harcourts.co.nz/Property/970463/FM5831/76-Sarabande-Avenue) |
| 87 Landsdowne Terrace, Cashmere  presented by Jonny Nicholls | SOLD $345,000  under the hammer |
| 35 Hei Hei Road, Hei Hei  presented by Julie Albengrin | [**still available**](https://grenadier.harcourts.co.nz/Property/970681/FH5466/35-Hei-Hei-Road) |
| 25 Thames Street, Rolleston  presented by Callum Brownlee and Shaun Davey | [**still available**](https://grenadier.harcourts.co.nz/Property/970636/SM0549/25-Thames-Drive) |
| 2/81 Union Street, New Brighton  presented by Debbie Pettigrew and Sally McMillan | SOLD $330,000  under the hammer |
| 53 Peverel Street, Riccarton  presented by Sean Innes and Indi Furze | [**still available**](https://grenadier.harcourts.co.nz/Property/971067/RN7018/53-Peverel-Street) |
| 251A Memorial Avenue, Burnside  presented by Geoff Cropper | SOLD $930,000  under the hammer |
| 56B Stonebrook Drive, Rolleston  presented by Fang Wang | [**still available**](https://grenadier.harcourts.co.nz/Property/970619/CR46246/56B-Stonebrook-Drive) |
| 23 Main South Road, Upper Riccarton  presented by Reilly Cormack and Leah de Friez | SOLD $870,000  under the hammer |
| 130 Richmond Hill Road, Sumner  presented by Alison Carter | [SOLD $2,600,000](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane)  [under the hammer](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane) |

31 - 4 February 2022

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| 2/76 Gilberthorpes Road, Hei Hei  presented by Jess Shane | SOLD $500,000  under the hammer |
| 36 Rossmore Terrace, Cashmere  presented by Andrew Steel | SOLD $1,800,000  under the hammer |
| 12 Felstead Place, Avonhead  presented by Andrew Steel | SOLD $940,000  under the hammer |
| 39H Fairfield Way, Rolleston  presented by Michael Robb and Kathryn Bruce | SOLD $800,000  under the hammer |
| 4 Wagner Crescent, Northwood  presented by Jonny Nicholls | SOLD $750,000  under the hammer |
| 19/40 Old Red Barn Road, Halswell  presented by Simon Corkindale and Michelle Corkindale | SOLD $765,000  under the hammer |
| 10 Faversham Lane, Casebrook  presented by Praj Patel and Michael Robb | [**still available**](https://grenadier.harcourts.co.nz/Property/970263/FH5462/10-Faversham-Lane) |
| 74 Epsom Road, Sockburn  presented by Yogesh Bhargava | SOLD $535,000  under the hammer |
| 21 Romanee Lane, Wigram  presented by Ivana Youn and Lin Ma | [**still available**](https://grenadier.harcourts.co.nz/Property/970869/AH5977/21-Romanee-Lane) |
| 1/44 Hills Road, Edgeware  presented by Reilly Cormack and Leah de Friez | [**still available**](https://grenadier.harcourts.co.nz/Property/970313/RN7043/1-44-Hills-Road) |

24 - 28 January 2022

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| 8A Celia Street, Redcliffs  presented by Alison Carter | SOLD $1,010,000  under the hammer |
| 89 Sneyd Street, Kaiapoi  presented by Geoff Smith | SOLD $790,000  under the hammer |
| 184 Major Hornbrook Road, Mt Pleasant  presented by Shaun Davey and Callum Brownlee | SOLD $701,000  under the hammer |
| 9 Rue Pompallier, Akaroa  presented by Andrew Steel | [**still available**](https://grenadier.harcourts.co.nz/Property/969346/CR45983/9-Rue-Pompallier) |

18 - 24 December 2021

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| 31 Cannon Hill Crescent, Mt Pleasant  presented by Alison Carter | SOLD $1,300,000  under the hammer |
| 34 Ravenna Street, Avonhead  presented by Julie Albengrin | SOLD $804,000  under the hammer |
| 2/51 Watford Street, Strowan  presented by Mark Holland | [**still available**](https://grenadier.harcourts.co.nz/Property/967969/RN6973/2-51-Watford-Street) |
| 1/23 Halliwell Avenue, Papanui  presented by Lois Milne and Bruce Winder | SOLD $600**,000**  under the hammer |
| 56 Glenharrow Avenue, Avonhead  presented by Julie Albengrin | SOLD $875,000  under the hammer |
| 30 Alpineview, West Melton  presented by Corey O’Leary and Chelsea Kennedy | SOLD $1,150,000  under the hammer |
| 1/27 Cardigan Bay Place, Addington  presented by Andrea Allen | SOLD $681,000  under the hammer |
| 10 Burwood Road, Burwood  presented by Jobi Smith | SOLD $501,000  under the hammer |
| 17 Larnach Street, Waimari Beach  presented by Len Carragher | SOLD $1,000,000  under the hammer |
| 2/125 Roydvale Avenue, Burnside  presented by John Phillips and Tania Dench | SOLD $653,000  under the hammer |
| 18 Heyders Road, Spencerville  presented by Lucinda Ebbett | SOLD $559,000  under the hammer |
| 115 Mt Pleasant Road, Mt Pleasant  presented by Gwyneth Carlaw | [**still available**](https://grenadier.harcourts.co.nz/Property/968136/CR45962/115-Mt-Pleasant-Road) |
| 4 Ball Lane, Redcliffs  presented by Michelle Corkindale and Simon Corkindale | SOLD $700,000  under the hammer |
| 3 Noodlum Way, Halswell  presented by Janice McMath | [**still available**](https://grenadier.harcourts.co.nz/Property/968197/FH5429/3-Noodlum-Way) |
| 315 Hills Road, Mairehau  presented by Lucinda Ebbett | SOLD $415,000  under the hammer |
| 69 St Albans Street, Merivale  presented by Aaron Pero | SOLD $915,000  under the hammer |
| 133A Brookside Road, Rolleston  presented by Yogesh Bhargava and Navneet Virk | SOLD $900,000  under the hammer |
| 82A Browns Road, Merivale  presented by Matthew Loose | SOLD $821,500  under the hammer |
| 97 Halswell Junction Road, Halswell  presented by Janice McMath | SOLD $712,500  under the hammer |
| 18 Highland Place, Avonhead  presented by Phil Rotherham | SOLD $870,000  under the hammer |
| 600 Trents Road, Prebbleton  presented by Corey O’Leary and Chelsea Kennedy | SOLD $575,000  under the hammer |
| 11 Rosamund Place, Halswell  presented by Aaron Pero and Courtney Pero | SOLD $690,000  under the hammer |
| 76 Teesdale Street, Burnside  presented by Lin Ma | SOLD $935,000  under the hammer |
| 602 Trents Road, Prebbleton  presented by Corey O’Leary and Chelsea Kennedy | [**still available**](https://grenadier.harcourts.co.nz/Property/968335/CR45846/600-602-Trents-Road) |
| 10 Kingsdowne Drive, West Melton  presented by Jobi Smith | SOLD $780,000  under the hammer |
| 84A Cutts Road, Russley  presented by Tim Sprott and Nicky Brownlee | SOLD $585,000  under the hammer |
| 1/111 Slater Street, Richmond  presented by Denise Robinson | [**still available**](https://grenadier.harcourts.co.nz/Property/968127/RN7020/1-111-Slater-Street) |
| 68 Lady Isaac Drive, Rolleston  presented by Yagvendra Vicky | [**still available**](https://grenadier.harcourts.co.nz/Property/967904/BE193850/68-Lady-Isaac-Drive) |
| 9 Lyall Lane, Prebbleton  presented by Chelsea Kennedy and Corey O’Leary | SOLD $1,220,000  under the hammer |
| 103 Idris Road, Bryndwr  presented by Bronwyn Hird | SOLD $700,000  under the hammer |
| 22 Clark Street, Sumner  presented by Michelle Ward | SOLD $1,310,000  under the hammer |
| 9 Myrtle Road, Wigram  presented by Lin Ma and Ada Yang | [**still available**](https://grenadier.harcourts.co.nz/Property/967648/AH5931/9-Myrtle-Road) |
| 18 Lady Isaac Drive, Rolleston  presented by Yogesh Bhargava | [**still available**](https://grenadier.harcourts.co.nz/Property/967810/CR45943/18-Lady-Isaac-Drive) |
| 73 Whitburn Avenue, Halswell  presented by Fernanda Hammett | [**still available**](https://grenadier.harcourts.co.nz/Property/963618/AH5846/35-Mary-street) |
| 8 Trainers Lane, Yaldhurst  presented by Harsh Singh | [**still available**](https://grenadier.harcourts.co.nz/Property/968031/RN7015/8-Trainers-Lane) |
| 19 Holmes Hanover Lane  presented by Keith MacDonald | [**still available**](https://grenadier.harcourts.co.nz/Property/967643/BE193849/19-Holmes-Hanover-Lane) |
| 242 Withells Road, Avonhead  presented by Stephen Moore and Niki Moore | **SOLD $900,000**  **under the hammer** |
| 34 Patterson Terrace, Halswell  presented by Sally McMillan and Debbie Pettigrew | [**still available**](https://grenadier.harcourts.co.nz/Property/967340/BE193843/34-Patterson-Terrace) |

11 - 17 December 2021

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| 74 Maidstone Road, Ilam  presented by John Phillips and Tania Dench | SOLD $680,000  under the hammer |
| 2/202 Tai Tapu Road, Halswell  presented by Raewyn Marles | SOLD $1,265,000  under the hammer |
| 10 Guilder Drive, Prebbleton  presented by Jonny Nicholls | SOLD $1,450,000  under the hammer |
| 35 Celia Street, Redcliffs  presented by Shaun Davey and Callum Brownlee | SOLD $755,000  under the hammer |
| Lot 170 Cashmere Estate, Cashmere  presented by Keith MacDonald | [**still available**](https://grenadier.harcourts.co.nz/Property/967440/BE193847/Lot-170-Cashmere-Estate) |
| 8 Tui Vale Lane, Halswell  presented by Jill Allison and Andrea Allen | SOLD $650,000  under the hammer |
| Lot 162 Cashmere Estate, Cashmere  presented by Mark Tutton and Nicola Dodd-Terrell | [**still available**](https://grenadier.harcourts.co.nz/Property/966057/BE193828/Lot-162-Cashmere-Estate) |
| 43F Trelissick Loop, Castle Hill  presented by Matthew Loose | SOLD $500,000  under the hammer |
| 97 Cannon Hill Crescent, Mt Pleasant  presented by Christopher Graham | SOLD $255,000  under the hammer |
| 10 George Noble Road, Yaldhurst  presented by Brian Davey | [**still available**](https://naiharcourts.co.nz/Property/965127/CIC56488/10-George-Noble-Road) |
| 5 Shiloh Lane, Sockburn  presented by Tina Zhang | [**still available**](https://grenadier.harcourts.co.nz/Property/966503/CR45893/5-Shiloh-Lane) |
| 57A Lochee Road, Upper Riccarton  presented by Belinda Hu | [**still available**](https://grenadier.harcourts.co.nz/Property/967220/RN7006/57A-Lochee-Road) |
| 10 Maffeys Road, Mt Pleasant  presented by Michelle Ward | [**still available**](https://grenadier.harcourts.co.nz/Property/966948/SM0531/10-Maffeys-Road) |
| 8 Marriner Street, Sumner  presented by Alison Carter | SOLD $1,500,000  under the hammer |
| 5 Marlene Street, Casebrook  presented by Yogesh Bhargava | SOLD $656,000  under the hammer |
| 32A Koromiko Street, St Martins  presented by Mark Tutton | SOLD $730,500  under the hammer |
| 62 Holliss Avenue, Cashmere  presented by Jonny Nicholls | [**still available**](https://grenadier.harcourts.co.nz/Property/966988/CR45917/62-Holliss-Avenue) |
| 12 Cheviot Street, Spreydon  presented by Mandy Martin | SOLD $610,000  under the hammer |
| 1/185 Hastings Street East, Waltham  presented by Jill Allison and Andrea Allen | SOLD $620,000  under the hammer |
| 4 Myrtle Road, Wigram  presented by Yogesh Bhargava | SOLD $845,000  under the hammer |
| 13 Gainsborough Street, Hoon Hay  presented by Jonny Nicholls and Rhys Llewellyn | SOLD $730,000  under the hammer |
| 141 Oram Avenue, New Brighton  presented by Michelle Ward | SOLD $367,000  under the hammer |
| 5 Kibblewhite Street, New Brighton  presented by Alison Carter | SOLD $945,000  under the hammer |
| 101/36C Welles Street, Chch Central  presented by Ayliss Ripley | SOLD $500,000  under the hammer |
| 11 Craven Street, Sockburn  presented by Andrea Allen | [**still available**](https://grenadier.harcourts.co.nz/Property/967390/CR45926/11-Craven-Street) |
| 48 Knowles Street, St Albans  presented by Alison Aitken | SOLD $2,600,000  under the hammer |
| 52 St Andrews Hill Road, Mt Pleasant  presented by Deb Beesley | SOLD $1,670,000  under the hammer |
| 81 Southfield Drive, Lincoln  presented by Ava Wang and Lin Ma | SOLD $1,075,000  under the hammer |
| 1/225 Greers Road, Burnside  presented by Fang Wang | [SOLD $548,000](https://grenadier.harcourts.co.nz/Property/966507/CR45885/84-Farquhars-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/966507/CR45885/84-Farquhars-Road) |
| 10 Waiwetu Street, Fendalton  presented by Mark Tutton | SOLD $2,655,000  under the hammer |
| 3/34 Burlington Street, Sydenham  presented by Louise McLeavey | SOLD $695,007  under the hammer |
| 1/131B McFaddens Road, St Albans  presented by Jonny Nicholls | SOLD $561,000  under the hammer |
| 2/18 Baretta Street, Somerfield  presented by Alison Aitken and Gemma Aitken | [**still available**](https://grenadier.harcourts.co.nz/Property/966966/CR45892/2-18-Baretta-Street) |
| 2A Norton Close, Lyttelton  presented by Alison Carter | [**still available**](https://grenadier.harcourts.co.nz/Property/967026/FM5810/2a-Norton-Close) |
| 397 Sawyers Arms Road, Harewood  presented by Andrea Allen | [**still available**](https://grenadier.harcourts.co.nz/Property/963618/AH5846/35-Mary-street) |
| 16 Azara Way, Halswell  presented by Dee Yang and Lin Ma | [**still available**](https://grenadier.harcourts.co.nz/Property/966977/FH5419/16-Azara-Way) |
| 2 Ellington Mews, Rolleston  presented by Yogesh Bhargava | [SOLD $835,000](https://grenadier.harcourts.co.nz/Property/965988/AH5918/23-Dow-Square)  [under the hammer](https://grenadier.harcourts.co.nz/Property/965988/AH5918/23-Dow-Square) |
| 5 Rhodesvale Terrace, Cashmere  presented by Keith MacDonald | [**still available**](https://grenadier.harcourts.co.nz/Property/966766/BE193819/5-Rhodesvale-Terrace) |
| 12 Philpotts Road, Mairehau  presented by James Dwyer | SOLD $645,000  under the hammer |
| 3/4 St Peters Close, Woolston  presented by Reilly Cormack and Leah de Friez | SOLD $386,000  under the hammer |
| 38A Kent Lodge Avenue, Avonhead  presented by Jane Fennell and Lin Ma | [SOLD $808,000](https://grenadier.harcourts.co.nz/Property/965180/CR45732/15A-Sugden-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/965180/CR45732/15A-Sugden-Street) |
| 57 Glasnevin Drive, Casebrook  presented by John Fulton | [**still available**](https://grenadier.harcourts.co.nz/Property/966638/CR45862/57-Glasnevin-Drive) |
| 1/85 Barrington Street, Somerfield  presented by Debbie Pettigrew | SOLD $760,000  under the hammer |
| 2/97 Weston Road, St Albans  presented by Fernanda Hammett | SOLD $770,000  under the hammer |
| 9 Reins Lane, Yaldhurst  presented by David Canning | SOLD $970,000  under the hammer |
| 1/70 Epsom Road, Sockburn  presented by Yagvendra Raha | [still available](https://grenadier.harcourts.co.nz/Property/966160/BE193829/1-70-Epsom-Road) |

4 - 10 December 2021

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| 26 Blackadder Road, Pegasus  presented by Simon Herbert | SOLD $925,000  under the hammer |
| 34 Carruthers Road, Ilam  presented by Vicky Qiao | SOLD $1,065,000  under the hammer |
| 5B Memorial Avenue, Ilam  presented by Nicky Brownlee and Tim Sprott | [**still available**](https://grenadier.harcourts.co.nz/Property/965786/AH5897/5B-Memorial-Avenue) |
| 11 Chatham Street, Addington  presented by Logan Freeman | SOLD $625,000  under the hammer |
| 6/56 London Street, Richmond  presented by Callum Brownlee and Shaun Davey | [**still available**](https://grenadier.harcourts.co.nz/Property/966434/SM0530/6-56-London-Street) |
| 8 Aston Drive, Waimairi Beach  presented by Len Carragher | [**still available**](https://grenadier.harcourts.co.nz/Property/966006/CR45889/8-Aston-Drive) |
| 5 Consul Place, Wigram  presented by Ada Yang and Lin Ma | SOLD $945,000  under the hammer |
| 4 Pannell Avenue, Wainoni  presented by Fernanda Hammett | SOLD $606,000  under the hammer |
| 18 Kingsbridge Drive, Burwood  presented by David Canning | SOLD $1,450,000  under the hammer |
| 148 Buchanans Road, Hei Hei  presented by Bronwyn Hird | SOLD $569,000  under the hammer |
| 104 Skyhawk Road, Wigram  presented by Lin Ma | [**still available**](https://grenadier.harcourts.co.nz/Property/965931/AH5908/104-Skyhawk-Road) |
| 17 Trainor Street, Lincoln  presented by Alison Aitken | SOLD $1,117,000  under the hammer |
| 17 Mariners Cove, Cass Bay  presented by Jonny Nicholls and Rhys Llewellyn | [**still available**](https://grenadier.harcourts.co.nz/Property/966141/CR45878/17-Mariners-Cove) |
| 21 Normandy Street, Bishopdale  presented by Aaron Pero | SOLD $732,000  under the hammer |
| 182 Hoon Hay Road & 74 Sparks Road, Hoon Hay  presented by Mark Tutton and Nicola Dodd-Terrell | [**still available**](https://grenadier.harcourts.co.nz/Property/965729/BE193825/182-Hoon-Hay-Road-74-Sparks-Road) |
| 36 Bevington Street, Avonhead  presented by Ava Wang and Lin Ma | [**still available**](https://grenadier.harcourts.co.nz/Property/966253/AH5906/36-Bevington-Street) |
| 1/26 Burwood Road, Burwood  presented by Lynton Hubber | SOLD $670,000  under the hammer |
| 5 Kilmurry Street, Halswell  presented by Fernanda Hammett | [**still available**](https://grenadier.harcourts.co.nz/Property/966364/FH5402/5-Kilmurry-Street) |
| 129 Blenheim Road, Chch Central  presented by Craig Edwards and Paul Middleditch | SOLD $1,170,000  under the hammer |
| 213 Ilam Road, Ilam  presented by Jane Fennell and Lin Ma | SOLD $2,555,000  under the hammer |
| 20 Broadway Parade, Rolleston  presented by Yogesh Bhargava | SOLD $730,000  under the hammer |
| 36 Conference Street, Chch Central  presented by James Dwyer | [**still available**](https://grenadier.harcourts.co.nz/Property/965770/CR45838/36-Conference-Street) |
| 180B Milton Street, Sydenham  presented by Debbie Pettigrew | SOLD $560,000  under the hammer |
| 4 Oldham Crescent, Halswell  presented by Logan Freeman | SOLD $688,000  under the hammer |
| 3 Glen Rosa Lane, Yaldhurst  presented by David Canning | SOLD $907,500  under the hammer |
| 108/231 Madras Street, Chch Central  presented by Tina Lyu | [**still available**](https://grenadier.harcourts.co.nz/Property/966481/AH5917/108-231-Madras-Street) |
| 6/31 Marriner Street, Sumner  presented by Chris Moores | [**still available**](https://grenadier.harcourts.co.nz/Property/963618/AH5846/35-Mary-street) |
| 2/6 Raycroft Street, Chch Central  presented by Paul Middleditch | [**still available**](https://grenadier.harcourts.co.nz/Property/965651/CIC56457/2-6-Raycroft-Street) |
| 9 Ansonby Street, Avonhead  presented by Jane Fennell and Lin Ma | SOLD $857,500  under the hammer |
| 84 Farquhars Road, Redwood  presented by Ankita Thakur | [**still available**](https://grenadier.harcourts.co.nz/Property/966507/CR45885/84-Farquhars-Road) |
| 79 Te Rito Street, Marshland  presented by Aimee Townsend | [**still available**](https://grenadier.harcourts.co.nz/Property/965850/FH5415/79-Te-Rito-Street) |
| 139 Mt Pleasant Road, Mt Pleasant  presented by Shaun Davey and Callum Brownlee | [**still available**](https://grenadier.harcourts.co.nz/Property/966281/SM0528/139-Mt-Pleasant-Road) |
| 102 Warrington Street, St Albans  presented by Mark Tutton | SOLD $865,000  under the hammer |
| 124A Maidstone Road, Ilam  presented by Belinda Hu and Karl Costello | [**still available**](https://grenadier.harcourts.co.nz/Property/966347/RN6987/124a-Maidstone-Road) |
| 1/69 Bowenvale Avenue, Cashmere  presented by Julie Proctor | SOLD $807,500  under the hammer |
| 17 Thackers Quay, Chch Central  presented by Paul Middleditch | [**still available**](https://grenadier.harcourts.co.nz/Property/963618/AH5846/35-Mary-street) |
| 50 Stanbury Avenue, Somerfield  presented by Jess Shane | SOLD $950,000  under the hammer |
| 23 Dow Square, Wigram  presented by Lin Ma | [**still available**](https://grenadier.harcourts.co.nz/Property/965988/AH5918/23-Dow-Square) |
| 308 Main North Road, Redwood  presented by James Dwyer | [**still available**](https://grenadier.harcourts.co.nz/Property/964896/CR45754/308-Main-North-Road) |
| 94 Chelsea Street, Linwood  presented by Mike Brown | SOLD $472,000  under the hammer |
| 57 Ledbury Drive, Rolleston  presented by Whitney Burfield-Tatofi | [**still available**](https://grenadier.harcourts.co.nz/Property/966153/AH5909/57-Ledbury-Drive) |
| 14 Springmead Place, Hornby  presented by Marilyn Welch | [**still available**](https://grenadier.harcourts.co.nz/Property/965180/CR45732/15A-Sugden-Street) |
| 21 Earl Street, Opawa  presented by Ross McNally | SOLD $710,000  under the hammer |
| 88 Mackworth Street, Woolston  presented by Jackie Maw | [**still available**](https://grenadier.harcourts.co.nz/Property/965858/CR45813/88-Mackworth-Street) |
| 83A Francis Avenue, St Albans  presented by Jess Shane | SOLD $935,000  under the hammer |

27 - 3 December 2021

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| 21A Soleares Avenue, Mt Pleasant  presented by Lynton Hubber | SOLD $965,000  under the hammer |
| 95 Radley Street, Woolston  presented by Jackie Maw | SOLD $621,000  under the hammer |
| 43 Parkstone Avenue, Ilam  presented by Tina Lyu | SOLD $1,001,000  under the hammer |
| 62 Katrine Drive, Marshland  presented by Andrew Steel | SOLD $1,100,000  under the hammer |
| 13 Loch Tanna Way, Yaldhurst  presented by David Canning | SOLD $930,000  under the hammer |
| 9 Woodbridge Road, Cashmere  presented by Alison Aitken | SOLD $1,920,000  under the hammer |
| 56 Patten Street, Avonside  presented by Jess Shane | SOLD $509,000  under the hammer |
| 19 Bellbird Lane, Marshland  presented by Yogesh Bhargava | SOLD $771,000  under the hammer |
| 6 Bard Street, Somerfield  presented by Jobi Smith | SOLD $715,000  under the hammer |
| 62 & 62A Glandovey Road, Fendalton  presented by Alison Aitken and Pauline Wilson | SOLD $1,570000  under the hammer |
| 29A Provincial Road, Halswell  presented by Raewyn Marles | SOLD $1,315,000  under the hammer |
| 11 Toledo Place, Mt Pleasant  presented by Michelle Corkindale and Simon Corkindale | [**still available**](https://grenadier.harcourts.co.nz/Property/965525/CR45875/11-Toledo-Place) |
| 2/29 Wroxton Terrace, Fendalton  presented by Andrew Steel | SOLD $975,000  under the hammer |
| 19 Flinders Road, Heathcote  presented by Ayliss Ripley | SOLD $495,000  under the hammer |
| 64 Thames Street, St Albans  presented by Pauline Wilson and Alison Aitken | SOLD $808,000  under the hammer |
| 7 Weruweru Street, Marshland  presented by Lin Ma | SOLD $865,000  under the hammer |
| 7/91 Springfield Road, St Albans  presented by Yogesh Bhargava | SOLD $725,000  under the hammer |
| 4 Blue Jacket Drive, Halswell  presented by Jane Fennell | [**still available**](https://grenadier.harcourts.co.nz/Property/964987/AH5904/4-Blue-Jacket-Drive) |
| 2 Dove Grove, Westmorland  presented by Jonny Nicholls | [**still available**](https://grenadier.harcourts.co.nz/Property/965206/CR45832/2-Dove-Grove) |
| 126 Knowles Street, St Albans  presented by Ben Donaldson | SOLD $1,700,000  under the hammer |
| 197 Springs Road, Hornby  presented by Amy Wilsea-Smith | [**still available**](https://grenadier.harcourts.co.nz/Property/965347/FH5408/197-Springs-Road) |
| 1/56 Aylesford Street, Mairehau  presented by Shaun Davey and Callum Brownlee | SOLD $363,000  under the hammer |
| 134 Richardson Terrace, Woolston  presented by Andrew Steel | SOLD $990,000  under the hammer |
| 20 Brookside Terrace, Bryndwr  presented by Alison Aitken and Gemma Aitken | [**still available**](https://grenadier.harcourts.co.nz/Property/965137/CR45789/20-Brookside-Terrace) |
| 5 Highlight Lane, Heathcote  presented by Alison Carter | SOLD $1,325,000  under the hammer |
| 26 Patten Street, Avonside  presented by Debbie Pettigrew | SOLD $590,000  under the hammer |
| 246 Sawyers Arms Road, Bishopdale  presented by Nicky Brownlee and Tim Sprott | [**still available**](https://grenadier.harcourts.co.nz/Property/963618/AH5846/35-Mary-street) |
| 22 Sandra Street, South New Brighton  presented by Geoff Smith | SOLD $820,000  under the hammer |
| 22 Rich Terrace, Wigram  presented by Lin Ma | SOLD $1,285,000  under the hammer |
| 3/206 Fitzgerald Avenue, Chch Central  presented by Len Carragher | SOLD $270,000  under the hammer |
| 101 Cashmere Bay Road, Lake Brunner  presented by Simon Corkindale and Michelle Corkindale | SOLD $665,000  under the hammer |
| 18 Harry Ell Drive, Cashmere  presented by Jonny Nicholls | [**still available**](https://grenadier.harcourts.co.nz/Property/964892/CR45773/18-Harry-Ell-Drive) |
| 82D Park Terrace, Chch Central  presented by Aaron Pero and Courtney Pero | SOLD $625,000  under the hammer |
| 28 Harrowdale Drive, Avonhead  presented by Ava Wang and Lin Ma | SOLD $800,000  under the hammer |
| 5 Laurence Street, Waltham  presented by Joy Butel and Alistair Hazeldine | SOLD $425,000  under the hammer |
| 15A Sugden Street, Spreydon  presented by Andrew Steel | [**still available**](https://grenadier.harcourts.co.nz/Property/963618/AH5846/35-Mary-street) |
| 39 Dow Square, Wigram  presented by Sarah Pezaro | [**still available**](https://grenadier.harcourts.co.nz/Property/964992/RN6992/39-Dow-Square) |
| 150 Hoon Hay Road, Hoon Hay  presented by Aimee Townsend | SOLD $745,000  under the hammer |
| 12 Seaview Lane, Akaroa  presented by Giles Simons and Alan Nobbs | SOLD $551,500  under the hammer |
| 7 Farthing Drive, Prebbleton  presented by Aaron Pero and Courtney Pero | SOLD $1,760,000  under the hammer |
| 23 Fairmile Place, Russley  presented by Deb Beesley | SOLD $765,000  under the hammer |
| 7 Gartrell Road, Wigram  presented by Reilly Cormack and Leah de Friez | SOLD $770,000  under the hammer |
| 28 Young Street, Somerfield  presented by Debbie Pettigrew | SOLD $742,000  under the hammer |
| 8 Cracroft Terrace, Cashmere  presented by Matthew Loose | SOLD $1,460,000  under the hammer |
| 35 Whitburn Avenue, Halswell  presented by Lin Ma | SOLD $1,082,000  under the hammer |
| 180 Worcester Street, Chch Central  presented by Alison Aitken and Gemma Aitken | SOLD $2,500,000  under the hammer |

20 - 26 November 2021

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| 7 Saskia Lane, Somerfield  presented by Tim Sprott and Nicky Brownlee | SOLD $750,000  under the hammer |
| 35 Redruth Avenue, Spreydon  presented by Jonny Nicholls | SOLD $**900,000**  under the hammer |
| 270 Ilam Road, Fendalton  presented by Trevor Foster and Lin Ma | SOLD |
| 535 Cranford Street, Redwood  presented by Jonny Nicholls and Rhys Llewellyn | SOLD |
| 239A Eastern Terrace, Beckenham  presented by Deb Beesley | [still available](https://grenadier.harcourts.co.nz/Property/963374/SM0520/293A-Eastern-Terrace) |
| 54 Fendalton Road, Fendalton  presented by Alison Aitken | SOLD $2,275,000  under the hammer |
| 16 Glendevere Terrace, Redcliffs  presented by Aaron Pero | SOLD $968,000  under the hammer |
| 2/27 Mortlake Street, Islington  presented by Pam Mitchell | SOLD $595,000  under the hammer |
| 41 Wychbury Street, Spreydon  presented by Debbie Pettigrew | SOLD $670,000  under the hammer |
| 94 Retreat Road, Avonside  presented by John Fulton | [**still available**](https://grenadier.harcourts.co.nz/Property/964391/CR45684/94-Retreat-Road) |
| 19 MacMillan Avenue, Cashmere  presented by Andrew Steel | SOLD $825,000  under the hammer |
| 49 Regents Park Drive, Redwood  presented by Christopher Graham | SOLD $2,400,000  under the hammer |
| 6A Marama Crescent, Mt Pleasant  presented by Alison Carter | SOLD $1,250,000  under the hammer |
| 58 Trelissick Loop, Castle Hill  presented by Matthew Loose | SOLD $345,000  under the hammer |
| 59 Hinterland Drive, Prebbleton  presented by Phil Rotherham | [**still available**](https://grenadier.harcourts.co.nz/Property/964555/AH5872/59-Hinterland-Drive) |
| 205 Queenspark Drive, Parklands  presented by Julie Proctor | SOLD $629,000  under the hammer |
| 232 Springfield Road, St Albans  presented by Andrew Steel | SOLD $790,000  under the hammer |
| 395 Marshland Road, Marshland  presented by Pam Mitchell | [**still available**](https://grenadier.harcourts.co.nz/Property/964855/CR45814/395-Marshland-Road) |
| 18 Valley Road, Cashmere  presented by Debbie Pettigrew | [**still available**](https://grenadier.harcourts.co.nz/Property/963999/BE193733/18-Valley-Road) |
| 20 Sheehan Street, Halswell  presented by Allie McDonald | SOLD $952,000  under the hammer |
| 1/26 Meon Street, Aranui  presented by Keith MacDonald | [**still available**](https://grenadier.harcourts.co.nz/Property/964872/BE193817/1-26-Meon-Street) |
| 8 Benjamin Lane, Huntsbury  presented by Cian Ryan | SOLD $1,360,000  under the hammer |
| 51 Slate Street, Rolleston  presented by Yogesh Bhargava | SOLD |
| 16B Achilles Street, Burwood  presented by Marilyn Welch | SOLD $420,000  under the hammer |
| 1/450A Harewood Road, Harewood  presented by Christopher Graham | SOLD $621,000  under the hammer |
| 38 Halton Street, Strowan  presented by Sean Innes | SOLD $2,165,000  under the hammer |
| 14 Eaglesome Avenue, Aidanfield  presented by Janice McMath | [SOLD $850,000](https://grenadier.harcourts.co.nz/Property/963618/AH5846/35-Mary-street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/963618/AH5846/35-Mary-street) |
| 6 Konini Street, Fendalton  presented by Jan-Louise Chesmar | withdrawn |
| 7 Emerson Crescent, Diamond Harbour  presented by Sally Pomeroy | SOLD $925,000  under the hammer |
| 23 Queenspark Drive, Parklands  presented by Sean Innes and Indi Furze | SOLD $720,000  under the hammer |
| 28 Waitikiri Drive, Parklands  presented by Geoff Smith | SOLD $782,000  under the hammer |
| 82A Mooray Avenue, Bishopdale  presented by Michelle Corkindale & Simon Corkindale | SOLD $640,000  under the hammer |
| 14 Wrights Road, Addington  presented by Sarah Fidow | SOLD $683,000  under the hammer |
| 113C Taylors Mistake Road, Sumner  presented by Alison Carter | SOLD $1,262,000  under the hammer |
| 238A Breezes Road, Wainoni  presented by Robert Down | SOLD $640,000  under the hammer |

13 - 19 November 2021

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| 33 Coniston Avenue, Ilam  presented by Tina Lyu | SOLD $871,000  under the hammer |
| 20 Baker Street, New Brighton  presented by Janice McMath | SOLD $350,000  under the hammer |
| 61 Kotuku Crescent, Woolston  presented by Chris Moores | SOLD $906,500  under the hammer |
| 75 St Lukes Street, Woolston  presented by Belinda Hu and Karl Costello | SOLD $780,000  under the hammer |
| 1/64 Apsley Drive, Avonhead  presented by Phil Rotherham | SOLD $807,000  under the hammer |
| 2 Fitzpatricks Lane, Linwood  presented by Yogesh Bhargava | SOLD $755,000  under the hammer |
| 3 Strowan Road, Fendalton  presented by Alison Aitken and Gemma Aitken | SOLD $2,555,000  under the hammer |
| 6 Ruakaka Street, Hornby  presented by David Canning | SOLD $627,000  under the hammer |
| 36 Mauger Drive, Heathcote  presented by Chris Moores | SOLD $1,009,000  under the hammer |
| 28 Napier Drive, Wigram  presented by Jane Fennell and Lin Ma | SOLD $1,212,000  under the hammer |
| D & F/477 Blenheim Road, Chch Central  presented by Paul Middleditch | [**still available**](https://naiharcourts.co.nz/Property/962642/CIC56429/D-F-477-Blenheim-Road) |
| 59 Balrudry Street, Avonhead  presented by Gwyneth Carlaw | SOLD $817,000  under the hammer |
| 480A Tai Tapu Road, Tai Tapu  presented by Matthew Loose | SOLD $2,280,000  under the hammer |
| 1/7 Farnborough Street, Aranui  presented by Yogesh Bhargava | SOLD |
| 15 Elwyn Place, Avonhead  presented by Fernanda Hammett | [**still available**](https://grenadier.harcourts.co.nz/Property/963390/FH5338/15-Elwyn-Place) |
| 6888E Chch Akaroa Road, Akaroa  presented by Alan Nobbs and Giles Simons | [**still available**](https://grenadier.harcourts.co.nz/Property/962816/AKA1411/6888E-Christchurch-Akaroa-Road) |
| 430, 432 & 434 St Asaph Street, Akaroa  presented by Paul Middleditch | SOLD $2,200,000  under the hammer |
| 87 Teesdale Street, Burnside  presented by Julie Proctor | SOLD $700,000  under the hammer |
| 80 Malcolm Avenue, Beckenham  presented by Jonny Nicholls | withdrawn |
| 31A Poynder Avenue, Fendalton  presented by Alison Aitken | [**still available**](https://grenadier.harcourts.co.nz/Property/963346/CR45662/31a-Poynder-Avenue) |
| 76 Rangiora Woodend Road, Woodend  presented by Lee Mei-Toombs | SOLD $470,000  under the hammer |
| 43 Marsack Crescent, Halswell  presented by Sean Innes and Indi Furze | SOLD $990,000  under the hammer |
| 2/148 Aylesford Street, Mairehau  presented by Jonny Nicholls and Rhys Llewellyn | [SOLD $620,000](https://grenadier.harcourts.co.nz/Property/955805/BE193759/21-21B-Blakes-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/955805/BE193759/21-21B-Blakes-Road) |
| 10 Waters Street, Honn Hay  presented by David Canning | SOLD $650,000  under the hammer |
| 25 Chandler Way, Rolleston  presented by Yogesh Bhargava | SOLD $821,000  under the hammer |
| 83 Ledbury Drive, Rolleston  presented by Jonny Nicholls and Rhys Llewellyn | SOLD $965,000  under the hammer |
| 35 Mary Street, Papanui  presented by Jane Fennell and Lin Ma | [**still available**](https://grenadier.harcourts.co.nz/Property/963618/AH5846/35-Mary-street) |
| 35 Delph Street, Avonhead  presented by David Canning | SOLD |
| 1/234 Milton Street, Sydenham  presented by Mark Tutton | SOLD $460,000  under the hammer |
| 57 Hinau Street, Fendalton  presented by Jan-Louise Chesmar | SOLD $1,005,000  under the hammer |
| 8A Tamarisk Place, Parklands  presented by Sally Pomeroy | SOLD $499,000  under the hammer |
| 20 Glendevere Terrace, Redcliffs  presented by Jess Shane | SOLD $510,000  under the hammer |
| 1 Gosforth Way, Westmorland  presented by Fernanda Hammett | SOLD $705,000  under the hammer |
| 2/11 Ludecke Place, Upper Riccarton  presented by Len Carragher and Vicky Qiao | SOLD $810,000  under the hammer |
| 46 Contrail Street, Wigram  presented by Sean Innes and Indi Furze | SOLD |
| 41A Neville Street, Spreydon  presented by Louise McLeavey | [**still available**](https://grenadier.harcourts.co.nz/Property/963619/BE193813/41A-Neville-Street) |
| 19 Blue Gum Place, North New Brighton  presented by Geoff Cropper | SOLD $770,000  under the hammer |
| 18 Millesimes Way, Yaldhurst  presented by Jess Shane | SOLD $808,000  under the hammer |
| 2/193 Centaurus Road, St Martins  presented by Mark Tutton | SOLD $790,000  under the hammer |

6 - 12 November 2021

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| Lot 164 Woodlands Estate, Woodend  presented by Logan Freeman | **SOLD $490,000**  **under the hammer** |
| Lot 128 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $450,000  under the hammer |
| Lot 168 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $420,000  under the hammer |
| Lot 146 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $470,000  under the hammer |
| Lot 130 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $451,000  under the hammer |
| Lot 161 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $458,000  under the hammer |
| Lot 163 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $450,000  under the hammer |
| Lot 170 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $442,000  under the hammer |
| Lot 124 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $433,000  under the hammer |
| Lot 136 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $428,000  under the hammer |
| Lot 137 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $421,000  under the hammer |
| Lot 133 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $431,000  under the hammer |
| Lot 127 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $431,000  under the hammer |
| Lot 115 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $440,000  under the hammer |
| Lot 116 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $434,000  under the hammer |
| Lot 118 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $436,000  under the hammer |
| Lot 120 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $441,000  under the hammer |
| Lot 121 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $435,000  under the hammer |
| Lot 140 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $423,000  under the hammer |
| Lot 144 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $432,500  under the hammer |
| 40 Newbery Street, Opawa  presented by Deb Beesley | SOLD $**690,000**  under the hammer |
| 127 Harris Crescent, Papanui  presented by Janice McMath and Angus Bailey | SOLD |
| 12B Muter Street, Akaroa  presented by Alison Aitken and Gemma Aitken | SOLD $1,000,000  under the hammer |
| 159 Clifton Terrace, Sumner  presented by Callum Brownlee and Shaun Davey | SOLD $1,802,000  under the hammer |
| 74A Maidstone Road, Ilam  presented by Phil Rotherham | SOLD $710,000  under the hammer |
| 15 Luxembourg Crescent, Halswell  presented by Raewyn Marles | SOLD $1,075,000  under the hammer |
| 69 Deans Avenue, Riccarton  presented by Alison Aitken | SOLD $1,660,000  under the hammer |
| 156B Hamilton Avenue, Ilam  presented by Jonny Nicholls | **withdrawn** |
| 14 Fusilier Street, Hoon Hay  presented by Michael Robb and Kathryn Bruce | SOLD $635,000  under the hammer |
| 1/140 Leinster Road, Merivale  presented by Jo McMecking | [**still available**](https://grenadier.harcourts.co.nz/Property/955805/BE193759/21-21B-Blakes-Road) |
| 91 Penruddock Rise, Westmorland  presented by Ayliss Ripley | SOLD $1,148,000  under the hammer |
| 27 Bishopsworth Street, Hillsborough  presented by Shaun Davey and Callum Brownlee | SOLD $732,000  under the hammer |
| 2/30 Park Terrace, Chch Central  presented by Alison Aitken and Gemma Aitken | SOLD $1,225,000  under the hammer |
| 1 Chris Drive, Rolleston  presented by Harsh Singh | SOLD |
| 2A Bredon Lane, Spreydon  presented by Cian Ryan | SOLD $602,000  under the hammer |
| 4 Brenley Drive, Rolleston  presented by Jonny Nicholls | SOLD |
| 146 & 146B Straven Road, Fendalton  presented by Aaron Pero and Courtney Pero | [withdrawn](https://grenadier.harcourts.co.nz/Property/955805/BE193759/21-21B-Blakes-Road) |
| 144 Straven Road, Fendalton  presented by Aaron Pero and Courtney Pero | withdrawn |
| 25 Teal Close, Ferrymead  presented by Alison Aitken and Gemma Aitken | SOLD |
| 3/22A Neill Street, Hornby  presented by Sarah Pezaro and Danean Neill | SOLD $505,000  under the hammer |
| 402/69 Armagh Street, Chch Central  presented by Linda Aitken | SOLD $2,800,000  under the hammer |
| 403 Withells Road, Avonhead  presented by Cian Ryan and Richard Chapman | SOLD |
| 14 Northcote Road, Northcote  presented by Louise Shaskey | [**still available**](https://grenadier.harcourts.co.nz/Property/955805/BE193759/21-21B-Blakes-Road) |
| 39B Pawsons Valley Road, Duvauchelle  presented by Sue Aldrich | SOLD |
| 138B Memorial Avenue, Burnside  presented by Sean Innes and Indi Furze | SOLD |
| 5 Whitnall Street, Halswell  presented by Fabio Valle | SOLD $1,028,000  under the hammer |
| 72 Cressy Terrace, Lyttelton  presented by Michelle Situe | [**still available**](https://harcourts.co.nz/Property/962294/CR45687/72-Cressy-Terrace) |
| 62 Halswell Road, Hillmorton  presented by Amy Wilsea-Smith | SOLD $698,000  under the hammer |
| 2 Guinness Crescent, Ilam  presented by Philip Wright | SOLD $1,160,000  under the hammer |
| 122 Riverlaw Terrace, St Martins  presented by Jill Allison | SOLD $890,000  under the hammer |
| 173 Centaurus Road, St Martins  presented by Debbie Pettigrew | SOLD $930,000  under the hammer |

30 - 5 November 2021

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| 84C Avonhead Road, Avonhead  presented by Julie Proctor | SOLD $1,007,000  under the hammer |
| 90 Roydon Drive, Templeton  presented by Christopher Graham | SOLD $938,000  under the hammer |
| 44 Colombo Street, Cashmere  presented by Mark Tutton | SOLD $1,058,000  under the hammer |
| 34 Blake Street, South New Brighton  presented by Lynton Hubber | SOLD $700,000  under the hammer |
| 2/138 Esplanade, Sumner  presented by Alison Carter | SOLD $1,135,000  under the hammer |
| 140 Cashmere Road, Cashmere  presented by Jane Fennell and Lin Ma | SOLD $710,000  under the hammer |
| 24 Baker Street, New Brighton  presented by Fernanda Hammett and Fabio Valle | SOLD $550,000  under the hammer |
| 24 Lynfield Avenue, Ilam  presented by Jonny Nicholls | SOLD $935,000  under the hammer |
| 10 Cunneen Place, Aidanfield  presented by Ava Wang and Lin Ma | SOLD $915,000  under the hammer |
| 21 Primrose Hill Lane, Casebrook  presented by Jill Allison | SOLD $990,000  under the hammer |
| 62 Greendale Avenue, Avonhead  presented by Aimee Townsend | SOLD $820,000  under the hammer |
| 8 Bronco Drive, Aidanfield  presented by Lin Ma | SOLD $1,355,000  under the hammer |
| 16 Merlewood Avenue, Cashmere  presented by Chelsea Kennedy and Corey O’Leary | SOLD $915,000  under the hammer |
| 36 Dominion Avenue, Spreydon  presented by Louise McLeavey | SOLD $654,000  under the hammer |
| 10 O’Halloran Drive, Halswell  presented by Matthew Loose | SOLD $502,000  under the hammer |
| 21 & 21B Blakes Road, Prebbleton  presented by Mark Tutton | withdrawn |
| 10 The Terrace, Mt Pleasant  presented by Alison Carter | SOLD $1,440,000  under the hammer |
| 5 Keoghs Lane, St Albans  presented by Emily Goldsmith and Andrew Steel | SOLD $911,000  under the hammer |
| 22 Nepal Place, Burnside  presented by John Phillips and Tania Dench | SOLD $740,000  under the hammer |
| 284 Papanui Road, Strowan  presented by Sean Innes and Nick Jiang | [**still available**](https://grenadier.harcourts.co.nz/Property/962317/RN6961/284-Papanui-Road) |
| 52 Woodills Road, Akaroa  presented by Alan Nobbs and Giles Simons | SOLD $645,000  under the hammer |
| 26 St Albans Street, Merivale  presented by Aaron Pero | SOLD $1,950,000  under the hammer |
| 21C Taupata Street, Redcliffs  presented by Alison Carter | SOLD $520,000  under the hammer |
| 2/17 Woodford Terrace, Fendalton  presented by Karen Blair | SOLD $1,590,000  under the hammer |
| 14 Millesimes Way, Yaldhurst  presented by Lin Ma | SOLD $630,000  under the hammer |
| 53 Kensington Avenue, Mairehau  presented by Jonny Nicholls | SOLD $690,000  under the hammer |
| 22A Wayside Avenue, Burnside  presented by Derryn Webster | SOLD $700,000  under the hammer |
| 3 Jamell Place, Avonhead  presented by Sean Innes and Indi Furze | [**still available**](https://grenadier.harcourts.co.nz/Property/962319/RN6968/3-Jamell-Place) |
| 242 King Street, Rangiora  presented by Sue Rendel and Kevin Conyers | SOLD |
| 7 O’Connor Place, Burnside  presented by Vicky Qiao and James Dwyer | SOLD $1,405,000  under the hammer |
| 90 Totara Street, Riccarton  presented by Julie Proctor | SOLD $1,280,000  under the hammer |
| 3/374 Worcester Street, Linwood  presented by Louise McLeavey | SOLD $570,000  under the hammer |
| 46A Mathers Road, Hoon Hay  presented by Michael Robb and Kathryn Bruce | SOLD $715,000  under the hammer |
| 21 Glastonbury Drive, Burwood  presented by Bruce Winder and Lois Milne | SOLD |
| 20 Glengael Drive, Halswell  presented by Xi Wang | SOLD $980,000  under the hammer |
| 165 Pine Avenue, New Brighton  presented by Murray and Bronwyn Johnstone | SOLD $605,000  under the hammer |
| 73B Merrin Street, Avonhead  presented by Nicky Brownlee and Tim Sprott | SOLD $717,000  under the hammer |

23 - 29 October 2021

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| 8 Gibbon Street, Sydenham  presented by Lizzie Weisner | SOLD $661,500  under the hammer |
| 63 Jacks Drive, West Melton  presented by Michelle Ward | SOLD $1,288,000  under the hammer |
| 2/21 Wharenui Road, Riccarton  presented by Andrew Steel | SOLD $605,000  under the hammer |
| 406 Halswell Road, Halswell  presented by Lois Milne and Bruce Winder | SOLD $699,000  under the hammer |
| 42 Holly Road, Merivale  presented by Alison Aitken and Pauline Wilson | SOLD $2,350,000  under the hammer |
| 3 McKendry Road, Wigram  presented by Kevin Conyers and Amy An | SOLD $1,080,000  under the hammer |
| 5/15 Walpole Street, Waltham  presented by Sally Pomeroy | SOLD $531,000  under the hammer |
| 70 Granite Drive, Rolleston  presented by Yogesh Bhargava | SOLD $1,005,000  under the hammer |
| 26 Squadron Road, Wigram  presented by Lin Ma | SOLD $1,060,000  under the hammer |
| 142 Bishop Street, St Albans  presented by Jonny Nicholls | SOLD |
| 14 Whitnall Street, Halswell  presented by Andrew Steel and Emily Goldsmith | SOLD $1,005,000  under the hammer |
| 6 Charlesworth Street, Ferrymead  presented by Alison Carter | withdrawn |
| 36 Solander Road, Pegasus  presented by Raewyn Marles | SOLD $612,000  under the hammer |
| 3/1764 Clintons Road, Darfield  presented by Bob Gillard | SOLD $1,485,000  under the hammer |
| 14/41 Cambridge Terrace, Chch Central  presented by Jess Shane | SOLD |
| 3 Torlesse Place, Castle Hill  presented by Matthew Loose | SOLD $488,000  under the hammer |
| 3 Phoenix Lane, Papanui  presented by Lois Milne and Bruce Winder | SOLD |
| 154 Blighs Road, Strowan  presented by Geoff Smith | SOLD |
| 12 Mandalay Lane, Redcliffs  presented by Sally Pomeroy | SOLD $1,201,000  under the hammer |
| 59A Northcote Road, Papanui  presented by Yogesh Bhargava | SOLD $727,000  under the hammer |
| 6 Date Crescent, Aidanfield  presented by Ross McNally | SOLD $845,000  under the hammer |
| 23 Janice Place, Mt Pleasant  presented by Tina Zhang | [**still available**](https://grenadier.harcourts.co.nz/Property/961321/CR45584/23-Janice-Place) |
| 29 Rossmore Terrace, Cashmere  presented by Christopher Graham | SOLD |
| 151 St John Street, Bromley  presented by Lynton Hubber | SOLD $700,000  under the hammer |
| 2/4 Gleneagles Terrace, Ilam  presented by Joy Butel and Alistair Hazeldine | SOLD $880,000  under the hammer |

16 - 22 October 2021

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| Lot 172 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $415,000  under the hammer |
| Lot 169 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $490,000  under the hammer |
| Lot 167 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $476,000  under the hammer |
| Lot 165 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $501,000  under the hammer |
| Lot 139 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $520,000  under the hammer |
| Lot 162 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $520,000  under the hammer |
| Lot 135 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $490,000  under the hammer |
| Lot 129 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $490,000  under the hammer |
| Lot 138 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $490,000  under the hammer |
| Lot 145 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $481,000  under the hammer |
| Lot 117 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $485,000  under the hammer |
| Lot 119 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $476,000  under the hammer |
| Lot 123 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $477,000  under the hammer |
| Lot 134 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $481,000  under the hammer |
| Lot 122 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $476,000  under the hammer |
| Lot 125 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $466,000  under the hammer |
| Lot 141 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $490,000  under the hammer |
| Lot 143 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $490,000  under the hammer |
| Lot 142 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $492,000  under the hammer |
| Lot 126 Woodlands Estate, Woodend  presented by Logan Freeman | SOLD $497,000  under the hammer |
| 19 Farnborough Way, Rolleston  presented by Sarah Fidow | SOLD $600,000  under the hammer |
| 307 Clyde Road, Ilam  presented by Jonny Nicholls and Rhys Llewellyn | SOLD $778,000  under the hammer |
| 4/21 Bishop Street, St Albans  presented by Carol Williams | SOLD $841,000  under the hammer |
| 41 Pentonville Close, Westmorland  presented by Lin Ma | SOLD $1,135,000  under the hammer |
| 298 Avonhead Road, Avonhead  presented by Alison Aitken | SOLD $745,000  under the hammer |
| 46 Mooray Avenue, Bishopdale  presented by Ada Yang and Lin Ma | SOLD $830,000  under the hammer |
| 50 Barrington Street, Somerfield  presented by Alison Aitken | SOLD $811,500  under the hammer |
| 32A Hayton Road, Wigram  presented by Dave Calder | [SOLD $850,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 78 Muirhill Street, Halswell  presented by Raewyn Marles | SOLD $495,000  under the hammer |
| 164 Quinns Road, Shirley  presented by Pam Mitchell | SOLD $658,000  under the hammer |
| 46 Francis Avenue, St Albans  presented by Jess Shane | SOLD |
| 1/26 Staveley Street, Avonhead  presented by Julie Proctor | SOLD |
| 1/2A Woodbridge Road, Cashmere  presented by Christopher Graham | [SOLD $725,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 129 & 131 Tancred Street, Linwood  presented by Fabio Valle | [still available](https://grenadier.harcourts.co.nz/Property/961043/FH8129/129-131-Tancred-Street) |
| 403 Papanui Road, Strowan  presented by Lin Ma | SOLD $660,000  under the hammer |
| 21 Cadman Street, Cheviot  presented by Leah de Friez and Reilly Cormack | SOLD $370,000  under the hammer |
| 79 Fifield Terrace, Opawa  presented by Indi Furze | SOLD |
| 12 Seaview Lane, Akaroa  presented by Giles Simons and Alan Nobbs | SOLD |
| 9B Kinsey Terrace, Sumner  presented by Shaun Davey & Callum Brownlee | SOLD $620,000  under the hammer |
| 211 Westminster Street, St Albans  presented by Stan Jer | SOLD $920,000  under the hammer |
| 180 Main North Road, Redwood  presented by Lee Mei-Toombs | SOLD $585,000  under the hammer |
| 3/9 Domett Street, Waltham  presented by Gwyneth Carlaw | [SOLD $540,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 70 Milns Road, Halswell  presented by Debbie Pettigrew | SOLD $955,000  under the hammer |
| 1/6 Dalkeith Street, Hoon Hay  presented by Michelle Corkindale and Simon Corkindale | SOLD $609,000  under the hammer |
| 10 Cadiz Lane, Mt Pleasant  presented by Alison Carter | SOLD $1,225,000  under the hammer |
| 182-186 Edgeware Road, Edgeware  presented by Tony Ruffell | SOLD $1,510,000  under the hammer |
| 28 Soberton Street, Aranui  presented by Glenda Crawford | SOLD |
| 102 Hastings Street West, Sydenham  presented by Jess Shane | SOLD $640,000  under the hammer |
| 57 Kedleston Drive, Lin Ma  presented by Ben Donaldson | SOLD $800,000  under the hammer |
| 15 Kent Lodge Avenue, Avonhead  presented by Tim Sprott and Nicky Brownlee | SOLD $800,000  under the hammer |
| 20 Westburn Place, Prebbleton  presented by Aaron Pero | SOLD $1,700,000  under the hammer |
| 201 Memorial Avenue, Burnside  presented by Tina Zhang | SOLD |
| 17C Kingsdowne Drive, West Melton  presented by Glenda Crawford | SOLD $970,000  under the hammer |
| 66 Flinders Road, Heathcote  presented by Ayliss Ripley | SOLD $860,000  under the hammer |

9 - 15 October 2021

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| 26C Gallaghan Close, Wigram  presented by Sean Innes | SOLD $610,000  under the hammer |
| 12 Springmead Place, Hornby  presented by Marilyn Welch | SOLD $651,000  under the hammer |
| 911 Governors Bay Road, Governors Bay  presented by Tristan Harcourt | SOLD $720,000  under the hammer |
| 16 Carew Street, Kaiapoi  presented by Sarah Pezaro and Danean Neill | SOLD $520,000  under the hammer |
| 483 Pages Road, Bexley  presented by Michelle Corkindale and Simon Corkindale | SOLD $668,000  under the hammer |
| 73 Major Hornbrook Road, Mt Pleasant  presented by Fernanda Hammett | SOLD $1,510,000  under the hammer |
| 27 Luxembourg Crescent, Halswell  presented by Lin Ma | SOLD $1,120,000  under the hammer |
| 9 Tussle Grove, Halswell  presented by Raewyn Marles | [SOLD $1,000,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 546 Halkett Road, West Melton  presented by Glenda Crawford and Emma Baird | SOLD $1,400,000  under the hammer |
| 35A Dampier Street, Woolston  presented by Len Carragher | SOLD $606,000  under the hammer |
| 37A Stoke Street, Sumner  presented by Alison Carter | SOLD $895,000  under the hammer |
| 2/12 Kilronan Place, Wigram  presented by Debbie Johnson | [still available](https://grenadier.harcourts.co.nz/Property/959489/CIC55938/2-12-Kilronan-Place) |
| 2/108 Southampton Street, Sydenham  presented by Debbie Pettigrew | [SOLD $482,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 80 Bridge Street, South New Brighton  presented by David Canning | SOLD $460,000  under the hammer |
| 1 Mallard Place, Ferrymead  presented by Deb Beesley | SOLD $695,000  under the hammer |
| 23 Chapel Street, Papanui  presented by Richard Chapman | SOLD $820,000  under the hammer |
| 3/9 Pitt Place, St Albans  presented by Daniel Lassen | [SOLD $410,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 8 Swithland Place, Avonhead  presented by Tim Sprott and Nicky Brownlee | SOLD |
| 40 Greenaway Street, Halswell  presented by Ada Yang and Lin Ma | SOLD $810,000  under the hammer |
| 3/27 Oxley Avenue, St Albans  presented by Daniel Lassen | SOLD |
| 21 Havana Gardens, Shirley  presented by David Canning | SOLD $857,000  under the hammer |
| 15 Derenzy Place, Avonhead  presented by Ada Yang and Lin Ma | [SOLD $973,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 22 Kingsbridge Drive, Burwood  presented by David Canning | SOLD $960,000  under the hammer |
| 24 Camberwell Place, Avonhead  presented by Lance Williams and Jessie Zhao | [still available](https://grenadier.harcourts.co.nz/Property/960191/RN6938/24-Camberwell-Place) |
| 29 Craig Thompson Drive, Lincoln  presented by Sarah Fidow | SOLD |
| 98 Carlyle Street, Chch Central  presented by Debbie Johnson | SOLD  under the hammer |
| 22A Nepal Place, Burnside  presented by John Phillips and Tania Dench | SOLD $787,000  under the hammer |
| 308/231 Madras Street, Chch Central  presented by Jill Allison | SOLD $453,000  under the hammer |
| 17 Breton Close, Northwood  presented by Ben Donaldson | SOLD $1,150,000  under the hammer |
| 3 Rossiter Avenue, Redwood  presented by Stephen Moore and Niki Moore | SOLD $715,000  under the hammer |
| 1/25 Cicada Place, Hei Hei  presented by Jess Shane | SOLD $540,000  under the hammer |

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2 - 8 October 2021

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| 3/42 Barbour Street, Waltham  presented by Courtney Pero and Aaron Pero | SOLD $491,000  under the hammer |
| 9 Kingsbridge Drive, Burwood  presented by David Canning | SOLD $849,000  under the hammer |
| 17 Heybridge Lane, Hillsborough  presented by Julie Albengrin | SOLD $762,000  under the hammer |
| 11 Slalom Place, Castle Hill Village  presented by Matthew Loose | SOLD $388,000  under the hammer |
| 24A Larsens Road, Halswell  presented by Fernanda Hammett | SOLD $860,000  under the hammer |
| 58 Mary Ellen Street, Pegasus  presented by Andrea Allen | SOLD $690,000  under the hammer |
| 369 Ilam Road, Bryndwr  presented by Phil Rotherham and Derryn Webster | SOLD $800,000  under the hammer |
| 223 Mairehau Road, Burwood  presented by Geoff Smith | [SOLD $626,500](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 84 Park Terrace, Chch Central  presented by Alison Aitken | SOLD $4,750,000  under the hammer |
| 431A Memorial Avenue, Burnside  presented by Tim Sprott and Nicky Brownlee | SOLD $712,500  under the hammer |
| 25 Watford Street, Strowan  presented by Alison Aitken and Gemma Aitken | SOLD $1,390,000  under the hammer |
| 58 Wiggins Street, Sumner  presented by Michelle Ward | SOLD $1,465,000  under the hammer |
| 49A Hawkesbury Avenue, Merivale  presented by Aaron Pero | [SOLD $1,575,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 163 Milton Street, Somerfield  presented by Robert Down | SOLD $605,000  under the hammer |
| 20 Weston Way, Lincoln  presented by Karen Blair | SOLD $746,500  under the hammer |
| 116 Nayland Street, Sumner  presented by Prue Dacombe and Shaun Davey | SOLD $110,000  under the hammer |
| 10 Browns Road, Merivale  presented by Cian Ryan | [SOLD $1,800,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 2023 & 2024 Rotoiti Lane, Clearwater  presented by Alison Aitken | SOLD $865,000  under the hammer |
| 21 Philippe Avenue, Yaldhurst  presented by Tina Zhang | SOLD $748,000  under the hammer |
| 88 Roker Street, Somerfield  presented by Mark Tutton | SOLD $909,000  under the hammer |
| 8 Colchester Place, Templeton  presented by Fernanda Hammett | SOLD $640,000  under the hammer |
| 141 Clyde Road, Fendalton  presented by Sean Innes | [SOLD $1,225,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 54 Wycola Avenue, Hei Hei  presented by Jess Shane | SOLD $548,000  under the hammer |
| 54 Buckleys Road, Linwood  presented by Cian Ryan | [SOLD $582,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 5 Nan Corne Lane, Halswell  presented by Andrea Allen | SOLD $773,000  under the hammer |
| 11A Colombo Street, Cashmere  presented by Joy Butel and Alistair Hazeldine | SOLD $950,000  under the hammer |
| 6 Bannister Place, Ilam  presented by Dougal Boyd and Richard Chapman | SOLD $1,010,000  under the hammer |
| 23 Woodville Street, St Albans  presented by Karen Blair | SOLD $869,000  under the hammer |
| 59 Deepdale Street, Burnside  presented by Jane Fennell and Lin Ma | SOLD $935,000  under the hammer |
| 47 Euphrasie Drive, Aidanfield  presented by Lego Ho | SOLD $1,220,000  under the hammer |
| 170 Lowes Road, Rolleston  presented by Sean Innes | SOLD |
| 3/109 Rose Street, Somerfield  presented by Courtney Pero and Aaron Pero | SOLD $742,500  under the hammer |

25 - 1 October 2021

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| 25 Nicholls Street, Richmond  presented by Jonny Nicholls | SOLD $971,000  under the hammer |
| 12 Archer Street, St Albans  presented by Denise Robinson | SOLD $672,000  under the hammer |
| 28 Massey Crescent, St Albans  presented by Chris Moores | SOLD $860,000  under the hammer |
| 43 Andesite Drive, Rolleston  presented by Yogesh Bhargava | SOLD $1,000,000  under the hammer |
| 78A Grahams Road, Burnside  presented by Simon Herbert and Derryn Webster | SOLD $809,000  under the hammer |
| 8 Uffington Drive, Rolleston  presented by Sarah Fidow | SOLD $682,000  under the hammer |
| 179 Harrison Street, Ashburton  presented by Tristan Harcourt | SOLD $305,000  under the hammer |
| 2/208 Bealey Avenue, Chch Central  presented by Jonny Nicholls | [SOLD $520,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 27 Bethel Crescent, Bishopdale  presented by Phil Rotherham | SOLD $665,000  under the hammer |
| 1/13 Pitcairn Crescent, Bryndwr  presented by Logan Freeman | SOLD $572,000  under the hammer |
| 477K Blenheim Road, Sockburn  presented by Paul Middleditch | SOLD $535,000  under the hammer |
| 17 Ensors Road, Opawa  presented by Deb Beesley | SOLD $499,500  under the hammer |
| 154C Southampton Street, Sydenham  presented by Mark Tutton | [SOLD $570,500](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 26 Hinterland Drive, Prebbleton  presented by Phil Rotherham | SOLD $1,290,000  under the hammer |
| 58A Hoon Hay Road, Hoon Hay  presented by Corey O’Leary & Chelsea Kennedy | SOLD $960,000  under the hammer |
| 3 Fredrica Lane, Heathcote  presented by Chris Moores | SOLD $883,000  under the hammer |
| 5/25 Melrose Street, Chch Central  presented by Alison Aitken and Gemma Aitken | [SOLD $845,500](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 40 Davaar Crescent, Yaldhurst  presented by Lin Ma | SOLD $892,000  under the hammer |
| 9 Sulby Road, Cashmere  presented by Jonny Nicholls | SOLD $1,150,000  under the hammer |
| 5 Cridland Place, Halswell  presented by Fernanda Hammett | SOLD $928,500  under the hammer |
| 32 Hinterland Drive, Prebbleton  presented by Chelsea Kennedy and Corey O’Leary | SOLD |
| 15 Millcroft Place, Parklands  presented by Phil Rotherham | [SOLD $844,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 448C Harewood Road, Harewood  presented by Nicky Brownlee and Tim Sprott | SOLD |
| 21 Morgans Valley Road, Heathcote  presented by Jonny Nicholls | [SOLD $1,530,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 218 Grahams Road, Burnside  presented by Lin Ma | withdrawn |
| 54 Bethel Crescent, Bishopdale  presented by Ronnie Dent | SOLD $695,000  under the hammer |
| 82 Cobham Street, Spreydon  presented by Sean Innes | SOLD |
| 40 Wycola Avenue, Hei Hei  presented by Jess Shane and Paul Middleditch | [still available](https://grenadier.harcourts.co.nz/Property/958905/FM5756/40-Wycola-Avenue) |
| 19 Palmside Street, Somerfield  presented by Sarah Pezaro and Danean Neill | SOLD $765,000  under the hammer |
| 3 Empress Place, Halswell  presented by Joy Butel and Alistair Hazeldine | SOLD $892,000  under the hammer |

18 - 24 September 2021

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| 32 Bowenvale Avenue, Cashmere  presented by Jonny Nicholls and Andrew Steel | SOLD $1,185,000  under the hammer |
| 11 Ti Rakau Drive, Woolston  presented by Lynton Hubber | SOLD $512,000  under the hammer |
| 14 Upper Crichton Terrace, Cashmere  presented by Michelle Ward | SOLD $950,000  under the hammer |
| 208 Cavendish Road, Casebrook  presented by Debbie Pettigrew | SOLD $1,555,000  under the hammer |
| 166 Lyttelton Street, Spreydon  presented by Dougal Boyd | SOLD $765,000  under the hammer |
| 8 Barewood Grove, West Melton  presented by Jobi Smith | SOLD $625,000  under the hammer |
| 8A MacMillan Avenue, Cashmere  presented by Alison Aitken and Pauline Wilson | SOLD |
| 11 Vitalia Crescent, Lincoln  presented by Fang Wang | [SOLD $995,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 2/134 Yaldhurst Road, Avonhead  presented by Sarah Fidow | SOLD $590,000  under the hammer |
| 16 Flaxon Place, Burwood  presented by David Canning | SOLD $855,000  under the hammer |
| 2/486 Manchester Street, St Albans  presented by Corey O’Leary and Cheslea Kennedy | SOLD |
| 8 Greenwood Close, Woodend  presented by Tania Dench and John Phillips | SOLD $630,000  under the hammer |
| 22 Monet Vale, Rolleston  presented by Glenda Crawford | [SOLD $870,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 5 Glen Rosa Lane, Yaldhurst  presented by David Canning | SOLD $988,000  under the hammer |
| 626 East Maddisons Road, Rolleston  presented by Harsh Singh | SOLD $1,650,000  under the hammer |
| 62 Bellvue Avenue, Papanui  presented by Joy Butel and Alistair Hazeldine | SOLD |
| 40 Gray Crescent, Kaiapoi  presented by James Dwyer | [SOLD $522,500](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 2/100 Purchas Street, St Albans  presented by Louise McLeavey | SOLD $495,000  under the hammer |
| 1 Stonewall Place, Huntsbury  presented by Keith MacDonald | SOLD |

11 - 17 September 2021

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| 85 Forfar Street, St Albans  presented by Jonny Nicholls | SOLD $838,000  under the hammer |
| 11 Ford Road, Opawa  presented by Jan-Louise Chesmar | SOLD $885,000  under the hammer |
| 40A Reginald Street, Burwood  presented by Lisa Wong | SOLD $493,000  under the hammer |
| 38 Chelsea Street, Linwood  presented by Alison Aitken and Gemma Aitken | SOLD  under the hammer |
| 10 Sanscrit Place, Sumner  presented by Nicky Brownlee and Tim Sprott | SOLD  under the hammer |
| 34 Glasnevin Drive, Casebrook  presented by Jane Fennell and Lin Ma | SOLD |
| 4/100 Papanui Road, St Albans  presented by Jancie McMath | SOLD $675,000  under the hammer |
| 1/41 Leitch Street, Somerfield  presented by Debbie Pettigrew and Sally McMillan | [SOLD $565,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 4 Tuirau Place, Ilam  presented by Alison Aitken | SOLD $1,085,000  under the hammer |
| 8 Stilt Lane, Southshore  presented by Lynton Hubber | SOLD $952,000  under the hammer |
| 73 Canon Street, St Albans  presented by Deb Beesley | SOLD $1,056,000  under the hammer |
| 55 Nottingham Avenue, Halswell  presented by Harry Lim | [still available](https://naiharcourts.co.nz/Property/957679/CIC55879/55-Nottingham-Avenue) |
| 13 The Tors, Heathcote  presented by Lizzie Weisner | [SOLD $847,000](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 1/15 Kamahi Place, Bishopdale  presented by Tim Sprott and Nicky Brownlee | SOLD $635,000  under the hammer |
| 3/32 Rose Street, Somerfield  presented by Carol Williams | SOLD $705,000  under the hammer |

4 - 10 September 2021

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| 33 Dominion Avenue, Spreydon  presented by Louise McLeavey | SOLD  under the hammer |
| 222 Condell Avenue, Papanui  presented by Karen Blair | SOLD  under the hammer |
| 60 Quinns Road, Shirley  presented by Ben Donaldson | SOLD |
| 111 Georgina Street, Marshland  presented by Jonny Nicholls | SOLD  under the hammer |
| 337B Main South Road, Hornby  presented by Raewyn Marles | SOLD  under the hammer |
| 46 Grange Street, Opawa  presented by Allie McDonald | SOLD  under the hammer |
| 50 Mathesons Road, Phillipstown  presented by Chelsea Kennedy and Corey O’Leary | SOLD  under the hammer |
| 2/54 Derby Street, St Albans  presented by Alison Aitken | [SOLD](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 91 Ledbury Drive, Rolleston  presented by Jonny Nicholls | SOLD  under the hammer |
| 1 & 2/172 Centaurus Road, St Martins  presented by Gwyneth Carlaw | SOLD  under the hammer |

27 - 3 September 2021

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| 169 Kittyhawk Avenue, Wigram  presented by Lin Ma | SOLD  under the hammer |
| 3/63 Beachville Road, Redcliffs  presented by Alison Carter | SOLD  under the hammer |
| 80 Caledonian Road, St Albans  presented by Alison Aitken | SOLD  under the hammer |
| 3/12 Elizabeth Street, Riccarton  presented by Andrew Steel | SOLD  under the hammer |
| 16/14 Wharenui Road, Upper Riccarton  presented by Debbie Pettigrew | SOLD  under the hammer |
| 11 Minaret Street, Mairehau  presented by Keith MacDonald | SOLD  under the hammer |
| 81 Kedleston Drive, Avonhead  presented by Lin Ma | SOLD  under the hammer |
| 215 Cavendish Road, Casebrook  presented by John Fulton | [SOLD](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 407 Pages Road, Aranui  presented by Len Carragher | SOLD  under the hammer |
| 56 Ravensdale Rise, Westmorland  presented by Debbie Pettigrew | SOLD |
| 7 Kotlowski Road, Akaroa  presented by Giles Simons and Alan Nobbs | SOLD  under the hammer |
| 59 Tilford Street, Woolston  presented by Raewyn Marles | [SOLD](https://grenadier.harcourts.co.nz/Property/955331/CR45375/52b-Marshland-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/955331/CR45375/52b-Marshland-Road) |
| 17 Whareora Terrace, Cashmere  presented by Debbie Pettigrew | SOLD  under the hammer |
| 84 Bickerton Street, Wainoni  presented by Yogesh Bhargava | SOLD  under the hammer |

14 - 27 August 2021

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| 10 Ensign Street, Halswell  presented by Amy Wilsea-Smith | SOLD  under the hammer |
| 1/98 Amyes Road, Hornby  presented by Fernanda Hammett | SOLD  under the hammer |
| 47 Stanbury Street, Somerfield  presented by Jess Shane | SOLD  under the hammer |
| 75A Farquhars Road, Redwood  presented by Mark Tutton | SOLD  under the hammer |
| 12 Brixton Street, Islington  presented by Fernanda Hammett | SOLD  under the hammer |
| 13 Fountain Place, Rolleston  presented by Jagmeet Singh and Yogesh Bhargava | SOLD |
| 7A Toorak Avenue, Avonhead  presented by Lisa Wong | SOLD  under the hammer |
| 55 Leinster Road, Merivale  presented by Dougal Boyd | [SOLD](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 33 Charlcott Street, Burnside  presented by Michael Robb and Kathryn Bruce | SOLD  under the hammer |
| 12 Gainsborough Street, Hoon Hay  presented by Jonny Nicholls | SOLD  under the hammer |
| 11 Maltby Drive, Rolleston  presented by Ava Wang and Lin Ma | SOLD  under the hammer |
| 11 Murfiitt Street, Pegasus  presented by Corey O’Leary and Chelsea Kennedy | SOLD  under the hammer |
| 6 Burrows Place, Ilam  presented by Gael Kofoed | [SOLD](https://grenadier.harcourts.co.nz/Property/955331/CR45375/52b-Marshland-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/955331/CR45375/52b-Marshland-Road) |
| 84B Tennyson Street, Beckenham  presented by Cian Ryan | SOLD |
| 3A Cheeseman Terrace, Castle Hill  presented by Matthew Loose | SOLD  under the hammer |
| 15 Sandalwood Place, Waimairi Beach  presented by Len Carragher | SOLD  under the hammer |
| 12 Tancred Street, Linwood  presented by Mike Brown | SOLD  under the hammer |
| 8 Bargrove Close, Halswell  presented by Praj Patel | SOLD  under the hammer |
| 179 Langdons Road, Papanui  presented by Keith MacDonald | withdrawn |

7 - 13 August 2021

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| 14 Stationmasters Way, Prebbleton  presented by Lucinda Ebbett | SOLD  under the hammer |
| 18 Flaxon Place, Burwood  presented by David Canning | SOLD  under the hammer |
| 10A Player Place, Shirley  presented by Yogesh Bhargava | SOLD  under the hammer |
| 8 Wedmore Close, Burwood  presented by Andrew Steel | SOLD  under the hammer |
| 15 Inca Place, Redwood  presented by Jonny Nicholls | SOLD  under the hammer |
| 64 Somerville Crescent, Aidanfield  presented by Murray & Bronwyn Johnstone | SOLD  under the hammer |
| 144 The Runway, Wigram  presented by Lin Ma | SOLD  under the hammer |
| 15 Luxton Place, Mt Pleasant  presented by Alison Carter | [SOLD](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 546 Gloucester Street, Linwood  presented by Ayliss Ripley | SOLD  under the hammer |
| 12 Glenrowan Avenue, Avondale  presented by Gwyneth Carlaw | SOLD  under the hammer |
| 54 Studholme Street, Somerfield  presented by Debbie Pettigrew | SOLD  under the hammer |
| 378A Ferry Road, Woolston  presented by Cecilia Xiao | SOLD |
| 3 Vanderbilt Place, Halswell  presented by Sean Innes and Indi Furze | [SOLD](https://grenadier.harcourts.co.nz/Property/955331/CR45375/52b-Marshland-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/955331/CR45375/52b-Marshland-Road) |
| 112, 112A & 116 Aldwins Road, Linwood  presented by Tina Zhang | SOLD  under the hammer |
| 1/115 Main Road, Redcliffs  presented by Alison Carter | SOLD  under the hammer |
| 3/340 Flaxton Road, Rangiora  presented by Craig Edwards and Brian Davey | SOLD  under the hammer |
| 4/340 Flaxton Road, Rangiora  presented by Craig Edwards and Brian Davey | SOLD  under the hammer |
| 6/340 Flaxton Road, Rangiora  presented by Craig Edwards and Brian Davey | SOLD  under the hammer |
| 33 Normandy Street, Bishopdale  presented by Sarah Fidow | SOLD |
| 1/21 Disraeli Street, Addington  presented by Dave Calder | SOLD  under the hammer |

31 - 6 August 2021

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| 1/186 Salisbury Street, Chch Central  presented by Michelle Corkindale and Simon Corkindale | SOLD  under the hammer |
| 29 Austin Street, Sydenham  presented by Sean Innes and Sophie Grigg | SOLD  under the hammer |
| 1/4 Katie Lane, Dallington  presented by Prue Dacombe | SOLD  under the hammer |
| 7 Kotuku Crescent, Ferrymead  presented by Kirsty McLeod | SOLD  under the hammer |
| 330 Dunns Crossing Road, Rolleston  presented by Sarah Fidow | SOLD  under the hammer |
| 3 Old Barrow Heights, Huntsbury  presented by Andrew Steel | SOLD  under the hammer |
| 15 Lees Road, Strowan  presented by Alison Aitken | SOLD  under the hammer |
| 6 Menzies Street, Sumner  presented by Alison Carter | SOLD |
| 2/192 Woodham Road, Linwood  presented by Janice McMath and James Ayling | SOLD |
| 230 Knowles Street, St Albans  presented by Mark Holland | SOLD |
| 9 Amberite Place, Harewood  presented by Alison Aitken | SOLD  under the hammer |
| 1/10 Gamblins Road, St Martins  presented by Jonny Nicholls and Rhys LLewellyn | SOLD  under the hammer |
| 52B Marshland Road, Shirley  presented by Len Carragher | [SOLD](https://grenadier.harcourts.co.nz/Property/955331/CR45375/52b-Marshland-Road) |
| 6 Wedmore Close, Burwood  presented by Tina Zhang | SOLD  under the hammer |
| 56 Balrudry Street, Avonhead  presented by Lin Ma | SOLD  under the hammer |
| 133 Taylors Mistake Road, Sumner  presented by Deb Beesley | SOLD  under the hammer |
| 585 Worcester Street, Linwood  presented by James Zhao and Tina Zhang | withdrawn |

24 - 30 July 2021

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| 34 Cannon Hill Crescent, Mt Pleasant  presented by Lynton Hubber | SOLD  under the hammer |
| 1/7C Curletts Road, Sockburn  presented by Tristan Harcourt | SOLD  under the hammer |
| 15 Bargrove Close, Halswell  presented by David Canning | SOLD  under the hammer |
| 1/74 Innes Road, Merivale  presented by Karen Blair | SOLD  under the hammer |
| 39A Main Road, Redcliffs  presented by Michelle Ward | SOLD  under the hammer |
| 2A/193 Wairakei Road, Bryndwr  presented by John Phillips and Tania Dench | SOLD  under the hammer |
| 30 Mounter Avenue, Northwood  presented by Courtney Pero and Aaron Pero | SOLD  under the hammer |
| 14 Stoneyhurst Street, St Albans  presented by Alison Aitken | [withdrawn](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 12 Dyers Pass Road, Cashmere  presented by Marilyn Welch | SOLD  under the hammer |
| 2/106 Barrington Street, Somerfield  presented by Louise McLeavey | SOLD  under the hammer |
| 164 Northcote Road, Northcote  presented by Lois Milne and Bruce Winder | SOLD  under the hammer |
| 40 Soleares Avenue, Mt Pleasant  presented by Michelle Ward | SOLD  under the hammer |
| 76 Harakeke Street, Fendalton  presented by Alison Aitken and Mandy Martin | SOLD  under the hammer |
| 15 Hewlings Street, Shirley  presented by Sally Pomeroy | SOLD  under the hammer |
| 12 Ormond Road, Lincoln  presented by Reilly Cormack and Leah de Friez | SOLD  under the hammer |
| 34 Toorak Avenue, Avonhead  presented by Julie Proctor | SOLD  under the hammer |
| 9 Felstead Place, Avonhead  presented by Andrew Steel | SOLD  under the hammer |
| 2/67 Vincent Place, Opawa  presented by Lizzie Weisner | SOLD  under the hammer |

17 - 23 July 2021

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| 2/9 Nortons Road, Avonhead  presented by Robert Down | SOLD  under the hammer |
| 40 Cannon Hill Crescent, Mt Pleasant  presented by Alison Carter | SOLD  under the hammer |
| 24 Blackadder Road, Pegasus  presented by Jonny Nicholls and Rhys Llewellyn | SOLD  under the hammer |
| 133 Tancred Street, Linwood  presented by Jane Fennell and Vicki Grace | SOLD  under the hammer |
| 1/58 Dominion Avenue, Spreydon  presented by Louise McLeavey | SOLD  under the hammer |
| 437A Barrington Street, Spreydon  presented by Yogesh Bhargava | SOLD  under the hammer |
| 6 Handley Crescent, Wigram  presented by Lin Ma | SOLD  under the hammer |
| 74 Philpotts Road, Mairehau  presented by Leah de Friez and Mike Brown | [SOLD](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 67 Penruddock Rise, Westmorland  presented by Ayliss Ripley | SOLD  under the hammer |
| 77 Augusta Street, Redcliffs  presented by Andrew Steel | SOLD  under the hammer |
| 50 Hooker Avenue, Bryndwr  presented by Jill Allison and Rhys Llewellyn | withdrawn |
| 23 Mappleton Avenue, Burnside  presented by Jess Shane | SOLD |
| 355 Wairakei Road, Burnside  presented by Jacq Lawler | SOLD  under the hammer |
| 144, 146 & 146B Straven Road, Fendalton  presented by Aaron Pero | SOLD  under the hammer |
| 59 Quinns Road, Shirley  presented by Andrew Steel and Ally Morris | SOLD  under the hammer |
| 411/120 Stanmore Road, Linwood  presented by James Dwyer | withdrawn |
| 2/208 Avonhead Road, Avonhead  presented by Tim Sprott and Nicky Brownlee | SOLD  under the hammer |
| 24 Santa Rosa Avenue, Halswell  presented by Julie Albengrin | SOLD  under the hammer |
| 84 Farquhars Road, Redwood  presented by Kevon Conyers and Sue Rendel | SOLD  under the hammer |

10 - 16 July 2021

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| 32 Gainsborough Street, Hoon Hay  presented by Alison Aitken and Pauline Wilson | SOLD  under the hammer |
| 17 Greenpark Street, Hoon Hay  presented by Marilyn Welch | SOLD  under the hammer |
| 169 King Street, Sydenham  presented by Sally McMillan and Jo McMecking | SOLD  under the hammer |
| 97 Modena Place, Ohoka  presented by Louise McLeavey | SOLD  under the hammer |
| 33 Merivale Lane, Merivale  presented by Alison Aitken | SOLD  under the hammer |
| 47 Aotea Terrace, Huntsbury  presented by Jonny Nicholls and Rhys Llewellyn | SOLD  under the hammer |
| 1 Reading Street, Upper Riccarton  presented by Cian Ryan | SOLD  under the hammer |
| 172 Rocking Horse Road, Southshore  presented by Michelle Situe | [withdrawn](https://grenadier.harcourts.co.nz/Property/953310/CR455003/172-Rocking-Horse-Road) |
| 183A Montreal Street, Chch Central  presented by Tina Zhang | [s**till available**](https://grenadier.harcourts.co.nz/Property/952844/CR45035/183a-Montreal-Street) |
| 11 Fountain Place, Rolleston  presented by Jagmeet Singh and Yogesh Bhargava | SOLD  under the hammer |
| 80 Kellys Road, Mairehau  presented by Bruce Winder and Lois Milne | SOLD  under the hammer |
| 15 Fountain Place, Rolleston  presented by Jagmeet Singh and Yogesh Bhargava | SOLD  under the hammer |
| 16/443 Cashel Street, Linwood  presented by Chelsea Kennedy and Corey O’Leary | SOLD |
| 17 Fountain Place, Rolleston  presented by Jagmeet Singh and Yogesh Bhargava | SOLD  under the hammer |
| 9 Mooray Avenue, Bishopdale  presented by Karen Blair | SOLD  under the hammer |
| 45 Rushmore Drive, Belfast  presented by Simon Herbert | SOLD  under the hammer |

3 - 9 July 2021

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| 25 Teal Close, Woolston  presented by Jess Shane | SOLD  under the hammer |
| 14 Nepal Place, Burnside  presented by John Phillips and Tanis Dench | SOLD  under the hammer |
| 3/12 Southey Street, Beckenham  presented by Michelle Corkindale and Simon Corkindale | SOLD  under the hammer |
| 1 Waikuku Street, Leeston  presented by Tristan Harcourt | SOLD  under the hammer |
| 74 Isleworth Road, Bishopdale  presented by Jonny Nicholls | SOLD  under the hammer |
| 12 Kilmurry Street, Halswell  presented by Mark Tutton | SOLD  under the hammer |
| 21 Taylors Avenue, Fendalton  presented by Aaron Pero and Courtney Pero | SOLD  under the hammer |
| 61 Derby Street, St Albans  presented by Deb Beesley | [SOLD](https://grenadier.harcourts.co.nz/Property/952316/BE193720/1-13-Forbes-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/952316/BE193720/1-13-Forbes-Street) |
| 434 & 438 Armagh Street, Linwood  presented by Pam Mitchell | SOLD  under the hammer |
| 53 Liverton Crescent, Bishopdale  presented by Alison Aitken and Gemma Aitken | SOLD  under the hammer |
| 1/698 Gloucester Street, Linwood  presented by Len Carragher | SOLD  under the hammer |
| 4/4A Hayton Road, Wigram  presented by Christopher Graham | SOLD  under the hammer |
| 96 Birdwood Avenue, Beckenham  presented by Debbie Pettigrew | SOLD  under the hammer |
| 20 Brookford Place, Westmorland  presented by Matthew Loose and Louise Shinner | SOLD  under the hammer |

26 - 2 July 2021

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| 13 Avro Crescent, Hornby  presented by Sharlene Buena | SOLD  under the hammer |
| 683 Main North Road, Belfast  presented by David Canning | SOLD  under the hammer |
| 10 Leader Street, Marshland  presented by Tim Sprott and Nicky Brownlee | SOLD  under the hammer |
| 1140 Newtons Road, Rolleston  presented by Gael Kofoed | SOLD  under the hammer |
| 24 Brackendale Place, Burnside  presented by Tina Zhang | SOLD  under the hammer |
| 146 Milton Street, Somerfield  presented by Jonny Nicholls | SOLD  under the hammer |
| 20 Holland Street, Avonside  presented by Aaron Pero and Courtney Pero | SOLD  under the hammer |
| 50 McCormacks Bay Road, Mt Pleasant  presented by Alison Carter | [SOLD](https://grenadier.harcourts.co.nz/Property/952316/BE193720/1-13-Forbes-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/952316/BE193720/1-13-Forbes-Street) |
| 119 Leinster Road, Merivale  presented by Alison Aitken | SOLD |
| 21B Petrie Street, Richmond  presented by Matthew Loose | SOLD  under the hammer |
| 14 Durham Street, Chch Central  presented by Paul Middleditch | SOLD  under the hammer |
| 90A Poulson Street, Addington  presented by Hebe Joyce - McDonald | SOLD  under the hammer |
| 1/19 Longley Place, Addington  presented by Logan Freeman | SOLD  under the hammer |
| 16 Thackers Quay, Woolston  presented by Paul Middleditch | [withdrawn](https://grenadier.harcourts.co.nz/Property/952639/CIC55665/16-Thackers-Quay) |
| 32 Hawkesbury Avenue, Merivale  presented by Aaron Pero | SOLD  under the hammer |
| 13/31 Poulson Street, Addington  presented by Hebe Joyce - McDonald | SOLD  under the hammer |

19 - 25 June 2021

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| 45 Ravensdale Rise, Westmorland  presented by Jane Fennell and Lin Ma | SOLD  under the hammer |
| 1/172 Grimseys Road, Redwood  presented by Julie Proctor | SOLD  under the hammer |
| 10 Palatine Terrace, Huntsbury  presented by Joy Butel and Alistair Hazeldine | SOLD  under the hammer |
| 15 Raekura Place, Redcliffs  presented by Alison Carter | SOLD  under the hammer |
| 30 Perry Street, Papanui  presented by Matthew Loose | SOLD  under the hammer |
| 17 McSaveneys Road, Marshland  presented by Aaron Pero and Courtney Pero | SOLD  under the hammer |
| 1 & 2/8A Kauri Street, Riccarton  presented by Jonny Nicholls and Corey O’Leary | SOLD  under the hammer |
| 1/13 Forbes Street, Sydenham  presented by Louise Shaskey | [SOLD](https://grenadier.harcourts.co.nz/Property/952316/BE193720/1-13-Forbes-Street) |
| 420 Island Road, Oxford  presented by Richard Chapman and Cian Ryan | SOLD  under the hammer |
| 17 – O Matawai Close, Rangiora  presented by Andrew Steel | SOLD |
| 443 Barrington Street, Spreydon  presented by Jobi Smith | SOLD |
| 9 Albemarle Street, Sydenham  presented by Lucinda Ebbett | SOLD  under the hammer |
| 7/274 Kilmore Street, Chch Central  presented by Ben Donaldson | SOLD  under the hammer |
| 1B Clive Street, Phillipstown  presented by Yogesh Bhargava | SOLD  under the hammer |
| 33 Tintern Avenue, Avonhead  presented by Phil Rotherham and Derryn Webster | SOLD  under the hammer |

12 - 18 June 2021

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| 55 Ensign Street, Halswell  presented by Ada Yang and Lin Ma | SOLD  under the hammer |
| 39 Tosswill Road, Prebbleton  presented by Chelsea Kennedy | SOLD  under the hammer |
| 47 Hudson Street, Bryndwr  presented by Tristan Harcourt | SOLD |
| 77 Kaiwara Street, Hoon Hay  presented by Christopher Graham | SOLD  under the hammer |
| 84 Hakatere Road, Pegasus  presented by Andrea Allen | SOLD  under the hammer |
| 44 Butler Street, Opawa  presented by Christopher Graham | SOLD  under the hammer |
| 23A Truman Road, Bryndwr  presented by Grace Little and Andrew Steel | SOLD |
| 54 Victors Road, Hoon Hay  presented by Michael Robb and Kathryn Bruce | [SOLD](https://grenadier.harcourts.co.nz/Property/952235/FH5223/54-Victors-Road) |
| 1/58 Kilmarnock Street, Riccarton  presented by Lynton Hubber | SOLD  under the hammer |
| 3 Baldoyle Way, Casebrook  presented by Alison Aitken and John Fulton | SOLD  under the hammer |
| 93 Carlton Mill Road, Merivale  presented by Dougal Boyd | SOLD  under the hammer |
| 8 Ramahana Road, Huntsbury  presented by Louise McLeavey | SOLD  under the hammer |
| 12 Morrison Avenue, Papanui  presented by Lin Ma | SOLD  under the hammer |
| 1A 18 Darley Street, Somerfield  presented by Chelsea Kennedy | SOLD  under the hammer |
| 9/28 Southampton Street, Sydenham  presented by Pam Mitchell | SOLD |
| 8,8A & 8B Rex Street, Riccarton  presented by Dougal Boyd | SOLD  under the hammer |
| 195 Hoon Hay Road, Hoon Hay  presented by Sarah Pezaro and Danean Neill | SOLD  under the hammer |
| 1-5/9 Nelson Street, Riccarton  presented by Sean Innes | SOLD |
| 52 Glenharrow Avenue, Avonhead  presented by Ada Yang and Lin Ma | SOLD  under the hammer |
| 105A Aorangi Road, Bryndwr  presented by Michael Robb and Kathryn Bruce | SOLD |
| 8 Ngaio Lane, Charteris Bay  presented by Sally Pomeroy | SOLD  under the hammer |
| 1 & 2/343 Cashel Street, Chch Central  presented by Christopher Graham | SOLD  under the hammer |

5 - 11 June 2021

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| 93B Cameron Street, Ashburton  presented by Tristan Harcourt | SOLD  under the hammer |
| 7 Malabar Crescent, Broomfield  presented by Tristan Harcourt | SOLD  under the hammer |
| 1/52 Coronation Street, Spreydon  presented by Tristan Harcourt | SOLD  under the hammer |
| 5702 West Coast Road, Springfield  presented by Tristan Harcourt | SOLD  under the hammer |
| 441 Innes Road, Mairehau  presented by Aaron Pero and Courtney Pero | SOLD  under the hammer |
| 183 Hawthornden Road, Avonhead  presented by Dougal Boyd | SOLD  under the hammer |
| 45 Norwood Street, Beckenham  presented by Geoff Smith and Paul Middleditch | SOLD  under the hammer |
| 135 Bibiana Street, Aidanfield  presented by Lin Ma | SOLD  under the hammer |
| 1/69 Cornwall Street, St Albans  presented by Leah de Friez and Reilly Cormack | SOLD  under the hammer |
| Lot 8 Lincoln Tai Tapu Road, Tai Tapu  presented by Raewyn Marles | SOLD  under the hammer |
| 3 Swithland Place, Avonhead  presented by Tim Sprott and Nicky Brownlee | SOLD  under the hammer |
| 577A Madras Street, St Albans  presented by Alison Aitken and Gemma Aitken | SOLD  under the hammer |
| Lot 7 Lincoln Tai Tapu Road, Tai Tapu  presented by Raewyn Marles | SOLD |
| 20 English Street, Upper Riccarton  presented by Lin Ma | SOLD  under the hammer |
| 5C Church Street, Akaroa  presented by Alan Nobbs and Giles Simons | SOLD  under the hammer |
| 98B Randolph Street, Woolston  presented by John Phillips and Tania Dench | SOLD  under the hammer |
| 1/74 Wildberry Street, Woolston  presented by Geoff Smith | SOLD  under the hammer |
| 27 Munro Street, Redwood  presented by Tina Lyu and Jansen Li | SOLD |
| 306 Main North Road, Redwood  presented by Tina Lyu and Jansen Li | SOLD |
| 8 Ferniehurst Street, Somerfield  presented by Keith MacDonald | [withdrawn](https://grenadier.harcourts.co.nz/Property/950975/BE193719/8-Ferniehurst-Street) |
| 5 Tui Street, Fendalton  presented by Alison Aitken and Janice Ji | SOLD  under the hammer |

29 - 4 June 2021

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| 12 Basalt Lane, Halswell  presented by Fernanda Hammett | SOLD  under the hammer |
| 164 Hawthornden Road, Avonhead  presented by Andrew Steel | SOLD  under the hammer |
| 310A Lake Terrace Road, Shirley  presented by Christopher Graham | SOLD  under the hammer |
| 37 Broken Run, Wigram  presented by Jane Fennell and Lin Ma | SOLD  under the hammer |
| 95A Eastern Terrace, Beckenham  presented by Jonny Nicholls | SOLD  under the hammer |
| 1 Pennine Way, Cashmere  presented by Murray Johnstone and Bronwyn Johnstone | SOLD  under the hammer |
| 340 Centaurus Road, Murray Aynsley  presented by Elisa Jordan | SOLD |
| 4 Jarrow Place, Halswell  presented by Raewyn Marles | SOLD  under the hammer |
| 28 Mays Road, St Albans  presented by Logan Freeman | SOLD  under the hammer |
| 12 Ashton Mews, Casebrook  presented by Alison Aitken and Pauline Wilson | SOLD  under the hammer |
| 21 Vauxhall Street, Bishopdale  presented by Lisa Wong | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 22 Yarmouth Street, Aranui  presented by Jonny Nicholls and Corey O’Leary | SOLD |
| 31 Nairn Street, Spreydon  presented by Jonny Nicholls and Jill Allison | SOLD  under the hammer |
| 66A Smith Street, Woolston  presented by Yogesh Bhargava | SOLD  under the hammer |
| 62 Dallington Terrace, Dallington  presented by Matthew Loose and Louise Shinner | SOLD  under the hammer |
| 22A Percival Street, Sydenham  presented by Jo McMecking | SOLD  under the hammer |
| 9A Wroxton Terrace, Merivale  presented by Richard Chapman and Dougal Boyd | SOLD  under the hammer |
| 16 Head Street, Sumner  presented by Deb Beesley | SOLD  under the hammer |
| 2/28 Hampton Place, Burnside  presented by Logan Freeman | SOLD  under the hammer |
| 1/18 Prossers Road, St Martins  presented by Pam Mitchell | SOLD  under the hammer |
| 223 Waimairi Road, Ilam  presented by Karen Blair | SOLD  under the hammer |
| 25 Fifield Terrace, St Martins  presented by Jan-Louise Chesmar | SOLD  under the hammer |
| 11 Travis Country Drive, Burwood  presented by Sarah Pezaro and Danean Neill | SOLD  under the hammer |
| 403 Armagh Street, Linwood  presented by Andrea Allen | SOLD  under the hammer |

22 - 28 May 2021

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| 10 Vitalia Crescent, Lincoln  presented by Courtney Pero and Aaron Pero | SOLD  under the hammer |
| 59 Glovers Road, Halswell  presented by Fernanda Hammett | SOLD  under the hammer |
| 12 Flinders Road, Heathcote  presented by Alison Carter | SOLD |
| 144 Straven Road, Fendalton  presented by Aaron Pero | withdrawn |
| 25 Bofors Close, Wigram  presented by Jacq Lawler | SOLD  under the hammer |
| 28 Cashmere Road, Cashmere  presented by Christopher Graham | SOLD  under the hammer |
| 6 Penwood Street, Russley  presented by Len Carragher | SOLD  under the hammer |
| 25 Hardwicke Street, Sumner  presented by Alison Carter | SOLD  under the hammer |
| 9 Waiau Street, Cracroft  presented by Jane Fennell and Lin Ma | SOLD  under the hammer |
| 12 Edgeware Road, St Albans  presented by Jonny Nicholls | SOLD  under the hammer |
| 9/48 Chester Street West, Chch Central  presented by Aaron Pero and Courtney Pero | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 7 Levinge Lane, Middleton  presented by Andrew Steel and Grace Little | SOLD  under the hammer |
| 26C Collins Street, Addington  presented by Harsh Singh | withdrawn |
| 300A Hoon Hay Road, Hoon Hay  presented by Marilyn Welch | SOLD |
| 59 St Andrews Hill Road, Mt Pleasant  presented by Alison Carter | SOLD |
| 29 Medway Street, Richmond  presented by Bruce Winder | SOLD  under the hammer |
| 345 Eastern Terrace, St Martins  presented by Jonny Nicholls | SOLD  under the hammer |
| 2 Merton Road, Fernside  presented by Paul Middleditch | SOLD  under the hammer |
| 51 Eaglesome Avenue, Aidanfield  presented by Tina Zhang and James Zhao | SOLD  under the hammer |
| 111 Rannoch Drive, Yaldhurst  presented by David Canning | SOLD  under the hammer |
| 4 Algie Place, Avonhead  presented by Christopher Graham | SOLD  under the hammer |

15 - 21 May 2021

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| 6 Brittan Street, Linwood  presented by Sean Innes | SOLD  under the hammer |
| 123 Ravensdale Rise, Westmorland  presented by Karen Groves and Murray Groves | SOLD  under the hammer |
| 32 Rapaki Road, Hillsborough  presented by Debbie Pettigrew | SOLD  under the hammer |
| 293 Greers Road, Bryndwr  presented by Tim Sprott and Nicky Brownlee | SOLD  under the hammer |
| 37 Muter Street, Akaroa  presented by Alan Nobbs and Giles Simons | SOLD  under the hammer |
| 5 McKendry Road, Wigram  presented by Janice McMath | SOLD  under the hammer |
| 44A Koromiko Street, St Martins  presented by Debbie Pettigrew | SOLD  under the hammer |
| 5 Halcyon Way, Cashmere  presented by Alison Aitken | SOLD  under the hammer |
| 49 Orlando Crescent, Waimairi Beach  presented by Alison Carter | SOLD  under the hammer |
| 214 Wilsons Road, St Martins  presented by Jan-Louise Chesmar | withdrawn |
| 2 Bennington Way, Wigram  presented by Lin Ma | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 32 Skyhawk Road, Wigram  presented by Mike Brown | SOLD |
| 6888F Chch Akaroa Road, Akaroa  presented by Giles Simons and Alan Nobbs | SOLD  under the hammer |
| 30 Te Ara Crescent, Diamond Harbour  presented by Sally Pomeroy | withdrawn |
| 19 Bibiana Street, Aidanfield  presented by Lin Ma | SOLD  under the hammer |
| 2/63 Brockworth Place, Riccarton  presented by Jess Shane | SOLD  under the hammer |
| 9 Mooray Avenue, Bishopdale  presented by Tim Sprott and Nicky Brownlee | SOLD  under the hammer |
| 427 Earlys Road, Cust  presented by Matt Jopson and Ben Donaldson | SOLD  under the hammer |
| 108 Wales Street, Halswell  presented by Kevin Conyers and Amy An | SOLD  under the hammer |
| 119A Dyers Pass Road, Cashmere  presented by Keith MacDonald | SOLD  under the hammer |

8 - 14 May 2021

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| 36 Fern Drive, Halswell  presented by James Ayling | SOLD  under the hammer |
| 18A Dinton Street, Russley  presented by Geoff Cropper | SOLD  under the hammer |
| 6 Wrey Jury Lane, Dallington  presented by Alison Aitken | SOLD  under the hammer |
| 34 Jacobs Street, St Albans  presented by Aaron Pero and Courtney Pero | SOLD  under the hammer |
| 2 Dryden Street, Sumner  presented by Michelle Ward | SOLD  under the hammer |
| 133 Reynolds Avenue, Bishopdale  presented by Len Carragher | SOLD  under the hammer |
| 105 Kotuku Crescent, Woolston  presented by Sarah Pezaro and Danean Neill | SOLD  under the hammer |
| 1 Swithland Place, Avonhead  presented by Tim Sprott and Nicky Brownlee | SOLD  under the hammer |
| 42A Victors Road, Hoon Hay  presented by Alison Aitken | SOLD  under the hammer |
| 29 Warren Crescent, Hillmorton  presented by Jonny Nicholls | SOLD  under the hammer |
| 200 Edgeware Road, Edgeware  presented by Ollie Redmond | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 115 Pages Road, Wainoni  presented by Keith MacDonald | SOLD  under the hammer |
| 47 Hamilton Avenue, Ilam  presented by Phil Rotherham and Derryn Webster | withdrawn |
| 15 Flaxwood Lane, Waltham  presented by Debbie Pettigrew | SOLD  under the hammer |
| 368 Barbadoes Street, Chch Central  presented by Alison Aitken | SOLD  under the hammer |
| 41A Birmingham Drive, Middleton  presented by Dave Calder and Paul Middleditch | SOLD  under the hammer |
| 1/17 Oakdale Street, Avonhead  presented by Lisa Wong | SOLD |
| 2/56 Burwood Road, Burwood  presented by Grace Little and Andrew Steel | SOLD |
| 25 Dunn Street, Somerfield  presented by Chelsea Kennedy | SOLD  under the hammer |
| 49 Rosewarne Street, Spreydon  presented by Raewyn Marles | SOLD  under the hammer |
| 408 Memorial Avenue, Burnside  presented by Tina Lyu | SOLD  under the hammer |
| 21 Toorak Avenue, Avonhead  presented by Robert Down | SOLD |
| 10 Chislehurst Place, Bryndwr  presented by Reilly Cormack | SOLD  under the hammer |
| 3 Old Stone Lane, Cracroft  presented by Mark Tutton | SOLD  under the hammer |
| 2/174 Westminster Street, St Albans  presented by Yogesh Bhargava | SOLD  under the hammer |
| 7 Vildebeest Street, Halswell  presented by Ross McNally | SOLD  under the hammer |

31 - 7 May 2021

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| 11B Gothic Place, Ilam  presented by Michelle Corkindale and Simon Corkindale | SOLD  under the hammer |
| 7 Buxton Terrace, St Martins  presented by Jonny Nicholls | SOLD  under the hammer |
| 15 Tekoa Place, Hoon Hay  presented by Louise McLeavey | SOLD  under the hammer |
| 71A Eastern Terrace, Beckenham  presented by Nicky Brownlee and Tim Sprott | SOLD  under the hammer |
| 19 Richard Seddon Drive, Northwood  presented by Chris Moores | SOLD  under the hammer |
| 245 Grahams Road, Bishopdale  presented by Sarah Fidow | SOLD  under the hammer |
| 38 Colwyn Street, Bryndwr  presented by Alison Aitken | SOLD  under the hammer |
| 736 Avonside Drive, Avonside  presented by Bruce Winder and Lois Milne | SOLD |
| 9 Teagarden Close, Mairehau  presented by Logan Freeman | SOLD  under the hammer |
| 18 Creedon Glen, Casebrook  presented by Alison Aitken | SOLD  under the hammer |
| 15 Picton Avenue, Riccarton  presented by Lin Ma | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 27A Gould Crescent, Woolston  presented by Lee Mei-Toombs | SOLD  under the hammer |
| 109 Apsley Drive, Avonhead  presented by Lisa Wong | SOLD  under the hammer |
| 64 Sandwich Road, Beckenham  presented by Louise McLeavey | SOLD  under the hammer |
| 1 Ti Kouka Eco Lane, Redcliffs  presented by Alison Aitken | withdrawn |
| 37 Lowry Avenue, Redwood  presented by Tina Lyu | SOLD  under the hammer |
| 8/1036 Colombo Street, St Albans  presented by Shaun Davey | SOLD |
| 20 Camrose Place, Ilam  presented by Phil Rotherham and Derryn Webster | SOLD  under the hammer |
| 41 Fendalton Road, Fendalton  presented by Alison Aitken | SOLD |
| 2/93A Perry Street, Papanui  presented by Kevin Conyers and Amy An | SOLD |
| 658A Barbadoes Street, St Albans  presented by Pam Mitchell | SOLD  under the hammer |
| 41 Parkstone Avenue, Ilam  presented by Tina Lyu | SOLD  under the hammer |
| 11 Cheyenne Street, Upper Riccarton  presented by James Dwyer | SOLD  under the hammer |
| 3 Lady Polson Lane, Cashmere  presented by Debbie Pettigrew | SOLD  under the hammer |
| 68 Dunedin Street, Redwood  presented by Jane Fennell and Lin Ma | [SOLD](https://grenadier.harcourts.co.nz/Property/946397/AH5700/15-372-Yaldhurst-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/946397/AH5700/15-372-Yaldhurst-Road) |
| 66 Memorial Avenue, Fendalton  presented by Dougal Boyd | [SOLD](https://grenadier.harcourts.co.nz/Property/946397/AH5700/15-372-Yaldhurst-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/946397/AH5700/15-372-Yaldhurst-Road) |

24 - 30 April 2021

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| 81 Brooker Avenue, Burwood  presented by David Canning | SOLD  under the hammer |
| 12 James Street, Lincoln  presented by Marilyn Welch | SOLD  under the hammer |
| 36A Moffett Street, Islington  presented by Thomas Goh | SOLD  under the hammer |
| 23 Chancellor Street, Richmond  presented by Denise Robinson | SOLD  under the hammer |
| 45A Flat 1 Main Road, Redcliffs  presented by Michelle Ward | SOLD  under the hammer |
| 139 Sumnervale Drive, Sumner  presented by Jonny Nicholls and Corey O’Leary | SOLD  under the hammer |
| 4 Dunrobin Place, Avonhead  presented by Sean Innes | [SOLD](https://grenadier.harcourts.co.nz/Property/946960/RN6826/336-Sawyers-Arms-Road) |
| 65 Beachville Road, Redcliffs  presented by Deb Beesley | SOLD  under the hammer |
| 580 Springston Rolleston Road, Rolleston  presented by Yogesh Bhargava | [SOLD](https://grenadier.harcourts.co.nz/Property/946960/RN6826/336-Sawyers-Arms-Road) |
| 3/16 & 4/16 Belfast Road, Belfast  presented by Sarah Fidow | **withdrawn** |
| 336 Sawyers Arms Road, Bishopdale  presented by Denise Robinson | [SOLD](https://grenadier.harcourts.co.nz/Property/946960/RN6826/336-Sawyers-Arms-Road) |
| 450 Barrington Street, Spreydon  presented by Jonny Nicholls and Corey O’Leary | SOLD  under the hammer |
| 43 Gibson Drive, Hornby  presented by Amy Wilsea-Smith | SOLD  under the hammer |
| 6986 Chch Akaroa Road, Akaroa  presented by Giles Simons and Alan Nobbs | [SOLD](https://grenadier.harcourts.co.nz/Property/945920/AKA1403/6986-Christchurch-Akaroa-Road-Takamatua) |
| 12 Alderson Avenue, Hillsborough  presented by Jonny Nicholls | withdrawn |
| 16 Highworth Crescent, Rolleston  presented by Ava Wang and Lin Ma | [SOLD](https://grenadier.harcourts.co.nz/Property/946960/RN6826/336-Sawyers-Arms-Road) |
| 2/23 Brougham Street, Addington  presented by Jonny Nicholls and Corey O’Leary | withdrawn |
| 19 Bruce Terrace, Akaroa  presented by Jan-Louise Chesmar | SOLD  under the hammer |
| Lot 3/23 Kennedys Bush Road, Halswell  presented by Aaron Pero | SOLD  under the hammer |
| 1/162 Hawthornden Road, Avonhead  presented by Chelsea Kennedy | SOLD  under the hammer |
| 52 Brigham Drive, Halswell  presented by Louise McLeavey | [withdrawn](https://grenadier.harcourts.co.nz/Property/946774/BE193699/52-Brigham-Drive) |
| Lot 4/23 Kennedys Bush Road, Halswell  presented by Aaron Pero | SOLD  under the hammer |
| 52A Cutts Road, Russley  presented by Aaron Pero and Courtney Pero | SOLD  under the hammer |
| 55 Pitcairn Crescent, Bryndwr  presented by Kirsty McLeod | SOLD  under the hammer |
| 24 Roberts Road, Hei Hei  presented by Lucinda Ebbett | [SOLD](https://grenadier.harcourts.co.nz/Property/946397/AH5700/15-372-Yaldhurst-Road)  [under the hammer](https://grenadier.harcourts.co.nz/Property/946397/AH5700/15-372-Yaldhurst-Road) |
| 18 Gardiners Road, Bishopdale  presented by Karen Letchford | SOLD  under the hammer |
| 170 Brookside Road, Rolleston  presented by Fernanda Hammett | withdrawn |
| 2 Shearwater Drive, Woolston  presented by Lynton Hubber | SOLD  under the hammer |
| 7A Wherstead Road, Cashmere  presented by Keith MacDonald | SOLD  under the hammer |
| 7 Ellen Place, Kaiapoi  presented by Grace Little and Andrew Steel | SOLD  under the hammer |

17 - 23 April 2021

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| 15 Lucknow Place, Cashmere  presented by Matthew Loose | SOLD  under the hammer |
| 30 Ryan Street, Phillipstown  presented by Shaun Davey | SOLD  under the hammer |
| 16 Jane Deans Close, Fendalton  presented by Nicky Brownlee and Tim Sprott | SOLD  under the hammer |
| 9 Braddon Street, Addington  presented by Andrew Steel and Grace Little | SOLD  under the hammer |
| 20 Kiteroa Place, Cashmere  presented by Matthew Loose | SOLD  under the hammer |
| 10 Settlers Hill, Akaroa  presented by John Moyle | SOLD  under the hammer |
| 42 Ensign Street, Halswell  presented by Christopher Graham | SOLD  under the hammer |
| 1/21 Kilmarnock Street, Riccarton  presented by Alison Aitken | SOLD |
| 38 Doncaster Street, Upper Riccarton  presented by Lin Ma | SOLD  under the hammer |
| 176 Rose Street, Somerfield  presented by Ayliss Ripley | SOLD  under the hammer |
| 1/3 Meadow Street, Papanui  presented by Denise Robinson | SOLD |
| 14 Mahuri Street, Burwood  presented by Alison Aitken | SOLD |
| 5 Libeau Lane, Akaroa  presented by Sue Aldrich | SOLD  under the hammer |
| 14 Kiltie Street, Ilam  presented by Nicky Brownlee and Tim Sprott | SOLD  under the hammer |
| 47 Farrington Avenue, Bishopdale  presented by Praj Patel | SOLD  under the hammer |
| 15/372 Yaldhurst Road, Russley  presented by Sarah Fidow | SOLD |
| 3/234 Worcester Street, Chch Central  presented by Stan Jer | SOLD  under the hammer |
| 9 Smith Street, Akaroa  presented by John Moyle | SOLD  under the hammer |
| 15 Penlington Place, Akaroa  presented by Giles Simons and Alan Nobbs | SOLD  under the hammer |
| 15 Guinness Crescent, Ilam  presented by John Phillips and Tania Dench | SOLD  under the hammer |
| 37 Beach Road, North New Brighton  presented by Len Carragher | withdrawn |

10 - 16 April 2021

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| 42 Crofton Road, Harewood  presented by Andrew Steel | SOLD  under the hammer |
| 27 Clematis Place, Wigram  presented by Lin Ma | SOLD  under the hammer |
| 274 Riverlaw Terrace, St Martins  presented by Matthew Loose | SOLD  under the hammer |
| 4/422 Armagh Street, Linwood  presented by Phil Rotherham | SOLD  under the hammer |
| 31 Aylmers Valley Road, Akaroa  presented by Giles Simons and Alan Nobbs | SOLD  under the hammer |
| 16 Ballybrack Place, Casebrook  presented by James Ayling | **SOLD** |
| 1 & 2/109 Aylesford Street, Mairehau  presented by Andrea Allen | SOLD  under the hammer |
| 233 Avonhead Road, Avonhead  presented by Lin Ma | SOLD  under the hammer |
| 39 Holland Street, Avonside  presented by Jobi Smith | **SOLD** |
| 238C Hills Road, Mairehau  presented by Edward Benson | SOLD  under the hammer |
| 1/10 Glenburn Place, Avonhead  presented by John Phillips and Tania Dench | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 61 Kowhai Avenue, Rangiora  presented by Mike Brown | **SOLD** |
| 35 Oakford Close, Riccarton  presented by Christopher Graham | SOLD  under the hammer |
| 3 Othello Drive, Rolleston  presented by Jason McKenzie | SOLD  under the hammer |
| 2/58 Philpotts Road, Mairehau  presented by Julie Proctor | SOLD  under the hammer |
| 19-21 Methven Chertsey Road, Methven  presented by Matthew Loose and Andrew Steel | withdrawn |
| 2/11 Holliss Avenue, Cashmere  presented by Bronwyn Hird | SOLD  under the hammer |
| 16 Gregan Crescent, Burnside  presented by Ollie Redmond | SOLD  under the hammer |
| 28 Gibbon Street, Sydenham  presented by Mark Tutton | SOLD  under the hammer |
| 2/117 Foremans Road, Islington  presented by Hebe Joyce-McDonald | SOLD  under the hammer |
| 141 Main Road, Redcliffs  presented by Michelle Ward | SOLD  under the hammer |
| 243B Lyttelton Street, Spreydon  presented by Louise McLeavey | **SOLD** |
| 21 Aotea Terrace, Huntsbury  presented by Chelsea Kennedy | SOLD  under the hammer |
| 2 Stormont Place, Avonhead  presented by Thomas Goh | SOLD  under the hammer |
| 22 Piko Crescent, Riccarton  presented by Jessie Zhao | SOLD  under the hammer |
| 29 Eastern Terrace, Beckenham  presented by Lisa Wong | SOLD  under the hammer |
| 20 Claridges Road, Casebrook  presented by Ali Ahmadi | **SOLD** |

6 - 9 April 2021

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| 76 Greendale Avenue, Avonhead  presented by Jane Fennell | SOLD  under the hammer |
| 39D Pawsons Valley Road, Akaroa  presented by Alan Nobbs and Giles Simons | **SOLD** |
| 90 Winchester Street, Merivale  presented by Alison Aitken and Pauline Wilson | SOLD  under the hammer |
| 10 Manor Place, Bryndwr  presented by Julie Proctor | SOLD  under the hammer |
| 11A Chevron Place, Ilam  presented by Elisa Jordan | **SOLD** |
| 28B Queens Avenue, Fendalton  presented by Alison Aitken | SOLD  under the hammer |
| 11 Swift Street, Belfast  presented by Jess Shane and Allie McDonald | SOLD  under the hammer |
| 121 Glenstrae Road, Redcliffs  presented by Raewyn Marles | SOLD  under the hammer |
| 24/14 Wharenui Road, Riccarton  presented by Karen Blair | SOLD  under the hammer |
| 92 Richardson Terrace, Woolston  presented by Mark Tutton | SOLD  under the hammer |
| 2A Cephas Close, Ilam  presented by Jonny Nicholls & Jill Allison | **SOLD** |
| 16 West 166 Gloucester Street, CHCH Central  presented by Trevor Foster | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 2/72 Lakewood Drive, Burwood  presented by Pam Mitchell | **SOLD** |
| 20 Harris Crescent, Papanui  presented by Shaun Davey | **SOLD** |
| 21 Rushmore Terrace, Belfast  presented by Fabio Valle | SOLD  under the hammer |
| 11 Lindores Street, Addington  presented by Lois Milne and Bruce Winder | SOLD  under the hammer |
| 1/9B Kirner Street, Burwood  presented by Stephen Moore and Niki Moore | SOLD  under the hammer |
| 24 Bournemouth Crescent, Aranui  presented by Jason McKenzie | SOLD  under the hammer |

27 - 2 April 2021

|  |  |
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| 14 Jacqueline Drive, West Melton  presented by Logan Freeman | SOLD  under the hammer |
| 4 Handley Crescent, Wigram  presented by Lin Ma | SOLD  under the hammer |
| 10 Willowbrook Place, Fendalton  presented by Julie Proctor | SOLD  under the hammer |
| 77 Halswell Road, Hillmorton  presented by Fang Wang | SOLD  under the hammer |
| 1/2A Dorset Street, Chch Central  presented by Alison Aitken | SOLD  under the hammer |
| 223 Maidstone Road, Avonhead  presented by Bruce Winder and Lois Milne | SOLD  under the hammer |
| 2/34 Elizabeth Street, Riccarton  presented by Andrea Allen | SOLD  under the hammer |
| 36 Bayview Crescent, Akaroa  presented by Mark Tutton | SOLD  under the hammer |
| 2 & 6 Caudron Road, Wigram  presented by Dougal Boyd | SOLD  under the hammer |
| 1/143A Weston Road, St Albans  presented by Louise McLeavey | SOLD  under the hammer |
| 3/34 Elizabeth Street, Riccarton  presented by Andrea Allen | SOLD  under the hammer |
| 10 Caldberg Close, Westmorland  presented by Jessie Zhao | [**SOLD**](https://grenadier.harcourts.co.nz/Property/943841/SM0485/97-Richmond-Hill-Road) |
| 30 Centaurus Road, Cashmere  presented by Mark Tutton | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 66 Rich Terrace, Wigram  presented by Fabio Valle | [**SOLD**](https://grenadier.harcourts.co.nz/Property/943841/SM0485/97-Richmond-Hill-Road) |
| 16 Stapletons Road, Richmond  presented by Andrea Allen | SOLD  under the hammer |
| 97 Richmond Hill Road, Richmond Hill  presented by Karen Blair | [**SOLD**](https://grenadier.harcourts.co.nz/Property/943841/SM0485/97-Richmond-Hill-Road) |
| 303/50 Kilmore Street, Chch Central  presented by Jan-Louise Chesmar | SOLD  under the hammer |
| 93A Studholme Street, Somerfield  presented by Louise McLeavey | SOLD  under the hammer |

20 - 26 March 2021

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| 1/9 Domett Street, Waltham  presented by Shaun Davey | SOLD  under the hammer |
| 6 Old Stone Lane, Cracroft  presented by Mark Tutton | SOLD  under the hammer |
| 7 Clipper Place, Redwood  presented by Lucinda Ebbett | SOLD  under the hammer |
| 11 Cicada Place, Hei Hei  presented by David Canning | SOLD  under the hammer |
| 26/31 Bordesley Street, Phillipstown  presented by Murray Groves and Karen Groves | SOLD  under the hammer |
| 111 Francis Avenue, St Albans  presented by Jan-Louise Chesmar | SOLD  under the hammer |
| 24 Leitch Street, Somerfield  presented by Sue Rendel | SOLD  under the hammer |
| 18A Gerald Connolly Place, Sockburn  presented by Paul Middleditch | SOLD  under the hammer |
| 18B Gerald Connolly Place, Sockburn  presented by Paul Middleditch | SOLD  under the hammer |
| 61 Wakefield Avenue, Sumner  presented by Alison Aitken | SOLD  under the hammer |
| 198 Mt Pleasant Road, Mt Pleasant  presented by Deb Beesley | SOLD  under the hammer |
| 97A Hoon Hay Road, Hoon Hay  presented by Michael Robb and Kathryn Bruce | SOLD  under the hammer |
| 11 Cascade Place, Sumner  presented by Michelle Ward | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 1 Marquess Avenue, Halswell  presented by Marilyn Welch | [**SOLD**](https://grenadier.harcourts.co.nz/Property/943658/CR44742/32-Bayswater-Crescent) |
| 237A Eastern Terrace, Beckenham  presented by Len Carragher | SOLD  under the hammer |
| 35 Montclare Avenue, Avonhead  presented by Karen Blair | [SOLD](https://grenadier.harcourts.co.nz/Property/938757/CR44492/1-2-88-Tancred-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/938757/CR44492/1-2-88-Tancred-Street) |
| 20, 20A, 22 Wroxton Terrace, Fendalton  presented by Sean Innes | SOLD  under the hammer |
| 10 Quarrymans Lane, Kennedys Bush  presented by Hebe Joyce - McDonald | SOLD  under the hammer |
| 21 Coppell Place, Hillmorton  presented by Tony Ruffell and Jackie Maw | **withdrawn** |
| 133 Main Road, Redcliffs  presented by Michelle Ward | **withdrawn** |
| 135 Main Road, Redcliffs  presented by Michelle Ward | **withdrawn** |
| 103 McFaddens Road, St Albans  presented by Louise McLeavey | SOLD  under the hammer |
| 66 Apsley Drive, Avonhead  presented by Fang Wang | SOLD  under the hammer |
| 24 Sholto Duncan Crescent, Halswell  presented by Harsh Singh | SOLD  under the hammer |
| 56 Kedleston Drive, Avonhead  presented by Lin Ma | SOLD  under the hammer |
| 67 Hamilton Avenue, Fendalton  presented by Russell Lange | SOLD  under the hammer |
| 2 Hobday Lane, Mt Pleasant  presented by Alison Aitken | [SOLD](https://grenadier.harcourts.co.nz/Property/942614/FH5143/53A-Holliss-Avenue)  [under the hammer](https://grenadier.harcourts.co.nz/Property/942614/FH5143/53A-Holliss-Avenue) |
| 52 Heberden Avenue, Sumner  presented by Alison Carter | SOLD  under the hammer |
| 118 Storeys Road, Greendale  presented by Bob Gillard | [**SOLD**](https://grenadier.harcourts.co.nz/Property/943658/CR44742/32-Bayswater-Crescent) |
| 4 Blue Jacket Drive, Halswell  presented by Jane Fennell | **withdrawn** |
| 32 Bayswater Crescent, Bromley  presented by Yogesh Bhargava | [**SOLD**](https://grenadier.harcourts.co.nz/Property/943658/CR44742/32-Bayswater-Crescent) |
| 336 Mt Pleasant Road, Mt Pleasant  presented by Alison Aitken | SOLD  under the hammer |
| 132 Rothesay Road, Parklands  presented by Lynton Hubber | SOLD  under the hammer |
| 1/27 Staveley Street, Avonhead  presented by Len Carragher | SOLD  under the hammer |
| 10 Donegal Street, Belfast  presented by Yogesh Bhargava | **SOLD** |
| 16 Lydiard Drive, Rolleston  presented by Mike Brown | SOLD  under the hammer |
| 40 St Andrews Hill Road, Mt Pleasant  presented by Alison Carter | [SOLD](https://grenadier.harcourts.co.nz/Property/942614/FH5143/53A-Holliss-Avenue)  [under the hammer](https://grenadier.harcourts.co.nz/Property/942614/FH5143/53A-Holliss-Avenue) |
| 215 Centaurus Road, St Martins  presented by Debbie Pettigrew | SOLD  under the hammer |

13 - 19 March 2021

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| 39 Middlepark Road, Upper Riccarton  presented by Jane Fennell and Lin Ma | SOLD  under the hammer |
| 89 Cannon Hill Crescent, Mt Pleasant  presented by Alison Aitken and Pauline Wilson | SOLD  under the hammer |
| 21 Rutherglen Avenue, Ilam  presented by Alison Aitken and Pauline Wilson | SOLD  under the hammer |
| 238 Bower Avenue, New Brighton  presented by Ally Morris | SOLD  under the hammer |
| 48A Hackthorne Road, Cashmere  presented by Debbie Pettigrew | SOLD  under the hammer |
| 87 Avonhead Road, Avonhead  presented by Alison Aitken | SOLD  under the hammer |
| 3/134 Highsted Road, Casebrook  presented by Jonny Nicholls | SOLD  under the hammer |
| 1/110 St James Avenue, Papanui  presented by Joy Butel and Alistair Hazeldine | SOLD  under the hammer |
| 15A Cole Porter Avenue, Mairehau  presented by Julie Proctor | SOLD  under the hammer |
| 42 Beauford Place, Parklands  presented by Len Carragher | SOLD  under the hammer |
| 6 Hewers Lane, Kennedys Bush  presented by Matthew Loose | SOLD |
| 140 Matsons Avenue, Papanui  presented by Aaron Pero and Courtney Pero | SOLD  under the hammer |
| 16 Heaton Street, Merivale  presented by Alison Aitken and Greg Powell | [SOLD](https://grenadier.harcourts.co.nz/Property/942336/CR44645/16-Heaton-Street) |
| 12 Winery Road, Akaroa  presented by Aaron Pero and Premilla Sharma | **withdrawn** |
| 16A Mona Vale Avenue, Fendalton  presented by Logan Freeman | SOLD  under the hammer |
| 50A Steadman Road, Russley  presented by Nicky Brownlee and Tim Sprott | [SOLD](https://grenadier.harcourts.co.nz/Property/938757/CR44492/1-2-88-Tancred-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/938757/CR44492/1-2-88-Tancred-Street) |
| 8 Bard Street, Somerfield  presented by Jobi Smith | SOLD  under the hammer |
| 4/514 St Asaph Street, Phillipstown  presented by Debbie Pettigrew | SOLD  under the hammer |
| 2 Roland Lane, Mt Pleasant  presented by Deb Beesley | SOLD |
| 4 Whareora Terrace, Akaroa  presented by Alan Nobbs and Giles Simons | SOLD  under the hammer |
| 63 Charlcott Street, Burnside  presented by Lin Ma | SOLD  under the hammer |
| 365 Montreal Street, Chch Central  presented by Aaron Pero | **withdrawn** |
| 56 Arthur Street, Upper Riccarton  presented by Sean Innes | **SOLD** |
| 497 Avonhead Road, Avonhead  presented by John Phillips and Tania Dench | SOLD  under the hammer |
| 39 Sparks Road, Hoon Hay  presented by Ben Donaldson | SOLD  under the hammer |
| 1245 Hoskyns Road, West Melton  presented by Bob Gillard | SOLD |
| 53A Holliss Avenue, Cashmere  presented by Jason McKenzie | **SOLD** |
| 4 Somerton Rise, Westmorland  presented by Debbie Pettigrew | SOLD  under the hammer |

6 - 12 March 2021

|  |  |
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| 42 Ranger Street, Mairehau  presented by Derryn Webster and Phil Rotherham | SOLD  under the hammer |
| 29 Stanford Way, Rolleston  presented by Tina Zhang | SOLD  under the hammer |
| 55 Gresford Street, St Albans  presented by Jane Fennell and Lin Ma | SOLD  under the hammer |
| 50 Paparoa Street, Papanui  presented by Jonny Nicholls | SOLD  under the hammer |
| 44 Gladson Avenue, Upper Riccarton  presented by Tim Sprott and Nicky Brownlee | **SOLD** |
| 137 Soleares Avenue, Mt Pleasant  presented by Sally Pomeroy | SOLD  under the hammer |
| 47 Aylmer Street, Somerfield  presented by Debbie Pettigrew | **SOLD** |
| 9 Hyllton Heights, Lyttelton  presented by Russell Lange | SOLD  under the hammer |
| 2/14 Rotherham Street, Riccarton  presented by Yogesh Bhargava | SOLD  under the hammer |
| 82 Aston Drive, Waimairi Beach  presented by Prue Dacombe and Shaun Davey | SOLD  under the hammer |
| 1 Althorp Place, Avonhead  presented by Julie Proctor | SOLD  under the hammer |
| 10A Willock Street, Kaiapoi  presented by Jonny Nicholls and Jill Allison | SOLD  under the hammer |
| 46 Penruddock Rise, Westmorland  presented by Amanda Clarke | SOLD  under the hammer |
| 2/363 Withells Road, Avonhead  presented by Linda Aitken | SOLD  under the hammer |
| 163 Bordesley Street, Phillipstown  presented by Logan Freeman | SOLD  under the hammer |
| 25 Picton Avenue, Riccarton  presented by King Ling | [SOLD](https://grenadier.harcourts.co.nz/Property/938757/CR44492/1-2-88-Tancred-Street)  [under the hammer](https://grenadier.harcourts.co.nz/Property/938757/CR44492/1-2-88-Tancred-Street) |
| 4 Strathean Avenue, Avonhead  presented by Tim Sprott and Nicky Brownlee | SOLD  under the hammer |
| 79 Beachville Road, Redcliffs  presented by Alison Carter | SOLD  under the hammer |
| 4/39 Derby Street, St Albans  presented by Jonny Nicholls and Jill Allison | SOLD  under the hammer |
| 324C Sawyers Arms Road, Bishopdale  presented by Michael Robb and Kathryn Bruce | SOLD  under the hammer |
| 139F Olliviers Road, Phillipstown  presented by Bob Gillard | SOLD  under the hammer |
| 3/76 Staveley Street, Avonhead  presented by Tina Zhang | **SOLD** |
| 39B Wharenui Road, Upper Riccarton  presented by Bronwyn Hird | **SOLD** |
| 15 Locarno Street, Opawa  presented by Jo McMecking and Lizzie Weisner | SOLD  under the hammer |
| 19A Victoria Park Road, Cashmere  presented by Amanda Clarke | **SOLD** |
| 47 Burnside Crescent, Burnside  presented by Tim Sprott and Nicky Brownlee | SOLD  under the hammer |
| 86 Checketts Avenue, Halswell  presented by James Ayling | SOLD  under the hammer |

# Auctioneer | Ned Allison

Ned Allison

After spending the past six years honing the craft of auctioneering, Ned’s skill and passion are rewarding his owners with exceptional results. His ability to 'read the room' and make buyers feel comfortable during negotiations are among his strengths.   
   
Ned was delighted to win the Harcourts National Auctioneer of the Year for 2019 and 2021 and the REINZ National Auctioneer of the Year for 2017 and 2020, these accolades proving he is one of the best in the business.     
   
Ned sees it as a real privilege to help people in the sale of what is often their largest financial asset and is driven to get the very best result for all his owners. He also appreciates the opportunity to give back to the community, volunteering his services to numerous charity auctions to help raise money for good causes.

**P** 03 379 6596  
**M** 0276 719 512  
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Ned Allison | Why Sell at Auction?

<https://youtu.be/X5MaaiE33KE>

# Auctioneer | Lisa Yardley-Vaiese

Lisa Yardley-Vaiese

Lisa’s sparkling attitude, dedication and exceptional personal skills are valued by all who work with her and has allowed her to obtain a high degree of success for property owners in the Grenadier Auction Rooms.

Working alongside Lisa and your sales consultant, you can be assured that you will be kept well informed throughout the campaign. Lisa is available to you every step of the way for questions or reassurance. Auction is very much a team approach to driving results for you, our clients. Building trust and connection with buyers on the auction floor, as well as in negotiations, is imperative. Lisa thrives on the energy created in this arena.

Her robust understanding of real estate comes from being a proven performer who has worked alongside the industry’s best in selling, management and ownership roles within the Harcourts Group for over 16 years. She is Christchurch born and bred – and passionate about our city’s future.

Lisa competes regularly in Auctioneering Competitions in New Zealand & Australia and was the winner of the 2020 New Zealand National Harcourts Auctioneer Competition.

**P** 03 358 2972  
**M** 027 2727 840  
[lisa.yardley@harcourts.co.nz](mailto:lisa.yardley@harcourts.co.nz)

Introducing Lisa Yardley-Vaiese

<https://youtu.be/Usv6gkc3v2Q>

Lisa Yardley-Vaiese | Why Auction?

<https://youtu.be/XAWfSS0R9i0>

Buying at Auction

<https://youtu.be/8gRam1Qw_bg>

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[View the auctions live here from 11:00am every Thursday](https://liveauctions.co.nz/)

<https://liveauctions.co.nz/>

# Auctioneer | Hamish McLeod

Hamish McLeod

Hamish started his real estate and auction career in 2005. His experience has seen him involved in large rural transactions, subdivisions and developments as well as a wide range of residential transactions across the South Island. Hamish was the auctioneer for the largest sale under the hammer in New Zealand history, a rural transaction which sold for $64.9 million in 2015.

Hamish prides himself on being professional at all times and carrying out his auctioneer responsibilities with the upmost respect for the clients he is dealing with. His strong negotiating skills and approachable manner ensure both the vendor and purchaser are happy with the outcome on the day.

Hamish McLeod  
M [+64 27 555 7047](tel:+64%2027%20555%207047)  
E: [hamish.mcleod@harcourts.co.nz](mailto:hamish.mcleod@harcourts.co.nz)

# Auctioneer | Phil McGoldrick

Phil McGoldrick

Phil McGoldrick is one of New Zealand and Australasia's leading auctioneers and a 'seasoned' campaigner in the real estate industry. He moved to Tauranga for 7 years to control a nationwide network of 80 offices before the inevitable return South. From 1995-2001 Phil was appointed as South Island operations manager for the Harcourts Group and since then he has been totally focused and passionate about auctions.

His passion derives from not only his total commitment to achieve the very best result for owners, but also sharpen and raise his own skill levels. Phil has been an active participant in auction competitions in both New Zealand and Australia, and in 2009 he achieved his gola by winning the pinnacle Australasian "Auctioneer of the Year" award.

# Charity Auctions

Charity Auctions

Planning a charity auction? Choose your Auctioneer well - a good auctioneer can make a huge difference to the results!

If the goal is to raise as much money as possible for your charity then is it important to secure an experienced auction well in advance of the event. The auctioneer will be able to offer their advice on which items to auction as well as explaining good processes for telephone bidding.

Grenadier have a talented pool of auctioneers available to assist with charity auction events.

Please contact [Karen Phillips](https://grenadier.harcourts.co.nz/Profile/Karen-Phillips-AREINZ-Dip-BusStud), Grenadier's Auction Manager, to find out more.

**E:**karen.phillips@harcourts.co.nz  
**M:** [+64 275 524 199](tel:+64%20275%20524%20199)

# 'As Is, Where Is' Auction Gala

Are you holding an "As Is" property?

Our recent ”As is Where is” Auction Gala was a huge success. We sold 11 from 12 "As is Where is" properties and the property passed-in went into a multi offer soon after. The room was packed with a variety of bidders either looking for an investment, land to build their dream home or helping their children onto the property ladder

If you are thinking of selling your “As Is Where is” property, give us a call so we can tell you how we will market to get a premium result for you.

**Watch this space for our future "As Is Where Is" Auction Galas.**

# Auction Statistics & FAQs

Auction News

Don't Miss Out

[View the auctions live here from 12:00pm every Thursday](https://liveauctions.co.nz/)

Harcourts Grenadier Canterbury Auction - Christchurch Houses for Sale

# Careers

A Career with Grenadier

<https://youtu.be/boq0cujoDdU>

Find out more about the benefits of Grenadier...

<https://grenadier.harcourts.co.nz/Home/careers/grenadier-advantage>

<https://grenadier.harcourts.co.nz/Home/careers/careers-evening>

It's about the people...

Here at Harcourts Grenadier we know we would be nothing without our people – all of those many talented individuals that make up the unstoppable team that is Harcourts Grenadier. And we think we’re pretty special. However, don’t take our word for it, here are some stories of continued success from several of our team members.

In my homeland of China, I studied Civil Construction and worked for a real estate company for 6 years. I came to New Zealand in 2002 as my partner was offered the opportunity to study for his Masters in Engineering Management at Canterbury University.

In 2003 my partner and I got married and I completed my real estate license in New Zealand. My first real estate role was with another brand. After working there for 3 years we decided to start our family, we now have two beautiful girls.

I got back into real estate in 2006 joining the Harcourts Grenadier Avonhead office. I felt that the Harcourts network was a powerful and successful one and I wanted to be part of that to ensure I could give my clients the very best results when buying or selling. I really enjoy the technology, the tools and the ongoing training that Grenadier provides.

I believe in hard work and the blessing of God.  I have been exceptionally successful in my career at Grenadier, I’m efficient and I get things done – my clients are loyal and refer business to me as I try to always be available. I would recommend coming to Grenadier if you are serious about creating a successful career in real estate just as I have been able to achieve.

My work life was very diverse prior to real estate. From a farm worker in Canterbury to a bank teller, to a cook at an Austrian language school in my early years, eventually I began raising a family back home in New Zealand.

I gained my first bit of experience in real estate as a PA for my husband at the time who worked as a sales consultant at Harcourts Grenadier.

When my marriage ended, I thought that the flexibility, freedom and income potential of real estate sales was the ideal way to utilise my experience and to best be able to bring up my 2 young children.

I have now been with Harcourts Grenadier for over 30 years. I love its size, energy and diversity, as well as all the support you receive plus the freedom to do your own thing. Harcourts Grenadier is well led, richly-resourced, and cutting-edge in business, but what I love most is its culture of celebrating success and having FUN!

I decided that I wanted to join Harcourts as it was a large and well-known brand. I chose Harcourts Grenadier over other franchises based on the experiences I had while selling my own houses.

I would certainly recommend joining Grenadier to anyone I know wanting to start in the real estate industry because of the freedom to grow your own business with the support from management when required as well as the convenient locations of the different offices you can operate from.

MasterClass SuperStart | Grenadier Mini Conference

<https://youtu.be/FBuCWWlFdpw>

# Careers Evening

Have you ever considered a career in real estate?

Come along to our careers evening on **Tuesday 29th March 2022** at **6pm** to hear more from our Managing Director, Andy Freeman.  
Harcourts Grenadier, Auction Room, 98 Moorhouse Avenue, Christchurch Central. Our presentation runs until approximately 6.45 pm and our management team is on hand to answer any burning questions you may have.

Work Your Own Hours. Write Your Own Pay Cheque.

Are you sick of working harder than others for the same reward? Find out how you can be your own boss, earn the salary you deserve and become an expert in your field!

What we will cover

* What you need to get started as a sales consultant
* How much you can expect to earn
* How Harcourts Grenadier will help you succeed
* More details about **Grenadier Advantage+**where you can receive a base salary plus commissions while being coached by our experienced trainer

What our consultants have to say...

<https://youtu.be/lXbEsftW0pg>

Jess Shane | Grenadier Advantage Trainee

<https://youtu.be/RlbIzOXMwrc>

Training

<https://youtu.be/_76IfH8z-L4>

MasterClass SuperStart | Mini Conference

<https://youtu.be/FBuCWWlFdpw>

# Sales Manager Required

Sales Manager

***Are you an experienced Real Estate professional, ready for a new career adventure in 2022? Eager to share your knowledge to develop the business mindset of other agents?***

We are actively seeking an experienced real estate professional to help lead, nurture, and develop one of our residential sales teams.

**To be successful in this role you will need:**

* A solid career history in the Real Estate industry
* Leadership experience
* Ability to implement training and development
* Open and approachable communication style
* Continuous improvement mindset

If you are hardworking, believe you possess what it takes to inspire and grow a team and understand the importance of delivering exceptional service, we would love to hear from you.

Although an Agent License would be advantageous, this position only requires a Salespersons License. Further assistance towards obtaining an Agent License could be available to the successful applicant.

There is no time like the present - Get the advantage over everyone else and join Grenadier!

For a confidential discussion about a future with us please fill in the form below.

# Branch Manager Required

Branch Manager - Cashmere Office (Opening Soon)

We're opening a new office in Cashmere soon and are currently looking for a **Branch Manager** to join us. Harcourts Cashmere is part of the multi-award-winning Grenadier Real Estate Group with over 270 people employed within various specialist divisions and offices.  
  
The role requires someone who demonstrates a great work ethic, with extensive experience and has a strong grasp of what it takes to lead a sales team in this industry. A current Real Estate Sales Branch Managers License (or working towards completing) is essential.  
  
**Other key skills and attributes include**:

* Motivation to drive people towards success
* Well-developed interpersonal skills
* Stong mentoring skills
* Commitment to growth and success

You’ll be part of a driven management team that generates results. You'll enjoy, a competitive remuneration package as well as industry-leading training, technology and corporate support.

For a confidential discussion about a future with us please fill in the form below.

# Grenadier Advantage

Fast track your real estate career

***A first in the country, Grenadier Advantage provides the best training and best support to build your business from day one. Grenadier Advantage has been created and designed for motivated individuals that have a desire to start a successful and rewarding career in real estate.***

Powered by the South Island’s largest and most successful Harcourts franchise, we know what it takes to succeed. We offer unparalleled training, knowledge, support and leadership from the best in the industry.

Research has shown how crucial it is to receive the right structure and direction in the first 3 months of your career in real estate. At Grenadier we have mastered this transitional period resulting in us having the top new real estate sales consultant in New Zealand for 2019 as well as other highly successful new consultants.

Grenadier Advantage will see you being mentored and coached 4 mornings a week for the first 7 weeks. You will train alongside other new consultants with our in-house, highly skilled and experienced real estate trainer. This will give you the perfect platform to accelerate your career and your income. Get the advantage over everyone else and join Grenadier today!

**We have 4 intakes a year:**

January, April, July and October

**What's included...**

* Professional Start-Up Package which includes investment in your personal profile and marketing collateral
* Commission on all sales
* Harcourts Sales Programme for New Consultants (2-day real estate training course)
* Grenadier MasterClass
* Dedicated trainer and Office Manager

**You need to...**

* Possess great communication skills
* Be self-driven and determined
* Have NZ residency or a valid unrestricted work visa

**Grenadier Advantage+**

We have removed the risk while you transition to your new career by providing up to 20 weeks salary.

* All the benefits of Grenadier Advantage provided
* **Commission on all sales plus a base salary for up to 20 weeks**

*Please note, you will go through a selection panel.*

Applications for the 2022 Grenadier Advantage

**Limited space available, register your interest today to avoid disappointment!**  
If you are unsure if you qualify please contact Managing Director Andy Freeman on 0274 327 665 or Business Operations Officer Anna Penny Moore on 021 046 6097

John Fulton | Grenadier Advantage Trainee

<https://youtu.be/Uf42-vffHRo>

# Property Management

[About Grenadier Rent Shop](https://grenadier.harcourts.co.nz/Home/property-management/meet-the-grenadier-rent-shop-team" \t "_blank)

[Request an Appraisal](https://grenadier.harcourts.co.nz/Home/property-management/request-a-rental-appraisal" \t "_blank)

[Property for Rent](https://grenadier.harcourts.co.nz/Property/Home/property-management/property-for-rent" \t "_blank)

[Property Owners](https://grenadier.harcourts.co.nz/Home/property-management/property-owners" \t "_blank)

[Tenant Information](https://grenadier.harcourts.co.nz/Home/property-management/tenant-information" \t "_blank)

# Meet the Grenadier Rent Shop Team

<https://youtu.be/Q0Vd8fiT5LU>

Grenadier Rent Shop

The main reason people hire property managers is to free up their time. Having your property managed through Grenadier Rent Shop will take the hassle out of having investment properties.

We ensure the smooth running of your investment portfolio by having our expert Property Managers effectively manage all aspects of your property. This includes dealing with maintenance requests, tenant queries, carrying out routine inspections, negotiating and renewing tenancies, reviewing the rent and more. We ensure you stay compliant with the new regulations coming into effect with insulation statements, insurance declarations and gathering evidence for Healthy Homes.

Moving is one of life’s most stressful events and we take pride in assisting your tenants to make this just that wee bit easier.  

Recent Awards

**2020-2021**

**National Awards**

Top Property Management Office (Organic Growth)

Top Property Management Office (Business Development)

Top National Property Manager (2nd Place) - Business Development: Amy Ziolo

**Regional**

Top Property Management Office (Organic Growth) - Harcourts Canterbury

Top Property Management Office (Business Development) - Harcourts Canterbury

Meet the Team

**Amy Ziolo - Head of Residential Property Management**

Highly enthusiastic with a strong focus on customer service, Amy loves the Property Management industry and the challenges it brings. Having worked within the Property Management industry since 2012 and carrying a New Zealand Certificate in Residential Property Management (Level 4), Amy is highly experienced and well equipped to lead the Grenadier Rent Shop Team.

Amy is dedicated to the growth of the Grenadier Rent Shop while at the same time focussing on the delivery of a superior property management experience and the development of first-class processes.

Amy will go above and beyond to ensure her Property Managers identify the best tenant/s for each property and that those properties are taken care of like they are owned by the Grenadier Rent Shop members themselves.

**M**027 736 8254  
**E**[amy.ziolo@harcourts.co.nz](mailto:amy.ziolo@harcourts.co.nz)

**Megan Looyer - Business Development Manager**

Megan joined the Harcourts Grenadier Rent Shop team having had over 10 years experience within the Harcourts Real Estate Business.  
Megan has a great work ethic and has obtained her property management certificate, real estate license, branch manager and agents license. In 2017 Megan supported one of the high performing salespeople in Canterbury and was awarded top REINZ personal assistant out of all real estate companies in New Zealand. Megan sets high standards for herself and understands how important it is to have clear and concise communication along with great time management skills to ensure her clients get the great service they deserve. Outside of work, Megan enjoys spending time with her three boys and husband and going to the gym to keep fit. If you are looking for someone that is professional, pro active and experienced, then give Megan a call!

**M**027 217 1273  
**E**[megan.looyer@harcourts.co.nz](mailto:megan.looyer@harcourts.co.nz)

**Brittany Lilburne - Property Manager**

Brittany has joined the Harcourts Grenadier Rent Shop as a Property Manager. With previous experience in both administration and customer focused roles, her eye for detail, friendly nature and organisation skills will help to provide both landlords and tenants with a great experience.  
  
She is excited to meet and deal with each of her clients personally and is happy to go the extra mile to give the best service she can.  
  
Outside of the office, Brittany loves to spend time with family and friends and loves any excuse to get outdoors.

**M**027 292 2657  
**E**[brittany.lilburne@harcourts.co.nz](mailto:brittany.lilburne@harcourts.co.nz)

**Elishea Cox - Property Manager**

Elishea's experience in property management has been over the past 2 years. With previous skills in house sales from the United Kingdom she thrives in a fast paced environment.  
  
Her tenancity, friendliness and drive to give the best service possible to all her clients is at the heart of her daily goals. Elishea is not afraid to get stuck in and hit the ground running.  
  
Having worked in high end customer facing roles prior to property, she understands the importance of listening to clients needs and doing everything she can to fulfil them. She has a ‘passion for people’ and its evident in every aspect of her life.

**M**027 278 1687  
**E**[elishea.cox@harcourts.co.nz](mailto:elishea.cox@harcourts.co.nz)

**Gemma Feeney - Property Manager**

Gemma joins the Harcourts team as a Property Manager. Having returned from London, working as a Tenancy Manager, Gemma enjoys that no one day is the same!  
  
With many transferable skills, Gemma has great passion in working with people and ensuring the best results are met for both owners and tenants.  
  
Having worked as a primary school teacher prior to her property career she enjoys a fast- pace environment while taking careful attention to detail and organisation. Gemma’s hard-working ethic and strong communication skills make her a valuable team member.

**M**027 668 4430  
**E**[gemma.feeney@harcourts.co.nz](mailto:gemma.feeney@harcourts.co.nz)

**Monica Caird  - Rental Specialist**

Monica joins the team and brings with her a decade of transferable skills. Her background in aviation as a flight attendant and a teacher has taught her to see things in a different perspective coupled with a calm demeanour and excellent time management skills.  
  
Monica brings a can-do attitude to the team, she’s adaptable, dependable and will always strive go the extra mile for both owners and tenants.

**M**027 292 7412  
**E**[letting.rentshop@harcourts.co.nz](mailto:letting.rentshop@harcourts.co.nz)

**Kasia Stanicich - Office Administrator**

With a background in marketing and customer service, Kasia knows the importance of paying attention to detail. Her passion for organisation, people and teamwork make her an asset to the Rent Shop team.

She brings a variety of new skills and expertise along with a positive 'get it done' attitude and is thrilled to form a part of the administrative team you trust with your rental property requirements.

**P** 0800 15 30 30  
**E**[kasia.stanicich@harcourts.co.nz](mailto:megan.looyer@harcourts.co.nz)

# Request a Rental Appraisal

Rental Appraisal

The best property managers take the day-to-day hassle out of being a property owner. We help to maximise the return on your investment while also minimising the risk.  
  
If you have a property that you would like to rent and you would like an appraisal of its rental value, please fill out the below form and we will contact your shortly to arrange a convenient time to carry out a free no-obligation rental appraisal.

# Property Owners

Experience the difference

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition.

There are several tools and systems we have in place to ensure your property is complaint with current legislative changes and remains compliant in the future.

What our Clients' have to Say

“We have had a very positive and pleasant experience from the start in our dealings with the Grenadier Rent Shop at Harcourts. Our property manager Amy provided an up to date appraisal and information speedily.  Amy has a very friendly manner in her work and responds promptly.  We would highly recommend the Grenadier Rent Shop. With thanks.”

**- Amy & Daniel - Landlords**

Changing to Grenadier Rent Shop is simple

If things are not going well and you feel like a change but don’t want the hassle then we can take that stress away from you. You can give us the authority to manage the change for you so it is done with little fuss and so that the transition goes smoothly.

**Call us on**[0800 15 30 30](tel:+64%20800%2015%2030%2030) or simply fill in the below form and one of our team will be in touch.

# Why Grenadier Rent Shop?

We get to know you

Whether you are new to investing, have several rental properties or are renting out your own home, we ensure that we are offering you the service you want. We offer a personalised service tailored for your needs and goals to work towards maximising your investment. There is no “one size fits all” approach for property management, at Grenadier Rent Shop we partner with you to ensure your Property Management Package reflects your needs and the level of service you would like

Finding the tenant

Finding the best tenant is so important. Through our high-quality marketing we maximise your properties exposure to the market and ensure it reaches as many potential tenants as possible, and quickly. All potential tenants are required to fill in a comprehensive application form and we thoroughly background and reference check them to ensure we put the best tenant in your property.

The tenant is also kept happy

Once we have secured the best tenant for your property, we work on your behalf to keep them happy and comfortable in the property. We have a range of add-on services we offer to enhance the tenant experience.  Keeping your tenant happy will benefit you as it will help to reduce vacancies, minimise maintenance expenses and help ensure your property is left in top condition.

Your property will be well looked after

By keeping your property maintained you are protecting your asset and growing its value. At all routine inspections your Property Manager will suggest preventative maintenance and updates which could enhance your property and increase the value. This maintenance can be arranged for you on your behalf through our list of approved and trusted contractors.

We can help you grow your portfolio

With help from our team at Grenadier Real Estate and Mortgage Express we can help you find out how you can use the equity in your asset to grow your portfolio. We can have your property appraised by one of our highly skilled Sales Team so you can find out just what you can borrow in order to purchase more properties.

# The Renting Process

How we rent your property

**Appraisal**  
We tour your home and appraise your property in line with the current market.  
  
**Marketing**  
Online, signboards, rental brochures, existing database.  
  
**Spotlight**  
We will list your property online with photographs.  
  
**Presentation**  
Professional photography and video options available.  
  
**Viewings**  
We host viewings regularly at pre-arranged times until your property is tenanted.  
  
**Feedback**  
We honestly report viewer feedback to you.  
  
**Applications**  
We present tenant applications to you with advice on who we think is the best fit for your property.  
  
**Rented**  
Once your property is tenanted prepare ingoing reports, lodge the bond and arrange key handover.  
  
**Support**  
Our attention, guidance and assistance throughout the renting.

# Property Owner Resources

Healthy Homes

Coming in July 2021 all rental properties must comply with the healthy homes standards within 90 days of any new tenancies.

This includes:

* Having a heater that will heat the main living area to 18 degrees celcius.
* Have ceiling and underfloor insulation which meets the 2008 building code.
* Kitchens and bathrooms will be required to have extraction fans and range hoods.
* Having adequate drainage and guttering to prevent water entering the home.
* Block draughts that make a home harder to heat.

Talk to your Property Manager about what you need to do now to ensure you are ready for this deadline.

Insulation

* Ceiling and underfloor insulation is now compulsory in rental properties. Failure to comply puts you a risk of a $4,000 fine.
* The minimum celling insulation level is currently R3.3 and underfloor is R1.3.
* If you do not get an assessment done you will be required to fill in a Landlord Insultation Statement.
* All tenancy agreements need to have an insulation statement stating what insulation is currently at the property.
* We can arrange for your property to be independently assessed for $80 + GST. This will give you a certificate advising of insulation levels or a quote so you can ensure you are compliant.

Smoke Alarms and Insulation

As of 1 July 2016, new regulations make landlords responsible for ensuring operational smoke alarms and detectors are installed in their rental properties, and tenants will be responsible for replacing batteries or notifying landlords of defects.

You should also be aware that The Ministry of Business, Innovation and Employment will have the power to investigate and prosecute any landlords found breaking tenancy laws as part of these aforementioned reforms. Such prosecution will be taken very seriously when there is a risk to the health and safety of tenants.

The new alarm standards require a minimum of one working smoke detector in a hallway or similar area, within 3m of each bedroom door. The NZ Fire Service also recommends that they’re installed within the bedrooms themselves.

1. There must be a minimum of one working smoke detector in a hall or similar, within at least three metres of each bedroom door. In a caravan, self-contained sleep out, or a similar vehicle, there must be at least one working unit.
2. It is the landlord’s responsibility to make sure the alarm is operational with each new tenancy begins, but it is the tenant’s responsibility to replace batteries when needed during their tenancy. They must also report any defective alarms in their rental property to their landlord.
3. Long life (10 year) photoelectric alarms must be installed when there is no existing alarms.
4. If there are existing alarms, these must be replaced by ling life photoelectric alarms when the existing alarm expires. (This date is usually found on the back of the alarm.) Hardwired alarms are also acceptable.

Installing smoke detectors protects lives and protects your assets – it is one of the first lined of defense when it comes to fire

Helpful Links

Tenancy Services: [www.tenancy.govt.nz](https://www.tenancy.govt.nz/)

# Tenant Information

Find a property and apply now!

[You can view our available rentals and make a booking to view any property at a time that suits you.](https://grenadierrentshop.viewingtracker.com/)

To apply please [click here**.**](https://www.tpsportal.co.nz/tenancy_application/tps7561)

How to make your application stand out!

* Include a cover letter or email to introduce yourself and who will be living at the property. You can email this to the Property Manager or upload it in our application form.
* Ensure all sections are fully completed with correct contact numbers and names for your references.
* Tell your references we will be calling!
* If you are self-employed supply your accountants’ number so we can call to confirm the rent is affordable.
* If you haven’t rented before and are a homeowner you could include the contact details of your Real Estate agent who has sold your current property.
* Get all adult tenants to fill in applications – we require one application per adult who will be living at the property.
* If you have any pets draw up a biography for your pet. Include a photo their name, age, if they have been de-sexed and what they do during the day.

All applications are looked at and processed within 48 hours of receipt. If you are the successful, we ask you sign the tenancy agreement within 24 hours so we can let other applicants know the status of their application.

# Request Maintenance

Maintenance

For any emergencies please phone the office on 0800 15 30 30

After hours you will be diverted to one of our team who will arrange an emergency repair.

Emergencies include:

* No toilet facilities
* No cooking facilities
* The property is not secure
* No running water
* Water leaks/floods
* No hot water for longer than 24 hours
* Electrical faults
* Sewerage blocks/floods
* Anything that could mean the property is uninhabitable or cause damage to the property

# Ending a tenancy

Tenancies

Fixed Term Tenancies

For fixed term tenancies your Property Manager from Grenadier Rent Shop will contact you before the end of the end of your tenancy to find out your plans and if you would like to sign another fixed tenancy. If you know your plans you are welcome to contact us as well to discuss.  
  
Should you wish to end your fixed term tenancy early please [**contact your Property Manager**](https://grenadier.harcourts.co.nz/Home/property-management/contact-grenadier-rent-shop)to discuss your options.

Please note the landlord is under no obligation to release you from the fixed term tenancy.

Periodic Tenancies

With periodic tenancies there is no set end date. You are able to give 28 days’ notice to vacate at any time. The owner can give you notice to vacate for the following reasons:

Either the owner or the family member wish to move into the property as their primary place for residence (63 days’ notice)  
They plan to put the property on the market (90 days’ notice)  
The property has been sold and the purchaser requires vacant possession (90 days’ notice)  
The landlord requires the property for business activity or a commercial premises  
Extensive renovations, refurbishment, repairs or redevelopment are planned and it would not be reasonably practicable for the tenants to stay  
The property is due to be demolished

To give notice on your periodic tenancy please email your Property Manager for the next steps.

Bond Refund Forms

* [Bond refund form](https://www.tenancy.govt.nz/assets/Forms-templates/bond-refund-form.pdf)
* [Bond refund additional residents form](https://www.tenancy.govt.nz/assets/forms-templates/additional-tenants-bond-refund-form.pdf)

# Contact Grenadier Rent Shop

Get in Touch

Harcourts Grenadier Rent Shop

**Freephone:** 0800 15 30 30  
**Email:**[rentshop@harcourts.co.nz](mailto:rentshop@harcourts.co.nz)

Contact Details

**Andy Freeman**

Principal Officer  
**M**0274 327 667  
**E**[andy.freeman@harcourts.co.nz](mailto:andy.freeman@harcourts.co.nz)

Read more about [Andy.](https://harcourts.co.nz/People/34053/Andy-Freeman-AREINZ-NatDipRE)

**Bryan Bloomfield**

Chief Operations Officer  
**M**027 668 4427  
**E**[bryan.bloomfield@harcourts.co.nz](mailto:bryan.bloomfield@harcourts.co.nz)

Read more about [Bryan.](https://grenadier.harcourts.co.nz/Profile/Bryan-Bloomfield)

**Amy Ziolo**

Head of Property Management  
**M**027 736 8254  
**E**[amy.ziolo@harcourts.co.nz](mailto:amy.ziolo@harcourts.co.nz)

Read more about [Amy.](https://grenadier.harcourts.co.nz/Profile/Amy-Ziolo)

**Megan Looyer**  
Business Development Manager

**M**027 217 1273  
**E**[megan.looyer@harcourts.co.nz](mailto:megan.looyer@harcourts.co.nz)

Read more about [Megan.](https://grenadier.harcourts.co.nz/Profile/Megan-Looyer?sold=true&view=list)

**Elishea Cox**  
Property Manager  
**M**027 278 1687  
**E** elishea.cox@harcourts.co.nz

Read more about [Elishea.](https://grenadier.harcourts.co.nz/Profile/Elishea-Cox)

**Brittany Lilburne**  
Property Manager  
**M**027 292 2657  
**E** brittany.lilburne@harcourts.co.nz   
Read more about[Brittany.](https://harcourts.co.nz/People/36299/Brittany-Lilburne)

**Gemma Feeney**  
Property Manager  
**M**027 668 4430  
**E** gemma.feeney@harcourts.co.nz

Read more about [Gemma.](https://harcourts.co.nz/People/36300/Gemma-Feeney)

**Monica Caird**  
Rental Specialist  
**M**027 292 7412  
**E** letting.rentshop@harcourts.co.nz

Read more about [Monica.](https://harcourts.co.nz/People/36485/Monica-Caird)

**Kasia Stanicich**  
Office Administrator  
**P**0800 15 30 30  
**E**[kasia.stanicich@harcourts.co.nz](mailto:megan.looyer@harcourts.co.nz)

Read more about [Kasia.](https://grenadier.harcourts.co.nz/Profile/Kasia-Stanicich)

# Commercial Property Management

Commercial Property Management Services

Our Commercial Property Management Service provides for fully comprehensive management offering:

* Comprehensive documentation and administration
* Comprehensive insurance cover
* Rent collection
* Payment of Outgoings
* Operating Expense Recovery
* Financial management and monthly reporting
* Negotiations of rent reviews, lease renewals and termination
* Preventative and general maintenance
* Management and compliance with statutory requirements
* Co-ordination of the leasing programme when vacancies occur
* Above all, Energy and Commitment!

Property types under management:

* Office
* Retail
* Industrial
* Multi - Level Apartments
* Mixed Use
* Body Corporate Management

For more information about commecial property management [click here](https://chchcitycommercial.naiharcourts.co.nz/Home/Property-Management) to visit their website.

# Meet the Team

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  + [Whitney Burfield-Tatofi](https://grenadier.harcourts.co.nz/Profile/Whitney-Burfield-Tatofi)
  + [Lieke Janssen](https://grenadier.harcourts.co.nz/Profile/Lieke-Janssen)
  + [Paul Grayson](https://grenadier.harcourts.co.nz/Profile/Paul-Grayson)
  + [Shweta Bhogal](https://grenadier.harcourts.co.nz/Profile/Shweta-Bhogal)
  + [Zoe Godfrey-Payne](https://grenadier.harcourts.co.nz/Profile/Zoe-Godfrey-Payne)
  + [Xi Wang](https://grenadier.harcourts.co.nz/Profile/Xi-Wang)
  + [Brie Thompson](https://grenadier.harcourts.co.nz/Profile/Brie-Thompson)
  + [Monica Caird](https://grenadier.harcourts.co.nz/Profile/Monica-Caird)
  + [Sarah Sugrue](https://grenadier.harcourts.co.nz/Profile/Sarah-Sugrue)
  + [Nicola Dodd-Terrell](https://grenadier.harcourts.co.nz/Profile/Nicola-Dodd-Terrell)
  + [Angus Bailey](https://grenadier.harcourts.co.nz/Profile/Angus-Bailey)
  + [Jo Gilmore](https://grenadier.harcourts.co.nz/Profile/Jo-Gilmore)
  + [Chris Cullens](https://grenadier.harcourts.co.nz/Profile/Chris-Cullens)
  + [Patrick Smith](https://grenadier.harcourts.co.nz/Profile/Patrick-Smith)
  + [Jeremy Brown](https://grenadier.harcourts.co.nz/Profile/Jeremy-Brown)
  + [Annabel Dixon](https://grenadier.harcourts.co.nz/Profile/Annabel-Dixon)
  + [Aidan Barbour-Ryan](https://grenadier.harcourts.co.nz/Profile/Aidan-Barbour-Ryan)
  + [Bryan Rhodes](https://grenadier.harcourts.co.nz/Profile/Bryan-Rhodes)
  + [Maddy Spence](https://grenadier.harcourts.co.nz/Profile/Maddy-Spence)
  + [Garyn Groom](https://grenadier.harcourts.co.nz/Profile/Garyn-Groom)
  + [Blair Smith](https://grenadier.harcourts.co.nz/Profile/Blair-Smith)
  + [Shiloh Harper](https://grenadier.harcourts.co.nz/Profile/Shiloh-Harper)
  + [Shiloh Harper](https://grenadier.harcourts.co.nz/Profile/Shiloh-Harper)
  + [Grace Bruere](https://grenadier.harcourts.co.nz/Profile/Grace-Bruere)
  + [Tuesday Stothers](https://grenadier.harcourts.co.nz/Profile/Tuesday-Stothers)
  + [Rosa Carter](https://grenadier.harcourts.co.nz/Profile/Rosa-Carter)

# International Network

Our International Team

Welcome to Harcourts Grenadier International Network - making worldwide connections right here in Christchurch. We have a specialist team of multilingual sales consultants that can cater to your individual real estate needs.

欢迎来到Harcourts Grenadier亚洲团队--在基督城当地建立与全球的联络。我们有一支多语种的专业团队，满足您对于不同物业地产的多样化需求。

**Ada Yang**

"Patience, Passion, Perseverance" all encompass Ada’s personality. Holding a Bachelor’s degree in Mechanical Engineering has provided Ada with a solid foundation for logical thinking. Throughout her four years working for Caterpillar China Ada accumulated a wealth of valuable experience in negotiating, problem solving and communication skills. An additional four years of hospitality industry service in New Zealand has delivered her a clear understanding of people, thereby enabling Ada to provide a high quality of service by utilising her multi-cultural background.  
  
Ada is very driven and reliable in her work. She is steadfast in pursuit of helping her clients achieve their goals, plus with an excellent team of professionals behind her, Ada offers a great foundation in home selling and buying. Call Ada today to make your next move.

**Amy An**

Amy’s natural ability to relate to people and her strong communication skills have proved to be an asset to her throughout her career in Customer Services and more recently in Property Management. The transition to selling Real Estate was a natural one, as Amy has been successfully working towards developing business relationships within the Asian community regarding their property needs. Prior to living in New Zealand, Amy spent six years in Japan completing a Bachelor of Commerce as a mature overseas student from China. Speaking English, Chinese and Japanese is an asset to Amy’s business, as is her ability to work thoughtfully and sympathetically with clients from a variety of cultures. Amy believes that she has the best possible motivation for working in Real Estate; that is assisting her clients achieve their property goals whether buying or selling their homes. For Amy, satisfaction comes from the knowledge that she has genuinely helped her clients. To do this, Amy believes that her skills as a good listener, her patient and precise nature and her creative thinking benefit her enormously.Amy is neither pushy nor demanding but her commitment to her clients and her tireless persistence help her to seal the deal.Honesty and integrity are integral to Amy’s nature as is her caring and friendly nature. The large number of contacts she has built through the local Asian community and her church are testament to this.

**Ankita Thakur**

Ankita has passion and drive in doing the best in whatever task she is undertaking. She prides herself on using a business model that isn't focused solely on completing transactions, but on developing long term successful relationships with her clients. This sets her apart from the rest as she will be your “REAL ESTATE FRIEND” for life! The REALTOR you can trust and recommend to all of your family and friends!  
  
She is exceptionally organized and pays attention to detail and prides herself on honesty and integrity. When it comes to customer service, Ankita shines. She is thoughtful and listens with a caring heart and believes in looking out for her clients first and foremost. You can count on Ankita to be your trusted property advisor whether it is for the acquisition of a home, adding to your investment portfolio, income-generating real estate or the trading of your real estate holdings.  
  
In addition to selling real estate, Ankita enjoys working with others in an effort to give back to the community that she is proud to call home. Ankita has a strong background in retail sales management. She is a true entrepreneur at heart and has owned a few of her own small business over the years. Her past experience in sales has proven to be a huge asset in the real estate industry in that trust, exceptional service, and negotiating the right price are all keys to success!  
  
  
Here’s what she has to say :  
“Buying or selling a home is likely one of the largest transactions you will do in your life! My aim is to make my clients feel at ease and assure them that they are in the right hands when purchasing, selling or investing in real estate. I absolutely love what I do in my career as a real estate professional, it truly fits with my personality. Customer service and satisfaction is my highest priority. Finding you the perfect home, or selling your home for the best possible price with the best possible terms is always my goal. I will be honest with you throughout the process and keep you up to date on any and all relevant market data. Are you ready to invest, purchase or sell?”

**Ava Wang**

Ava came to Harcourts Grenadier Avonhead after she graduated from Lincoln University in 2014. In her first two years in the real estate industry she worked as a personal assistant to Lin Ma (top consultant in the Avonhead office). Over that time she has developed a keen interest in property services and decided to move into a career selling real estate. After studying for her real estate certificate Ava applied for real estate salesperson's license. Now she has become a Sales Consultant working alongside Lin Ma in her successful team.  
  
Ava offers clients a strong foundation in real estate combined with extensive expertise in customer service, database management and market research. Ava has a strong work ethic, she listens and follow through to achieve each customer’s needs. Her professionalism, passion and sharp attention to details have helped a lot of buyers successfully finding their new home and Ava has also assisted sellers to get the most value for their properties. Ava is an enthusiastic, self-motivated, reliable, responsible and hard-working person. She endeavours to build a strong and long-lasting relationship with every client and most importantly meet all their real estate. Here is what she always believes, “The Best Service, The Best Result”.

**Belinda Hu**

Originally from China, Belinda has lived in Christchurch for the last 13 years. On first arriving in New Zealand Belinda studied at Lincoln University and achieved a Bachelor of Commerce. As an Accountant Belinda worked for General Cable New Zealand Ltd which has been on the top 500 companies list for the last 10 years. Belinda has also had hands on experience running her own local business with her husband. With Belinda's sound knowledge of the New Zealand financial system Belinda can offer valuable investment information and practical information to those new to the New Zealand market. Mandarin is Belinda's mother language, and after being married for 10 years to her Cantonese husband she is also fluent in Cantonese. Alongside her strong English skills she can adapt her language to suit the needs of clients. An area of Specialty for Belinda is her strong Chinese community background. She has the expertise to bridge and connect the Kiwi and Chinese communities and assist new migrants to enter the mainstream society in New Zealand. Real Estate has always been a natural interest for Belinda and to this she brings a natural enthusiasm. She is a complete professional with a manner that is attentive and friendly. Her ability to listen and tailor solutions to meet individual requirements is a benefit to her clients.

**Candy Zhang**

Being of the new generation of sales consultants, Candy knows how to maximise the use of Harcourts’ extensive resources to gain the very best results for her clients. In the competitive world of real estate, Candy’s goal is to smooth your way through a sometimes-stressful process with her consummate professionalism and sense of humour.

Customer service and sales have been an enduring part of Candy’s life and she relishes achieving results that her clients can be thrilled about. If you are considering buying or selling property, you can have complete confidence in Candy’s negotiation skills. She will work closely with you to achieve the only acceptable result of total success!

**肖文芳 (Cecilia Xiao)**

中南大学计算机软件硕士毕业，曾为计算机专业大学老师，2007年来到基督城。有过加盟和从事服务行业相关的工作经历，为她提供了宝贵的技能和知识。在工作中，她表现出了对细节的专注和在压力下解决问题的能力，而且她坚信人是最宝贵的资源。出色的沟通能力和对多种文化的深刻理解， 有助于她更好完成工作，满足客户的需求。

**Dee Yang**

Dee does Deals!  
  
Dee Yang has always been passionate about working with people, that is why she choose a career in Real Estate and specifically to work with Harcourts. As a migrant Dee has a unique understanding of different cultures and this also assists her to widen the market no matter if you are buying or selling.  
  
Dee enjoys building relationships and prides herself on an honest approach. She believes that constant communication builds trust and that it should always be fun and friendly.  
  
Call Dee Yang today for a confidential conversation about how she can assist you to achieve your Real Estate goals.

**石峰(Edward Shi)**

石峰于2001年来到新西兰，毕业于坎特伯雷大学，拥有企业管理学士学位和人力资源管理证书。通过12年的海外生活与学习经历，让他在新西兰建立了广泛的社会关系。  
  
石先生在2007年加入NAI Harcourts国际商业建筑投资有限公司，专注于商业地产投资和生意投资评估及买卖。  
  
在过去8年成功的职业生涯中他独特的双语背景和带着北方人的豪爽及细心服务使他积累了丰富的人际关系，良好的口碑，大量的销售经验，专业的房地产知识和投资理念确保石先生将会把最高水平的服务提供给亚裔客户。  
  
专业，诚信，热诚，是石先生的服务宗旨。

**Elva Bi**

Elva has over 14 years experience in customer service. Real Estate and helping her community is Elva’s passion. Elva excels at working with people, she is an attentive listener, and she always puts her clients first. Elva focuses on residential Real Estate – listing and selling family homes and investment properties in Christchurch. Elva will provide you with the outstanding attention to detail and the first-class service you deserve.

**Fang Wang**

出售或购买房产对于大多数房主来讲是我们生后中需 要做的最重大的决定之一，您一定希望能够找一个能 够真心聆听和了解您需求，并能协助您达成最佳的销 售和购置方案的中介伙伴。王芳，建筑学专业出身，曾 在中国北京国际领先的建筑师事务所从事六年建筑设 计和管理工作，2013年进入基督城地震修复行业，经 历了从制图到审批，项目管理，基础工程质量检测，和 健康住宅市场推广方案设计的整套流程的工作。

在各个职位的转换和融合的过程中，她极强的适应和 沟通能力以及高质量的工作成果得到了雇主和同事们 的高度赞赏。也为其进入房地产中介行业提供了非常 扎实的专业和技能支持。对于坎特伯雷区“房产地震问 题焦虑综合症”房主们，更是福音。

普通话和英语的双语服务让您的房产信息，资源和需 求得以更广泛的传播，也确保您能得到舒适和高品质 的房产咨询服务。生活中，芳积极乐观，遵信重诺，是 朋友心中的可靠的人。如果您正在寻找这样一位能让 您满意放心的房产顾问，请联系芳，她一定不会让您失 望。

**Harsh Singh**

After an outstanding start to his real estate career Harsh Singh was recognised with the rising star award at Harcourts Riccarton and he continues to achieve outstanding results for his clients. A background in hospitality and tourism explains Harsh’s exemplary customer service. His sharp negotiation skills and great communication come from a driven nature. He listens to his clients’ wants and needs to achieve the best outcome as well as ensuring that the home buying or selling process is fun, easy and stress free. Harsh is fluent in English, Hindi, Urdu and Punjabi, contact him today.

**Janice Ji**

Janice Ji has built a successful career in real estate on the back of her professional service, hard work, expertise, passion and honesty. The growth of her success has been built on her reputation, performance and client referrals giving you confidence when working with Janice.  
  
Janice’s comprehensive knowledge of the industry stretches across residential properties, commercial investments and new builds. Marketing and selling residential homes or new subdivisions, Janice also works closely with developers assisting in their design and marketing of new development complexes; nothing is too difficult for Janice.  
  
It's important to Janice that her clients feel secure and satisfied with each step taken whilst ensuring no stone is left unturned in the search for the premium results.  
  
Selling or buying your home is one of the most important transactions of your life. With Janice at your side you will achieve the best possible result.

**James Zhao**

What James concentrates on and where his true area of expertise lies, is making the entire buying or selling process amazingly easy whether buying or selling. James’s natural and clear communication skills came from his 6 years tourism experience where he was trusted and loved by everyone. His passion for the real estate industry and exceptional customer service ensure his clients are kept very well informed from start to finish making their real estate experience an awesome journey.  
  
Pro-active and professional, James is equal parts logic and likability with a motivated and accountable approach to sales. Being bi-lingual James moves seamlessly speaking both English and Mandarin fluently, so should you require an appraisal for your property or wish to discuss the local market in more detail – he welcomes your call.

**Jagmeet Singh**

ਆਪਣੇ ਗਾਹਕਾਂ ਲਈ ਬੇਮਿਸਾਲ ਨਤੀਜੇ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਇੱਕ ਮਜ਼ਬੂਤ ਦ੍ਰਿੜਤਾ ਅਤੇ ਡਰਾਈਵ ਨਾਲ ਰੀਅਲ ਅਸਟੇਟ ਦੀ ਗੱਲ ਕਰੀਏ ਤਾਂ ਜਗਮੀਤ ਦਾ ਦੋਸਤਾਨਾ ਨੀਵਾਂ ਅਤੇ ਹਮਦਰਦੀ ਵਾਲਾ ਸੁਭਾਅ ਉਸ ਨਾਲ ਨਜਿੱਠਣ ਾ ਖੁਸ਼ੀ ਦਾ ਕਾਰਨ ਬਣਦਾ ਹੈ।

ਕੈਂਟਰਬਰੀ ਨੂੰ ਘਰ ਕਹਿੰਦੇ ਹੋਏ, ਜਗਮੀਤ ਨੂੰ ਇਸ ਖੇਤਰ ਬਾਰੇ ਸ਼ਾਨਦਾਰ ਗਿਆਨ ਹੈ ਅਤੇ ਉਸ ਦਾ ਮੰਨਣਾ ਹੈ ਕਿ ਇਸ ਨੂੰ ਪੇਸ਼ ਕਰਨ ਲਈ ਬਹੁਤ ਕੁਝ ਹੈ। ਅੰਬਰਲੀ ਤੋਂ ਲੈ ਕੇ ਸੇਲਵਿਨ ਤੱਕ, ਕੋਈ ਵੀ ਉਪਨਗਰ ਉਸ ਦੀ ਮੁਹਾਰਤ ਤੋਂ ਬਾਹਰ ਨਹੀਂ ਹੈ। ਸ਼ਹਿਰ ਬਾਰੇ ਉਸਦੀ ਮਨਪਸੰਦ ਚੀਜ਼ ਚਾਰ ਸੀਜ਼ਨਾਂ ਵਿੱਚ ਨਜ਼ਾਰਿਆਂ ਵਿੱਚ ਤਬਦੀਲੀ ਅਤੇ ਹਰ ਇੱਕ ਦੁਆਰਾ ਲੈ ਕੇ ਆਉਣ ਵਾਲੀ ਸੁੰਦਰਤਾ ਦਾ ਅਨੁਭਵ ਕਰ ਰਹੀ ਹੈ।

ਕੁਸ਼ਲ ਅਤੇ ਭਰੋਸੇਯੋਗ, ਜਗਮੀਤ ਦਾ ਮੰਨਣਾ ਹੈ ਕਿ ਉਸ ਦੇ ਮਹਾਨ ਲੋਕ ਹੁਨਰ ਉਸ ਦੇ ਗਾਹਕ ਦੀਆਂ ਲੋੜਾਂ ਨੂੰ ਸੁਣਨ ਅਤੇ ਵਿਕਰੀ ਪ੍ਰਕਿਰਿਆ ਦੌਰਾਨ ਮਜ਼ਬੂਤ ਸੰਚਾਰ ਰੱਖਣ 'ਤੇ ਧਿਆਨ ਕੇਂਦਰਿਤ ਕਰਨ ਦਾ ਨਤੀਜਾ ਹਨ। ਅਣਥੱਕ ਕੰਮ ਦੀ ਨੈਤਿਕਤਾ ਦੀ ਪੇਸ਼ਕਸ਼ ਕਰਦੇ ਹੋਏ, ਉਹ ਚੌਕ ਤੋਂ ਬਾਹਰ ਸੋਚਣ ਅਤੇ ਆਪਣੀ ਪਹੁੰਚ ਅਤੇ ਵਿਕਰੀ ਰਣਨੀਤੀ ਨੂੰ ਆਪਣੇ ਗਾਹਕਾਂ ਅਤੇ ਉਨ੍ਹਾਂ ਦੇ ਘਰਾਂ ਦੀਆਂ ਲੋੜਾਂ ਅਨੁਸਾਰ ਤਿਆਰ ਕਰਨ ਦੀ ਆਪਣੀ ਯੋਗਤਾ 'ਤੇ ਮਾਣ ਕਰਦਾ ਹੈ।

"ਮੇਰਾ ਮੰਨਣਾ ਹੈ ਕਿ ਉਮੀਦਾਂ ਤੋਂ ਵੱਧ ਕਰਨ ਦੇ ਮੇਰੇ ਦ੍ਰਿੜ ਇਰਾਦੇ ਦੇ ਨਤੀਜੇ ਵਜੋਂ ਗਾਹਕ ਦੇ ਸਭ ਤੋਂ ਵਧੀਆ ਨਤੀਜੇ ਨਿਕਲਣਗੇ ਅਤੇ ਮੈਂ ਤੁਹਾਡੇ ਜਾਇਦਾਦ ਦੇ ਟੀਚਿਆਂ ਨੂੰ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਤੁਹਾਡੇ ਨਾਲ ਕੰਮ ਕਰਨ ਦੀ ਉਮੀਦ ਕਰਦਾ ਹਾਂ।"

**Jeet Dhillon**

Jeet’s exploration of our garden city during his years as a courier contractor piqued his interest in Real Estate and enriched his unique knowledge of Christchurch’s geography. Real estate allows Jeet to combine this with his genuine love for interacting with people from all walks of life.  
  
He is driven to achieve stress-free successful results for his clients through honest and effective communication, and Jeet will utilise all his skills to help you make the biggest investment decisions of your life.

**赵芳 (Jessie Zhao)**

买房卖房，请找赵芳  
为您的物业找到最好的买家，让您的投资得到最好的回报  
  
赵芳女士有丰富的销售及经营管理经验。在中国、澳洲和新西兰从事过国际贸易、旅游、教育及文化交流等多种事业。

这些成功的工作经历使她具备良好的沟通能力、广泛的社会网络、多样化的市场营销经验及优秀的销售和谈判才能。

赵芳女士待人热情，热爱自己的工作，总是乐于了解客户的需求，她的宗旨是通过诚信、专业和高品质的服务实现客户的目标。她的优势在于她与来自不同社区和文化背景的人群均有良好的关系和交流, 这成就了她成功的职业生涯。

在本职工作之余，她也热心当地社区服务，积极参入慈善事业，支持儿童教育和中新文化交流。

**Justin Lao**

房地产销售工作是要和不同文化背景，不同阶层的人打交道，去帮助他们实现他们的购房梦.对于我而言，不仅仅是客人买房卖房，准确的说是帮住客人通过我的努力完成梦想，实现梦想。  
  
有着企业管理，旅游，服务业管理经验的我，不仅是一个好的管理者，更是客户的首选。秉承着客户第一的原则。高效的服务态度，诚实守信，保护客人信息隐私为核心，建立长期稳定的客户关系。让我在很多领域中取得高信誉，优质服务的好评。多种语言成为您与我之间打开交流的敲门砖。  
  
每一个房产都有它独特之处，我会用我最专业的房地产知识给您专业的建议。如需咨询房产信息，请与我联系。

**King Ling**

如果您正在寻找一位充满激情、活力和丰富经验的顾问，那么 King 就是您的最佳选择。 一位专门从事住宅和拥有丰富商业地产知识的顾问，为她提供了一个完美的房地产平台。 在 Harcourts 从事房地产行业超过 25 年，她创造了一项出色的业务，许多回头客和推荐人证明了这一点。

“在房地产行业工作多年后，我仍然从中得到乐趣。 就像商业中的大多数事情一样，它归结为信任。 人们希望与他们可以依赖的人做生意，因为买卖房屋对大多数人来说都是一件大事。 因此，他们需要相信你会在你说你愿意的时候交付。 随着时间的推移，通过真诚和努力工作，你建立了相当多的信誉——我的业务现在很大一部分来自推荐和重复业务，所以我非常重视这种信任。

King 对生活的热情是显而易见的，这可以归因于她不断突破界限的对知识的渴望，以及她对成功的渴望。 当 King 不销售时，他们享受运动、健康、宗教和旅行的生活方式。 King 精通普通话和英语，并且与不同文化有着密切的联系，因为她来自多元文化的马来西亚，并且在 30 年前定居基督城之前已经广泛旅行。沟通和理解可以在赢得交易时发挥作用。 King 以她的个性化服务而自豪 - 所以今天就打电话来体验不同之处。

**Laura Wong**

Laura has enjoyed living in Christchurch for the last 17 years having emigrated from Singapore. She has a background in banking and during this time has helped many clients finance their first home, second home, investment property and more. Helping her clients into their dream property has always been a passion and now Laura is taking this experience and enthusiasm to real estate.  
  
Laura prides herself with her strong work ethic, honesty and good communication skills. Her down to earth and approachable personality makes her easy to talk to. Providing a premium level of service is vital to Laura and she constantly strives to achieve the best outcome for her clients.  
  
It is an exciting time when you are selling or buying a property but Laura also understands that it can sometimes be stressful and she is committed to ensure that her clients are well supported with regular communication throughout the process. Laura is very proud to be working for Harcourts and is based at the Halswell office where she is supported by a network of top managers, agents and administrators.

**Lego Ho**

Lego believes that the best way to sell real estate is to build strong, professional relationships with his clients - getting to know and understand their needs are important. His passion to help and create good experiences for clients is the motivating force behind Lego’s successful career in real estate. With three years experience behind him in a tough Taiwanese real estate industry, Lego has gained valuable insight into how to help people achieve their dreams. This allows him to work smarter and more creatively for his clients. When it comes to buying and selling a property, Lego understands that the key to success is offering an active and unique service. He enjoys working closely with his clients, analysing what they want, finding the best way to achieve the best results, and giving them the right information to make informed choices along the way while utilising the best marketing resources available. He genuinely wants to make life better for people, making sure they are happy with their decisions and creating a stress-free realty experience built on trust and honesty. Along with his openness and warm sense of humour, Lego is known for being a great listener, thoughtful, helpful, detail-orientated, trustworthy, reliable, and generous with his professional expertise.

**马琳-中文简介 (Lin Ma)**

我毕业于山东理工大学，所学为工民建专业以及房地产开发与管理。毕业后，我顺利获得进入青岛新兴房地产开发公司，担任董事长助理工作。在公司工作期间，我掌握了许多房地产实践，销售与管理经验，为现在在新西兰的房地产销售打下了良好的基础。

移民新西兰后，由于专业对口，我进入RayWhite房地产公司继续从事房地产销售工作。由于有良好的专业基础，并且英文流利，使我具有了独特的优势，很快的适应了当地的市场。

作为一名基督徒，我始终保持自己的为人处事原则，那就是热忱诚恳待人，实事求是处事。我的每一个客户都从我的专业，诚实中受益，我也把超越每位客户的目标作为自己的奋斗目标。

在最近的几年房地产销售工作中，我不断地取得优异的成绩，多次取得坎特伯雷地区销售前5名的业绩。这也获得了新西兰最大的地产公司Harcourts的青睐，盛邀加盟Harcourts Avonhead Office。

                        现在，我自己的家庭（先生和女儿）也居住于Avonhead,我的先生赵长山有专业的地产评估学历及工程管理硕士证书。我有幸由他一起与我合作房地产工作，以我们多方面的特长及专业知识为您服务。

**Lina Liu**

Lina has 20+ years experience in sales and customer service across China and New Zealand.  
  
More importantly, she is passionate about helping people get ahead through property investment as she is a successful property investor herself, giving her unique insights into property marketing and ownership.  
  
Lina is fluent in English and Mandarin and is well respected in the Chinese community. She has strong sales and negotiation experience combined with great communication skills.  
  
Lina has as very positive approach to life and is very committed to her clients, often forming long term productive relationships.

**Nav Mehrok**

One of Nav Mehrok's true passions is making his client's dreams come true by seamlessly assisting in their real estate transactions. Nav Mehrok strives to build a long-lasting relationship with his clients by providing a personable approach to home buying and selling, and aims to surpass his client's expectations on every occasion. Customer service is of utmost importance, and constant communication is vital. He prides himself on being available whenever needed. Nav's passion for Real Estate is founded in the journey of meeting new people and building lifelong, trusting relationships.  
  
A graduate of ARA Institute of Canterbury in Information and Communication Technology, Nav is an entrepreneur by nature, owning and operating businesses in hospitality, retail and property investments. Nav is fluent in English, Punjabi, Hindi & Urdu.  
  
In his spare time, Nav enjoys hitting the beach, working out at the gym, and enjoying life with his wife Raman.

**Navneet Virk**

Living and working in Canterbury for ten years, Navneet brings a stellar understanding of the area. This enables him to better connect clients with their ideal location and find their dream home. No type of property is out of his reach, listing properties right throughout the Canterbury region. A trained engineer, Navneet understands the way things work. Working as a lecturer of engineering at home in India, he developed a passion for passing on knowledge.

This aids him in Real Estate transactions to guide his clients through the buying and selling process. The property market appeals to him due to the nature of the industry being very much about people and relationships. Speaking three languages Punjabi, Hindi and English, Navneet can relate to a large pool of clients and promote your property to a broad range of audiences. Outside of Real Estate Navneet is a keen swimmer, enjoys his wife’s amazing cooking and family time with his two young boys. Backed by an award-winning team at the Harcourts Grenadier city office, Navneet has the power of numbers and the support of a success driven team behind him. If you are interested in anything property related, buying or selling your home - contact Navneet today.

**Praj Patel**

Praj started his sales journey at a young age coming from a successful career in Retail & Car sales. He has thrived in Christchurch and wants to be able to provide this opportunity for others through his career in real estate.  
  
Praj recognizes how big of an impact social media and online marketing can have on the real estate market so he is dedicated to bring his creative ideas to the table.  
  
His enthusiasm and positive outlook have left customers thrilled with their purchases in the past and he has transitioned these qualities into Real Estate transactions. Praj believes through consistent communication with his clients, making sure they can make calm and composed decisions.  
  
Being part of the award winning Harcourts Grenadier franchise Praj is backed by a supportive management and administration team meaning his clients are working with the best team in order to achieve the best result. Ongoing training with a hands on business owners ensure whoever works with Praj will be getting a 5-star experience

**Sharlene Buena**

To be entrusted to sell people’s homes is a privilege and a great responsibility for Sharlene. She believes that every property and client deserves absolute care and commitment to achieve the best possible results.  
  
Sharlene moved to New Zealand with her husband and first born eight years ago and has embraced the diverse culture and way of living. Since then she has called this beautiful country her home. Born in the Philippines, Sharlene speaks fluent English and Filipino.  
  
Prior to joining real estate, she was an account manager in an Information Technology company for four years and joined the retail industry. Her enthusiasm, honesty, great customer service sets her apart.  
  
Happily married and living in Christchurch with her husband, Sharlene is a proud mum of two lovely boys and one gorgeous daughter.  
  
Working in a role that she is passionate about, she endeavors to help people make the property of their dreams a reality.  
  
Give Sharlene a call now to have a chat about how she can help you with the successful sale or purchase of your home.

**Tina Lyu**

Over four years working as a New Home Consultant for one of the country’s largest building companies, Tina was passionate in working together with her clients to build their homes. Tina is very familiar with the new build process and has a good knowledge of the building industry including design, foundation and materials etc. and is also experienced in buying and selling sections. Tina always put her heart and her utmost care into working with her clients and the biggest reward for Tina is that when her clients move into their new home, they have a big smile on their faces. Tina understands, working as a Real Estate Consultant, her role in assisting both owners and purchasers. It’s an important relationship as we are dealing with your most valuable asset. If you choose Tina to market and sell your property, she wants to ensure you feel that they are trustworthy and exceptional in the skill and guidance they will provide to you. They promise 100% care, energy, and professionalism in assisting you to reach your goal. If you are looking for an enthusiastic person to sell your property, or assist you in buying one, or just wanting to get a market update, then please call Tina today. She and her team will work together with you to deliver an excellent experience.

**Tina Zhang**

“了解客户的需求, 为您提供量身定制的方案”

Tina，来自中国大陆, 在基督城已居住30多年, 精通英文、普通话、和广东话。在基督城的房地产买卖和投资市场，不管是买房、卖房 、盖房还是开发房地产都有着亲身经历的丰富经验。

不止如此，她曾经还担任了7年的贷款顾问，因此在这方面也是专家。Tina 有着广泛的投资和销售背景, 意味着她可以与您分享更多的经验。

**Thomas Goh（吴启良）**

在过去的八年半里，Thomas Goh（吴启良） 已经在基督城房地产市场营销中取得了巨大的成功。他欣赏每一个房产的独特性, 并擅长给他的卖家提供关于如何最好地展示他们房产的建议，以获得最好的价格。

他的客户都用同样的话语来描述他，作为一个诚恳和值得信赖的专业顾问，无论客户是购买还是出售房产，Thomas都能提供专业的指导和市场信息，来帮助他们取得最好的结果。他们知道他是信守承诺和热爱工作的，总是渴望在每一个房产办理的过程中帮助他的客户。购买者充满信心地与Thomas合作，并知道他们将来一定会成为他的卖家!

Thomas 相信 “像你想别人对待你一样去对待他们” 和 “像对待自己的房产一样去对待客户的房产”。

精通多种语言在现在经济全球化的市场中，对Thomas来说是一个非常大的优势。哈考特集团作为基督城的市场领袖，占有60%的市场份额。让Thomas在房地产市场中帮助您，使您梦想中的结果能够变成现实。

**Vicky Qiao**

Vicky believes that the key to understanding people’s needs is effective communication and providing outstanding customer service which is so important when buying or selling real estate.  
  
With a background in communications, hospitality and retail sales, Vicky delivers efficient, precise and reliable information. Knowing that buying or selling a home can be one of the biggest decisions for so many, Vicky will go the extra mile to find solutions for her clients. Vicky will make the journey for her clients in real estate a stress-free process, by keeping them informed at all times.  
  
Vicky is originally from China but grew up in Botswana and received her Bachelor’s Degree in Broadcasting and Journalism in Malaysia. Being fluent in both English and Mandarin this adds extra value to the services she can provide to clients from different cultures.

**林勋国 (Harry Lim)**

林勋国因其积极又具实践性的工作手法来达到他为自己设立的高标准而闻名。作为NAI Harcourts团队中的一员，林先生将会用他超过20年在大型企业工作及其成功经营自己公司及地产投资所积累的知识与经验，为您提供上乘的服务。林先生于1978年从新加坡来新西兰定居，现已超过35年，他对多元文化的理解与关系也尤为热衷。林先生为您提供服务的方式很简单---寻找出您的需求及期望，并与您一同努力实现。您可以信赖林先生会用他最热诚的服务帮助您实现所期待的目标。

**Ivana Youn**

Ivana knows that the secret of success in business is successful communication. Over the years, Ivana has honed her skills in a variety of industries; from early childhood education, through hospitality, business ownership and her work as an interpreter, Ivana has learnt how communicate effectively, negotiate successfully and foster strong working relationships to ensure all parties reach their goals.  
  
Originally from South Korea, Christchurch has been her second home since 2001. Being bi-lingual means Ivana has a wide network of contacts and can market your business to a diverse and wide clientele.  
  
Ivana is not afraid of hard work and shows determination and perseverance to help her clients. She has a strong desire to understand her clients’ business and work alongside them to achieve their goal. To find out how Ivana can help get your business sold.

**Nick Jiang**

Nick joins the NAI Harcourts team at Grenadier after a successful business career across a wide variety of industries.

Having a background in retail management, franchise ownership and business development, Nick has a strong understanding of how a business operates, allowing him to offer his clients the benefit of his skills and expertise.  Nick spent many years working in the travel industry, managing over $30million of tourism estates for his clients. This has allowed him to build valuable network of international contacts including Chinese Consulate, local governance and international business clientele.

Nick prides himself on keeping his word and doing what he says he will. This, alongside his ability to appreciate a variety of cultures allows him to successfully build long term working relationships and gain the trust and respect of those he deals with.  Nick is now focusing on commercial and business investment sales; call Nick today to find out how he can help you with the divestment or purchase of business assets.

**RJ Viloria**

Following a successful career in the Philippines, in the pharmaceutical industry, RJ made the move into Commercial Real Estate. He hasn’t looked back, becoming a well-established and valued member of the NAI Harcourts Grenadier Commercial team, with experience in selling, leasing and most recently Property Management.  
  
RJ has a friendly manner and genuinely enjoys working in a People and Service based industry. He is sincere, passionate and dedicated to doing his best in whatever he does. The transition to Real Estate from the pharmaceutical industry was a natural progression, utilising his problem-solving skills as well as his experience in dealing with people from diverse backgrounds. RJ has learned to “Walk in Another’s Shoes”, which is an essential paradigm to be in when servicing clients.  
  
Within the NAI Harcourts Grenadier Property Management team, RJ has a wide-ranging portfolio of properties to service, including industrial, office, retail, and hospitality. He has a strong customer focus and enjoys facilitating positive outcomes by working collaboratively with all parties to create an environment which fosters success.

**Xiaochen Guo**

Xiaochen joined Harcourts Beckenham after a successful career as an marketing assistant for Blue River Dairy. She was born in China, attended university in New Zealand and has made her home in Christchurch since then. Xiaochen is passionate about using her strong marketing skills to help Sellers and Buyers navigate their way through the Real Estate process. So if you are looking for a reliable, honest, friendly, easy going, yet professional agent call Xiaochen. Remember, it costs you nothing more to have one of the top performing agents working for you.

**Yagvendra (Vicky) Raha**

I am a passionate, motivated, and highly focused real estate professional with a firm commitment to building solid relationships with people and the community.  
  
Every family and every home have unique characteristics. I never take a one size fits all approach to the way I work. Instead, I take the time to engage with my clients and learn about their dreams & aspirations. Then I prepare a roadmap and turn their dreams & aspirations into reality with the results and best customer service.  
  
It is fair to say being a people’s person has always been in my bones. I blend that passion with highly developed communication skills and an extensive network of contacts, not to mention the resource at my disposal as a member of Harcourts Grenadier Beckenham to help people, right around the city, achieve their goals. I’m an enthusiastic person who enjoys staying fit and active, and I’d love to work alongside you as you search for your next home, looking to sell your existing property, and/or wanting to explore new and exciting opportunities.

**Yogesh Bhargava**

“Real estate is a profession I take very seriously. For me, it’s incredibly rewarding to meet and assist new people every day, helping them to sell or buy their most cherished assets. It really is a chance to make a difference for people and there is nothing more satisfying than finding someone that special place that is truly their home. Outside real estate, I love being husband to the true love of my life, Shweta – together we have one amazing son, and a lovely daughter. I’m also passionate about cricket and the great outdoors!” .......... Yogesh Bhargava  
  
Selling 40 plus properties in his first year and achieving the REINZ Rising Star of the year (2018/19) for New Zealand across all real estate brands, Yogesh also recently accorded the privilege to speak alongside Real Estate market leaders in a shared knowledge session, testament to his skills and professionalism, given his time within Harcourts.  
  
A comprehensive University education background including a Bachelor’s Degree in Arts, studying maths and economics, along with a Graduate Diploma in Business Management, and industry experience in sales, hospitality and business ownership are skills Yogesh has acquired.  
  
Operating his own successful service business, Yogesh developed exceptional management and customer service skills, attracting and retaining clients by delivering great results. His transition to Real Estate was a natural progress given the skill set required to be a proactive and productive agent.  
  
When it comes to buying and selling real estate, Yogesh completely understands that the key to success is to offer an exceptional experience. Attentive towards every client’s needs and expectations at all times, he is always willing to go the extra mile to ensure clients receive the highest quality service. He is passionate about working closely with people to determine the best approach for meeting their requirements.  
  
Aside from English, Yogesh speaks Hindi and Punjabi fluently. This positions him as a specialist in working with the Indian and Fijian Indian community. An enthusiastic member of this community himself, Yogesh looks forward to showing prospective clients the best that Christchurch has to offer.

# Contact Us

Our Offices

[**https://grenadier.harcourts.co.nz/Home/contact-us/akaroa**](https://grenadier.harcourts.co.nz/Home/contact-us/akaroa)

[**https://grenadier.harcourts.co.nz/Home/contact-us/avonhead**](https://grenadier.harcourts.co.nz/Home/contact-us/avonhead)

[**https://grenadier.harcourts.co.nz/Home/contact-us/beckenham**](https://grenadier.harcourts.co.nz/Home/contact-us/beckenham)

[**https://grenadier.harcourts.co.nz/Home/contact-us/city**](https://grenadier.harcourts.co.nz/Home/contact-us/city)

<https://grenadier.harcourts.co.nz/Home/contact-us/ferrymead>

<https://grenadier.harcourts.co.nz/Home/contact-us/offices-halswell>

<https://grenadier.harcourts.co.nz/Home/contact-us/riccarton>

<https://grenadier.harcourts.co.nz/Home/contact-us/sumner>

<https://grenadier.harcourts.co.nz/Home/contact-us/grenadier-rent-shop>

<https://grenadier.harcourts.co.nz/Home/contact-us/nai-harcourts>

Coming Soon

<https://grenadier.harcourts.co.nz/Home/harcourts-wigram>

Get in Touch

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**Akaroa**  
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**Beckenham**  
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**Halswell**  
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**Rent Shop**  
0800 15 30 30  
  
**Riccarton**  
+64 3 348 0923  
  
**Sumner**  
+64 3 326 440

# Market Updates

Grenadier Monthly eNewsletter

# Akaroa

Welcome

Looking for real estate in Akaroa? The Harcourts Akaroa office which forms part of the Harcourts Grenadier offices across Christchurch are the local experts within and surrounding the historic french and British settlement.  
  
With the colonial architecture, galleries, craft stores, cafes and the dramatic outer bays, Akaroa has plenty for you to relax or take part in and as an area that is recognised as a great place to live and carrying many places with good potential along with it.  
We know the local area and deal with more people on a daily basis giving you the advantage when it comes to buying and selling homes in and around Akaroa.  
  
Led by managing director, Andy Freeman, we are proud of being a leading office of Harcourts Grenadier – our focus is always on your success.

Talk to us first and discover why we are the very best at what we do.

Our Location

<https://maps.google.com/maps?ll=-43.803866,172.96827&z=16&t=m&hl=en-US&gl=US&mapclient=embed&q=47%20Rue%20Lavaud%20Akaroa%207520%20New%20Zealand>

Contact Details

47 Rue Lavaud

Akaroa

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Email:[enquiries.akaroa@harcourts.co.nz](mailto:enquiries.akaroa@harcourts.co.nz)

# Avonhead

Welcome

We are the local real estate experts within and around the western suburbs of Christchurch.

Our team consists of a multi-cultural mix of real estate consultants with an extensive range of expertise and longevity in the real estate market. They have an excellent database of clients and use social media to your advantage as a marketing platform along with traditional marketing methods  
  
Led by Licensed Branch Manager Lisa Yardley-Vaiese this award-winning team know their community here better than anyone else. Our highly visible office means we deal with more people on a daily basis giving you a big advantage when it comes to buying and selling homes in and around this area.  
  
We are very proud of being a leading office in the Harcourts Grenadier Group – Our focus is always on our commitment to high levels of service to ensure your success.  
  
Talk to us first, read our testimonials, review our results and discover why we are the very best at what we do.

Contact Us

<https://maps.google.com/maps?ll=-43.510529,172.55785&z=16&t=m&hl=en-US&gl=US&mapclient=embed&q=49%20Merrin%20Street%20Avonhead%20Christchurch%208042%20New%20Zealand>

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Avonhead

Christchurch

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Email:[enquiries.avonhead@harcourts.co.nz](mailto:enquiries.avonhead@harcourts.co.nz)

# Beckenham

Welcome

As one of the landmark businesses in the Southern Suburbs (including Cashmere, Hunstrbury, Somerfield, St Martins, Opawa, Sydenham and Waltham) the Beckenham office continues to set the benchmark for real estate service and skill, turning heads with a brazen mixture of character, vision and capability.

As the largest and most diverse Harcourts franchise areas in Christchurch, there’s always something big happening in the southern suburbs. From the flat, to the river and up to the hills and the Harbour Basin, with a wide range of property prices, from flats/units/townhouses to lifestyle and executive homes, as well as many, many businesses, it is no wonder the southern suburbs is one of the most sought-after areas in Christchurch. Fortunately, there’s a team in the area that are renowned for equally big results, a team with unconditional dedication to service and the support of cutting edge systems to benefit their clients. Beckenham is hailed as one of the most technologically advanced real estate offices in New Zealand.

Between them the team is fluent in a number of languages, a diversity stemming from a proud tradition of employing the best and brightest from every walk of life.

The Beckenham office will welcome you warmly and looks forward to providing you with a service with that little bit extra.

Our Location

<https://maps.google.com/maps?ll=-43.558103,172.637097&z=16&t=m&hl=en-US&gl=US&mapclient=embed&q=130%20Colombo%20Street%20Sydenham%20Christchurch%208023%20New%20Zealand>

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Christchurch

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Fax:[(03) 337 2675](tel:(03)%20337%202675)

Email:[enquiries.beckenham@harcourts.co.nz](mailto:enquiries.beckenham@harcourts.co.nz)

# City

Welcome

The Harcourts Grenadier City Office has a capability like no other. No matter what facet of real estate, this corporate powerhouse delivers to clients the range, experience and guidance that is a level above the competition.

 As part of the No 1 Harcourts franchise in the South island, the Christchurch City office team has both the quantity and quality to ensure that every client’s needs are met. With truly diverse mix of people and cultures, and an exceptional commitment to their clients, the strong consultant team will deliver real estate services second to none.

Following the values of the Harcourts franchise “People First / Doing the Right Thing/ Being Courageous/ Fun & laughter, the office continues to grow and is recognised internationally, earning a reputation for outstanding training, outstanding consultant support and outstanding results for our clients.

There is no better place to begin your real estate experience – buying, selling, investing, auctioning right across our City. Our focus is always on your success.

Contact Us

<https://maps.google.com/maps?ll=-43.540507,172.623876&z=16&t=m&hl=en-US&gl=US&mapclient=embed&q=98%20Moorhouse%20Avenue%20Addington%20Christchurch%208011%20New%20Zealand>

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Christchurch 8011

Phone:[(03) 379 6596](tel:(03)%20379%206596)

Email:[enquiries.city@harcourts.co.nz](mailto:enquiries.city@harcourts.co.nz)

# Ferrymead

Welcome

We are the local real estate experts within and around the south-eastern suburbs of Christchurch - which includes Woolston, Scarborough, Sumner, Redcliffs, Mt Pleasant, Heathcote & Ferrymead itself.  
   
Led by branch manager Greg Powell, we know our community here better than anyone else. We deal with more people on a daily basis and that gives you a big advantage when it comes to buying and selling homes in and around this area.

We are proud of being a leading office of Harcourts Grenadier – Our focus is always on your success.  
 Talk to us first and discover why we are the very best at what we do.

Our Location

<https://maps.google.com/maps?ll=55.965864,-3.261541&z=16&t=m&hl=en-US&gl=US&mapclient=embed&q=1020%20Ferry%20Rd.%20Edinburgh%20EH4%205PY%20UK>

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Email:[enquiries.ferrymead@harcourts.co.nz](mailto:enquiries.ferrymead@harcourts.co.nz)

# Halswell

Welcome

At Harcourts Grenadier Halswell, we have the knowledge, expertise, and drive to secure the best possible outcome when buying or selling your home.

With several new subdivisions having been developed in recent years, Halswell is now one of Christchurch’s most sought after areas, and the in-depth knowledge our team has of the local and surrounding real estate markets will make the process as smooth and stress free as possible.

Our hardworking and enthusiastic agents are open and engaging with their clients, yet fiercely determined when it comes to securing the best possible results.

With extensive knowledge of local property markets, Harcourts Grenadier Halswell is your one stop shop for both rural and residential listings.

Whether you’re looking to move on, move in, or even make a savvy investment, our polished and professional team is here to help.

Business owners Hamish and Sarah Mcleod along with Grenadier Real Estate are dediciated to providing the very best results for their clients and offer ongoing support and training for their sales agents.

All backed by the number 1 franchise in the South Island, a dedicated auction team and world renowned in house facilities.

Contact us

379 Halswell Road  
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**Email:**[enquiries.halswell@harcourts.co.nz](mailto:enquiries.halswell@harcourts.co.nz)

<https://maps.google.com/maps?ll=-43.584906,172.570936&z=14&t=m&hl=en-US&gl=NZ&mapclient=embed&cid=17655669088502261916>

# Riccarton

Welcome

Riccarton is a wide-ranging residential real estate market in the heart of Christchurch located just outside of the city centre. The depth and scope of this market requires a diligent, specialised collective of real estate minds. With over 25 sales staff on board, the Harcourts Grenadier Riccarton team has the expert skills for a diverse range of clients and the individual focus for outstanding results. Supported by the best industry training and systems, they have the drive to achieve the very heights of excellence.

After a successful sales career in real estate, manager Shelley Anderson enjoys the challenges of managing a busy, productive office. Living locally and raising families in the community means the Riccarton team are experts in the central to northwestern suburbs of Christchurch, but their handy location means they are not limited to these areas.

As a member of the Grenadier family, our sales consultants have access to a multitude of cutting edge tools, databases and resources. They are unmatched in their ability to provide the most up-to-date, innovative and pro-active marketing approaches, ensuring your property is seen by the widest range of potential purchasers possible.

If you’re considering selling or need help finding a property to purchase, the friendly, successful consultants at Harcourts Grenadier Riccarton welcome your call.

Our Location

<https://maps.google.com/maps?ll=-43.530529,172.598983&z=16&t=m&hl=en-US&gl=US&mapclient=embed&q=Level%201%2F88%20Division%20Street%20Riccarton%20Christchurch%208041%20New%20Zealand>

Contact Details

Level 1, 88 Division Street

Riccarton

Christchurch

Phone:[03 348 0923](tel:03%20348%200923)

Email:[riccarton@harcourts.co.nz](mailto:riccarton@harcourts.co.nz)

# Harcourts Wigram

Looking for a new or improved real estate career? Join us...

Want to reach new heights in your career?

We're opening a new office in Wigram soon. If you're looking for support, career progression and to get the rewards you truly deserve, you've come to the right place. With Harcourts Grenadier behind you, the sky's the limit!

Why Wigram?

Even in the era of exponential growth our city is currently experiencing, the rapid expansion of Wigram is an anomaly. In the space of a few short years it has evolved from the sparse grounds of a former air force base to a bustling suburb full of contemporary homes, thriving businesses and comprehensive infrastructure.

In real estate terms, it really is the ultimate ‘hot spot’.

We are here to help...

For a**confidential discussion** about a future with us please contact Business Owners, Hamish McLeod +64 27 555 7047 or Sarah McLeod +64 21 92 8767

Grenadier Advantage

Grenadier Advantage has been designed for motivated individuals that have a desire to start a successful career in real estate. You will be coached alongside other like-minded consultants by our in-house, highly experienced real estate trainer.

Grenadier Advantage+

For those who require financial assistance while they transition to their new career we have created Grenadier Advantage+. This offers you all the training benefits mentioned above plus up to 20 weeks base salary.  
  
The ideal candidate would have:

The desire to build a long-lasting career

A strong focus on customer service

Enthusiasm and a positive attitude

High levels of self-motivation and self-drive

A strong local network or the ability to build one quickly

Find out what your property is worth?

We have experienced sales consultants ready to appraise your property...

Grenadier Client Experience

<https://youtu.be/ob8SA3mI1Vs>

# Sumner

Welcome

We pride ourselves as being the only local real estate-based office within the picturesque bay side community of Sumner.  However as experienced real estate Consultants we also have extensive local and industry knowledge of the surrounding suburbs of Scarborough, Redcliffs, all the outer Hill suburbs, Mt Pleasant, Heathcote, Ferrymead and through to the bustling Woolston and Linwood markets.

Led by Branch Manager Greg Powell, we have our ‘fingers on the pulse’ and know our community better than anyone else.  We deal with more people on a daily basis which gives you a huge advantage when it comes to buying and selling homes in and around this area.

As an integral part of the greater Harcourts family we’re proud to say for the sixth year in a row, Harcourts has been awarded ‘The Most Trusted Real Estate Company’ in New Zealand.  Furthermore, our Harcourts Ferrymead and Sumner office has recently been awarded the converted ‘Client Experience Office Award for Canterbury - Our focus is always on your success.

Our Location

<https://maps.google.com/maps?ll=-43.569509,172.759262&z=16&t=m&hl=en-US&gl=US&mapclient=embed&q=43%20Nayland%20Street%20Sumner%20Christchurch%208081%20New%20Zealand>

Contact Details

43F Nayland Street

Sumner

Christchurch 8081

Phone:[03 326 4400](tel:03%20326%204400)

Email:[enquiries.harcourtsferrymead@harcourts.co.nz](mailto:enquiries.harcourtsferrymead@harcourts.co.nz)

# Grenadier Rent Shop

Welcome

Experience the difference that is new & fresh to the world of property management.

We are offering a high level of service exclusively to our Grenadier clients.

Highly enthusiastic and a strong focus on customer service, Amy has joined Harcourts Grenadier Rent Shop as the Head of Property Management.

Find out about our star service, call today for a friendly chat!

Contact us  
**Freephone:**0800 15 30 30  
**Email:**[rentshop@harcourts.co.nz](mailto:rentshop@harcourts.co.nz?subject=Email%20Enquiry)

# NAI Harcourts

Welcome

Whether your need is finding a property to buy or lease, completing a successful sale, developing a leasing strategy or simply ensuring you have the latest market knowledge, NAI Harcourts can help you

Our unique structure enables our clients to leverage the benefits of having both a local market expert as their primary contact and the backing of large domestic and international network, helping ensure you can maximise all of the knowledge and opportunities available.  

No matter how large or small, simple or complex the transaction involved, our support is underpinned by our comprehensive services platform and a commitment to bringing best value to our clients and partners.

Areas of expertise

- Corporate solutions

- Business brokerage

- Hotel sales/leasing  
- Industrial sales/leasing  
- Office sales/leasing  
- Retail sales/leasing  
- Invetsment sales  
- Property management  
- Tenant Representation  
  
Our professional team can help in numerous ways including, but by no means limited to:  
- Providing the latest local, national and/or international market data  
- Delivering effective marketing campaigns to targeted audiences  
- Connecting you with investors looking for fresh opportunities  
- Managing your property to maximise your returns; or  
- Finding you space to meet your needs.

For more information about NAI Harcourts please [**click here**](https://chchcitycommercial.naiharcourts.co.nz/) to be redirected to their website.

# Blog

Ready for take off in Wigram!

Last year we announced that we’d be opening a new Grenadier Office

in Wigram, and we are excited to announce that in just over two weeks

our office will officially open on the 4th of April 2022!

Click [here](https://grenadier.harcourts.co.nz/Home/blog/ready-for-take-off-in-wigram) to read more.

Harcourts has been awarded the Reader's Digest Quality Service Gold Award for real estate agencies.

We are truely honoured to have been awarded the Reader’s Digest Quality Service Gold Award for real estate agencies for a fifth consecutive year.

Click [here](https://grenadier.harcourts.co.nz/Home/blog/voted-number-one-for-service-by-new-zealanders-for-fifth-time-in-a-row) to read more.

Christchurch Real Estate Market Update | January 2022

The data has just been released from the Real Estate Institute of

New Zealand relating to sales during the month of January. On the

surface, the data shows a significant drop in the number of sales in

the month both nationally and locally but little significant movement

in the median values across the country.

Find out more [here.](https://grenadier.harcourts.co.nz/Home/blog/christchurch-real-estate-market-update-january-2022)

Rugby Superstar Will Jordan signs with Harcourts Grenadier

Harcourts Grenadier, the number one Harcourts franchise in the South Island, have announced a new partnership with World Rugby’s ‘Breakthrough Player of the Year 2021’, Will Jordan.

The partnership will see the electric outside back acting as an ambassador for the Grenadier brand.

Find out more [here](https://grenadier.harcourts.co.nz/Home/blog/rugby-superstar-will-jordan-signs-with-harcourts-grenadier).

Iconic Sumner Site Serves Golden Opportunity

Christchurch's oldest surviving movie theatre is for sale  
in the first time for over 30 years.

Find out more [here.](https://grenadier.harcourts.co.nz/Home/blog/iconic-sumner-site-serves-golden-opportunity)

Christchurch Real Estate Market Update | December 2021

As the largest real estate company in the city, we have a good

feel as to what’s happening across Christchurch.

Find out more [here.](https://grenadier.harcourts.co.nz/Home/blog/christchurch-real-estate-market-update-december-2021)

Selling Your Home In 2022, What Do You Need To Know?

It’s common practice for people who are looking to sell a property to ask what the costs are to sell their home. In fact, it’s often the first question they ask a real estate agent. Likewise, asking “what’s my house worth” is usually right at the top of the list. Both are fair questions, but if you want to become a more savvy seller, they’re not ones you should be asking.

Read more [here.](https://grenadier.harcourts.co.nz/Home/blog/selling-your-home-in-2022-what-do-you-need-to-know)

Holiday Homes | Owning Your Slice Of The Kiwi Dream

For most people, buying a beach house or holiday home is about having a place to unwind and create memories with family and friends. If you've been thinking about buying that holiday home that you've been dreaming of here's what to consider.

Read more [here.](https://grenadier.harcourts.co.nz/Home/blog/holiday-homes-owning-your-slice-of-the-kiwi-dream)

Christchurch Real Estate Market Update | November 2021

With just 10 days or so until Christmas, the release of what is the last meaningful data on our housing market will be a relief to many people.

Find out more [here](https://grenadier.harcourts.co.nz/Home/blog/christchurch-real-estate-market-update-november-2021).

Tips To Decorate Your Home This Festive Season

Whether you’re keeping it strictly minimalist or going to full sparkly, outdoor extravaganza, here’s some ideas to get you started – and for putting a Kiwi spin on things.

Read more [here.](https://grenadier.harcourts.co.nz/Home/blog/tips-to-decorate-your-home-this-festive-season)

Harcourts Grenadier CEO Robert McCormack made REINZ Lifetime Member

Harcourts New Zealand is delighted to announce that Robert McCormack has been elected as a new life member of REINZ at its AGM on 24 November 2021.

Read more [here](https://grenadier.harcourts.co.nz/Home/blog/harcourts-grenadier-ceo-robert-mccormack-made-reinz-lifetime-member).

Christchurch Real Estate Market Update | October 2021

The release of the sales data for the month of October highlights once again that the Christchurch property market continues its seemingly ever upwards trend and the almost insatiable appetite for home ownership continues.

Find out more [here](https://grenadier.harcourts.co.nz/Home/blog/christchurch-real-estate-market-update-october-2021).

Christmas Gift Appeal

Harcourts Grenadier and the Salvation Army are coming together to

help support those families who are struggling to provide their children

Christmas presents this year.

Click [here](https://grenadier.harcourts.co.nz/Home/blog/christmas-gift-appeal) to find out more.

Summer Sections Auction | Special Evening Event

Do you have vacant land or an “As Is Where Is” property to sell? This special auction evening offers a competitive platform for these types of properties to be sold for the best possible price.

Click [here](https://grenadier.harcourts.co.nz/Home/blog/summer-section-sale) to learn more.

Top Ways To Add Value To Your Garden

The outside of your home is just as important as the inside when it comes

to selling your home. An attractive garden can add value to your home,

while a poorly kept garden will detract from it. Here are some easy ways

to help ensure your garden adds value to your property before you put it

on the market.

Click [here](https://grenadier.harcourts.co.nz/Home/blog/top-ways-to-add-value-to-your-garden) to learn more.

Christchurch Real Estate Market Update | September 2021

The release of the real estate industry sales data for September has brought with it a few anomalies to the fore. The data essentially shows that the country – and particularly Auckland – figures have all been affected by the Covid restrictions and lockdown levels.

Find out more [here](https://grenadier.harcourts.co.nz/Home/blog/christchurch-real-estate-market-update-september-2021).

Christchurch John Britten Legacy up for Sale after 43 Years

Iconic Christchurch residence Britten Stables – converted by the

late globally renowned motorcycle engineering guru John Britten

from a derelict 19th century horse stables in Fendalton and described

as a‘living work of art’ – has been placed on the market for the first time

in 43 years.

Click [here](https://grenadier.harcourts.co.nz/Home/blog/christchurch-john-britten-legacy-up-for-sale-after-43-years) to learn more.

Keep Your Kids Happy On Moving Day

Moving with kids makes moving house extra stressful. Try these tips to make the process less stressful for everyone.

Click [here](https://grenadier.harcourts.co.nz/Home/blog/keep-your-kids-happy-on-moving-day) to learn more.

Unique Auction Event Creates Level Playing Field

A special event to be held later this month will see 20 sections in  
the brand new Woodlands Estate offered for sale in an auction with  
a twist - all sites will be presented with declared reserves!

Click [here](https://grenadier.harcourts.co.nz/Home/blog/unique-auction-event-creates-level-playing-field) to learn more.

5 Tips For Young Investors

Your first home or investment property may not be the house of your dreams. It is important to manage your expectations as a young investor, as it can be more difficult to distinguish between a property you could live in and a rental/investment property.

Click [here](https://grenadier.harcourts.co.nz/Home/blog/advice-to-investors-starting-out) to read more.

Christchurch Real Estate Market Update | August 2021

The Real Estate Institution of New Zealand has just released the industry data for the month of June and it makes for sobering reading if you are a buyer in the current market.

Find out more [here.](https://grenadier.harcourts.co.nz/Home/blog/harcourts-christchurch-real-estate-update-august-2021)

A Unique Land Offering in Popular Cashmere Hills

All day sun and magnificent views across the Canterbury plains towards the Souther Alps are on offer for dicerning buyers searching for a large 26.7HA piece of rare Cashmere Hills land for development.

Click [here](https://grenadier.harcourts.co.nz/Home/blog/cashmere-hills-land-sale) to learn more.

An Incredible Experience, from Door to Door.

For some auction day can be quite stressful. Here at Grenadier, it's our job to alleviate that stress, creating a truly incredible experience. That's why we partner with the wonderful people at Corporate Cabs, offering all our sellers a complimentary car service to and from our auction rooms on Moorhouse Ave.

Read more [here](https://grenadier.harcourts.co.nz/Home/blog/An-incredible-experience-from-door-to-door).

Christchurch Real Estate Market Update | June 2021

The Real Estate Institution of New Zealand has just released the industry data for the month of June and it makes for sobering reading if you are a buyer in the current market. Find out more [here](https://grenadier.harcourts.co.nz/Home/blog/market-comment-june-2021).

Commercial Property Investment

While most Kiwis are more familiar with residential property investment, there is growing interest in commercial property from a wide range of investors and retirement savers.

If you’re planning to buy a commercial property, it pays to get experienced advice on the best ownership structure for your goals, find out [more](https://grenadier.harcourts.co.nz/Home/blog/commercial-property-investment).

Mixed-Use Properties

Mixed-use properties (or commercial properties with multiple uses) provide some unique and compelling opportunities for investors. And, here at Grenadier, we have the team to help you capitalise on all of them.

To learn [more](https://grenadier.harcourts.co.nz/Home/blog/mixed-use-properties)about mixed-use property

Harcourts Grenadier Is Landing in Wigram

The new Wigram office will be led by Sarah and Hamish McLeod, who have thrived in their roles as business owners since purchasing the Harcourts Halswell office in 2017.

Find out [more](https://grenadier.harcourts.co.nz/Home/blog/harcourts-grenadier-is-landing-in-wigram) about this exciting opportunity.

Auctioneering Champion Says Company Culture is a Big Factor in Success

Ned grew up in Christchurch and joined Harcourts Grenadier in 2013 after completing a degree in Business Management in Australia. He now leads the highly successful Christchurch City Office team. Ned attributes his success to training, hard work, and his company.

Find out more [here](https://grenadier.harcourts.co.nz/Home/blog/auctioneering-champion-says-company-culture-is-a-big-factor-in-success).

Top Franchise in the South Island

After great success at the Regional and National Harcourts awards, we were delighted to secure the [following awards](https://grenadier.harcourts.co.nz/Home/blog/number-one-franchise-in-the-south-island) at the 2021 Harcourts International Awards.

Christchurch Real Estate Market Update | May 2021

Talking with buyers it would seem that when a commentator suggests 'price growth is slowing', their interpretation or hope is that this means prices might be/are dropping. However, as the market continues and rolls into winter, it looks increasingly like this will not be happening for a while. Find out more [here.](https://grenadier.harcourts.co.nz/Home/blog/christchurch-real-estate-market-update-may-2021)

We're the Best at Putting You First

Recently, we joined the rest of our Harcourts colleagues at the Harcourts National End of Year Awards to celebrate each other's success over the last year.

We received multiple accolades and we're particularly proud to have picked up four of the five Client Experience Individual Awards, as well as the Harcourts Foundation Inspiration Award. Read more [here.](https://grenadier.harcourts.co.nz/Home/blog/weare-the-best-at-putting-you-first)

Charity Golf Day 2021

Over the past 8 years, Harcourts Grenadier have proudly supported Christchurch organisations Youth Pathways and Aspiring Youth Development Trust through running a Charity Golf Day held at Russley Golf Course.

In 2021, the Charity Golf Tournament and Auction raised over $44,000, sponsored by both Harcourts Grenadier and Inovo Projects.

Read more [here.](https://grenadier.harcourts.co.nz/Home/blog/charity-golf-day-2021)

Harcourts Awarded Most Trusted Brand for Ninth Year Running

On the morning of Wednesday the 27th April 2021, we were thrilled to learn Harcourts has been voted as the [Reader’s Digest Most Trusted Real Estate Brand](https://www.trustedbrands.co.nz/results.asp) for the 9th year in a row by you, our team across all markets in New Zealand.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/harcourts-awarded-most-trusted-brand-for-ninth-year-running) to read more about this amazing acheivement.

A View on the Government’s Recent Moves to Cool the Housing Market

Right now, the topic of the real estate market is front and centre in New Zealand, but the current level of commentary, like prices, is at record levels!

Read the update from Harcourts New Zealand Managing Director Bryan Thomson [here.](https://grenadier.harcourts.co.nz/Home/blog/a-view-on-the-government%E2%80%99s-recent-moves-to-cool-the-housing-market)

Christchurch Real Estate Market Update | April 2021

The Real Estate Institute has just released the consolidated figures for the month of April, and as we would expect, it makes for interesting reading.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/christchurch-real-estate-market-update-april-2021) to find out more.

Navigating the selling process

So you're on the market - what happens next? We'll take you through the steps that will play out in the coming weeks, whether you're selling by deadline sale, tender, negotiation or auction.  
  
[Read on](https://grenadier.harcourts.co.nz/Home/blog/navigating-the-selling-process) for a guide on what each phase entails.

Dress for success

Presentation is everything. It’s often what sells the emotional appeal of a property and you only have one chance to make a great first impression. Amazingly, it’s estimated that over 50% of houses are sold even before the prospective buyer opens the front door!

[Click here](https://grenadier.harcourts.co.nz/Home/blog/dress-for-success) to read more on how to prepare your property for sale.

Harcourts Christchurch Real Estate Update | March 2021

The latest on the recently released March statistics for Christchurch City by Jim Davis - Harcourts Christchurch/South Island Regional Manager.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/harcourts-christchurch-real-estate-update-march-2021) to read more.

Grenadier advantage graduation | March 2021

As part of our industry leading Grenadier Advantage programme, consultants are taught in-house with our highly skilled real estate trainer Leah de Friez, who has over 20 years of experience in Real Estate Sales & Management.

The training consists of mentoring and coaching for 4 mornings a week for the first 8 weeks, leaving afternoons free for consultants to work on growing their business. It gives them the best platform to accelerate their career and income potential in the industry.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/grenadier-celebrates-advantage-graduates) to read more about the Grenadier Advantage programme.

Grenadier celebrates 30-year milestone

This year marks 30 years since our CEO Robert McCormack opened the doors of Grenadier Real Estate Limited, a Franchise and member of the Harcourts Group.

It all began with a small team of in the old Library building on Cambridge Terrace, which was outgrown after six months and then relocated to Deloitte House in Oxford Terrace, the old Grenadier Hotel site. This is where the real estate careers of Alison Aitken and Christopher Graham also began 30 years ago.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/grenadier-celebrates-30-year-milestone) to read more about our journey.

Christchurch real estate market update | February 2021

The headline released by REINZ says it all, "The highest number of properties sold in a February month in 14 years."

[Read more here.](https://grenadier.harcourts.co.nz/Home/blog/christchurch-real-estate-market-february-update)

Harcourts Grenadier continues to make a difference in the community

On the 9th February 2021, we made a donation to The Cancer Society Canterbury-West Coast that will support funding and educational initiatives. This donation marks the beginning of an exciting partnership through our Harcourts Foundation, so that we can continue to promote preventative measures and help make a difference in the community.

[Read on](https://grenadier.harcourts.co.nz/Home/blog/harcourts-grenadier-continues-to-make-a-difference-in-the-community) about this exciting partnership.

Epic end to the Pop Up Penguins art trail

One million dollars raised for Cholmondeley Children's Centre.

[Read more](https://grenadier.harcourts.co.nz/Home/blog/epic-end-to-the-pop-up-penguins-art-trail) about this amazing initiative.

The factors driving the property market in 2021

The real estate market charged into the festive season with great momentum, both in terms of record numbers of transactions and positive price growth across New Zealand.

[Read on](https://grenadier.harcourts.co.nz/Home/blog/property-market-in-2021)to find out about the factors driving the property market in 2021.

Christchurch real estate market update | January 2021

Literally every region around the country is under immense pressure from buyers who are actively searching to purchase.

Find out more [here.](https://grenadier.harcourts.co.nz/Home/blog/harcourts-christchurch-real-estate-update)

Harcourts Grenadier auctioneer is New Zealand champion

Ned Allison from Harcourts Grenadier, Christchurch has been crowned as the winner of the 2020 REINZ National Real Estate Auctioneering Championships for the second time.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/harcourts-grenadier-auctioneer-is-new-zealand-champion)to read more about this amazing achievement!

Christchurch real estate market update | November 2020

[Read about](https://grenadier.harcourts.co.nz/Home/blog/christchurch-real-estate-market-update)what is happening in the Christchurch real estate market.

Harcourts Grenadier Manager honoured with REINZ fellowship

Christchurch’s Cedric King, Branch Manager of Harcourts Grenadier City Office, of one of Harcourts most successful real estate businesses, has received the rare honour of being made a Fellow of the Real Estate Institute of New Zealand.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/harcourts-grenadier-manager-honoured-with-reinz-fellowship) to read more about Cedric King's fellowship.

Harcourts Grenadier host Daffodil Day fundraiser morning teas

Our Grenadier Offices each hosted Daffodil Day fundraiser morning teas across Christchurch in order to raise money for the Cancer Society.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/harcourts-grenadier-raise-money-for-the-cancer-society) to find out how more we raised.

Five interior design shows worth binge-watching on Netflix

As we adjust to our new normal under lockdown, we've been clicking "continue watching" on [these five shows for home makeover inspiration!](https://grenadier.harcourts.co.nz/Home/blog/interior-design-inspiration)

A milestone three decades in the making

While the rest of New Zealand was coming to terms with an abrupt end to Level 1, Roger Dawson was getting on with business and calling his 10,000th auction.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/a-milestone-three-decades-in-the-making) to read more about this incredible milestone.

RTA amendment bill passed

The Residential Tenancies Amendment Bill (RTA) has been passed into law.

[Click here](https://grenadier.harcourts.co.nz/Home/blog/rta-amendment-bill) to find out more information.

Why is digital marketing important when selling your home?

Around 80% of all motivated home buyers are searching online?This means that now, more than ever, digital is the most wide-reaching way to showcase your property to potential buyers.

[Here are some tips](https://grenadier.harcourts.co.nz/Home/blog/the-importance-of-digital-marketing)to make your property stand out from the rest online.

How to sell your home in winter

[Here are some tips](https://grenadier.harcourts.co.nz/Home/blog/how-to-sell-your-home-in-winter)on how to make your home worthy to buy during the cold snap.

COVID-19 and commercial property management

There is little doubt that COVID-19 has impacted every walk of life and it has provided many challenges for Commercial Landlords and Tenants alike. [Click here to read more.](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/COVID_19_and_Commercial_Property_Management.pdf)

New Zealanders award Harcourts most trusted real estate brand for eighth year in a row

Reader’s Digest has announced its Most Trusted brands for 2020, and Harcourts, New Zealand’s largest and most enduring real estate brand, is honoured to be acknowledged once again for its commitment to serving its clients.

[Click here to read more.](https://grenadier.harcourts.co.nz/Home/blog/harcourts-named-most-trusted-brand-for-the-eigth-year-in-a-row)

Top tips for de-cluttering your pantry

View our top tips for giving your pantry a makeover [HERE.](https://grenadier.harcourts.co.nz/Home/blog/top-tips-for-de-cluttering-your-pantry)

Tips to boost your wellbeing in self-isolation

These simply actions are big mood-boosters - find what works for you and keep at it! Click [HERE](https://grenadier.harcourts.co.nz/Home/blog/wellbeing-in-self-isolation) to find out what they are.

COVID-19 rental update

 Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/COVID_19_Rental_Updates-4.pdf) to find out more information.

Preparing your house now, for sale in the future

We have put together five simple steps that you can do while in isolation that will make a huge difference come the time to put your property on the market! Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/Preparing_Your_House_Now__for_Sale_in_the_Future-4.pdf) to find out what they are.

New to Netflix this April

There is something for everyone coming to Netflix this April! Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/New_to_Netflix_this_April-2.pdf) to see whats coming up.

Four tips to making working from home more productive

If you've recently started working from home, we've come up with four tips to help make your new lifestyle more productive. Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/Working_from_home.pdf) to read more.

How to design a small bathroom to make it feel bigger

The experts break down how to design the perfect pint-sized bathroom without skimping on style or practicality. Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/How_to_design_a_small_bathroom_to_make_it_feel_bigger.pdf) to read more.

Market Update | March 2020

Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/March_2020_Market_Comment.pdf) to find our more about what's happening in the Christchurch Property Market!

Top South Island franchise | seven years running

Harcourt Grenadier Top Harcourts Franchise in the South Island for seventh year.  
  
Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/Top_Franchise.pdf) to read more.

4 reasons not to renovate when selling

Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/Four_reasons_not_to_renovate-2.pdf) to explore some of the situations where we wouldn’t recommend renovating if you’re looking to maximise your sale price.

Getting the price right  
  
Thinking about renting? Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/Getting_the_price_right_from_day_one.pdf) to read our blog about

getting the right price for your rental from day one!

What makes a 'Commercial' Investor?

Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/What_Makes_A_Commercial_Investor.pdf) to more read about

being classed as a commercial investor!

Harcourts Grenadier one in a billion!

Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/Alison_one_billion.pdf) to read about

Alison Aitken's history making achievement!

Harcourts Grenadier C.E.O. honoured with REINZ fellowship

Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/Robts_Fellowship.pdf) to read more about

Robert's amazing acheivement!

I want to buy but auction day frightens me

Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/I_want_to_buy_but_auction_day_frightens_me..pdf) to read our tips to

buying at auction day!

What to ask your real estate agent when buying a home

Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/what_to_ask_your_real_estate_agent_when_buying_a_home.pdf) to read our blog about

Tips to help you when looking for your new home!

4 ways to add value outdoors

Click [HERE](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/4_ways_to_add_value_outdoors.pdf) to read our blog about

four ways your outdoors can add value to your home!

# Harcourts Christchurch Real Estate Update | August 2021

Market Update REINZ Sales Data for Christchurch August 2021

With the release in the last 24 hours of the latest REINZ data relating to sales made in August, the public here in New Zealand can be forgiven for being completely confused.

Literally a few days prior to the release of the latest actual sales data, headlines in mainstream media were quoting a major property valuation source as saying, “Lockdown won’t lead to a fresh housing market boom”. Similar comments were echoed by other spokespeople from some of the online portals indicating that the trend for asking prices was flattening and perhaps dropping in some cases. This type of market commentary no doubt gave a few souls hope that the rampant property market we were experiencing prior to the latest lockdowns was perhaps slowing. However, reality will have once again hit home with the release of August sales data from REINZ. The facts show that nine of the 12 regions around the country hit new record highs in terms of sale prices. In fact, the REINZ headline and data shows that the latest lockdown has not dampened demand for or confidence in the housing market. If anything, the latest lockdowns are exacerbating the issues.

By now it would be apparent to most people that our primary issue within the market is a simple case of supply and demand, and that is not a simple issue to resolve, let alone resolve quickly. The demand side is driven, in my opinion, primarily from the housing shortage. It is a combination of the shortage we had prior to the outbreak of Covid in early 2020 magnified by the simple fact that MIQ turns out 4,000 odd beds twice a month with Kiwis returning to New Zealand. These people also need somewhere to live. Low interest rates, readily available money, and all the myriad of other aspects of life that usually create some demand for houses are just additional influences that are further impacting on the basic underlying reason for the initial demand. People are typically not purchasing houses just to have them sit empty. Whether you are an owner or an investor, you are in the market for property because you are wanting to have people living in the property. Consequently, when we are required to go into lockdown, the consequences of this are effectively just like a dam in a river, everything builds up until the dam is released or else it will overflow naturally. As well as the dam effect, lockdowns are also hindering the supply chain and slowing the ability of the housing industry to get the materials they need to at least attempt to add to the country’s housing stock.

With these latest lockdown measures we have seen examples of exactly what I am alluding too. Prior to this latest lockdown, the market had been racing along. As a result, more and more people had been adopting auctions as the preferred method of sale, to the extent that here in Christchurch over 50% of all Harcourts listed property were auction listings. When lockdown occurred, the market was able to continue to a greater or lesser extent. As a result, we still saw a bit of ‘business as usual’ but done in a different way. Online auctions, virtual appraisals and electronic online signing options have all come to the fore. Clients who had opted to have their property marketed by auction were still able to achieve sales via the online auction processes, which companies like Harcourts had the foresight to put in place earlier in the year. This enabled owners to have their property sold, and just as importantly, allowed buyers to purchase their dream home despite Covid restrictions.

While a large part of August was spent in a Level 4 lockdown, Christchurch City still recorded an amazing volume of sales. The REINZ data shows there were 509 recorded industry sales which is a significant number and very close to the 547 recorded for August 2019 before Covid started skewing the market. The frightening part, however, is the new record median for Christchurch of $650,000. This is up from the record figure of $600,000 last month. Logic would dictate that at some stage these increases will slow, but with Christchurch and the surrounding areas still being reported as ‘undervalued’ that logic may not apply for some time.

A further look at the figures achieved over August also indicate how well Harcourts’ systems and processes are working for those sellers who choose to utilise the ‘Harcourts way’ when it comes to selling their #1 possession.

The REINZ data tells us the average sale price of the 509 properties sold by all the companies was $725,339. The median was $650,000 as previously mentioned. When we look at just the Harcourts data, we see an average sale price of $815,808 and a median sale price of $720,000.

When you factor in that Harcourts are responsible for the majority of the property sales this past month, the ‘Harcourts way’ looks to be doing something right for our clients. This is borne out by the number of people choosing to take advantage of our Harcourts systems and procedures as shown by this snapshot from realestate.co.nz website taken earlier this week.

Where to from here? The reality is no one knows for sure, however, by applying the same reasoning that I have mentioned above to the current situation in New Zealand, I would assume and predict that the current situation in our market will continue for some time yet. While MIQ remains fully booked, and the supply chains and skilled labour availability in the trades remain under pressure, we simply will not be able to build houses fast enough to meet current and projected future demand. As a result of these factors alone, we would predict that the market will continue along similar lines, with an ongoing excess of demand over supply. What is currently happening across New Zealand is not unique to us and is in fact being replicated literally around the globe currently. Harcourts has always been in the business of selling property for our clients and our systems, training and processes are designed to achieve the best possible result, as our legal and fiduciary duty requires. If you are looking to sell your home in this current market, our results speak for themselves. Give your local Harcourts office a call. Currently I think the ‘Harcourts way’ is showing itself to be the best way.

# Unique Auction Event Creates Level Playing Field

The Woodlands Estate Auction Event

**A special event to be held later this month will see 20 sections in the brand new Woodlands Estate offered for sale in an auction with a twist – all sites will be presented with declared reserves!**

In today’s environment, where the rapidly-changing market is leaving many buyers confused and ‘in the dark’ about property values, it’s certainly a unique approach. For listing agent Logan Freeman, it’s a chance to level the playing field for all interested parties.

‘By declaring the reserves from the outset, we’re creating real transparency’, says Logan. ‘Everyone in the room will know how much our sellers are looking for, and when each section is ‘on the market’. It’s a much fairer way to ensure everyone who’s interested in this fabulous spot has a genuine chance of securing a site’.

And Woodlands Estate is most certainly a ‘fabulous spot’. On the doorstep of the Pegasus township and a host of local beaches, Woodend’s latest development is also within easy reach of Rangiora, Kaiapoi and Christchurch city, promising a wonderfully balanced lifestyle. Section sizes range from approx. 600m2 to 959m2, ensuring there’s something for everyone from those looking for relaxed, easy-care living to those dreaming of the ultimate family haven.

The development is already well-advanced, with titles for all 20 sites expected early next year.

 The Woodlands Estate Auction Event will be held at 98 Moorhouse Ave on Wednesday 20th October at 6pm. Property files can be downloaded from <https://www.agentsend.com/JLA8>.

For more information and to register your interest, contact Logan Freeman today on 027 843 1405 or [logan.freeman@harcourts.co.nz](mailto:logan.freeman@harcourts.co.nz)

<https://youtu.be/mohN9QiIbLM>

# Advice To Investors Starting Out

5 Tips For Young Investors

**Start saving!**

Travelling overseas or indulging in a hectic social life are common barriers for young investors, but thinking outside the square and focussing on your goals can go a long way. Create a budget and cut down on luxuries for a while.

**Educate yourself.**

Subscribe to blogs and online publications. Do regular online searches for properties currently on the market. Attend auctions. Seek out information on how much properties are selling for. The more information you have, the better position you will be in to buy a wise investment property.

**Seek advice. Don’t be afraid to ask questions.**

Get in touch with a property manager to give rental appraisals on properties you are seriously interested in. Talk to a mortgage adviser. Speak to your local real estate agent about market trends. You will find the property management and sales team at Harcourts more than happy to help. Our mortgage advisory arm Mortgage Express will also give professional advice about your best borrowing options.

**Manage your expectations.**

Your first home or investment property may not be the house of your dreams. It is important to manage your expectations as a young investor, as it can be more difficult to distinguish between a property you could live in and a rental/investment property. Be open to properties that need a bit of extra TLC, or neighbourhoods that are more “up and coming” than others.

**Plan for the unexpected.**

Make sure your budget incorporates comprehensive insurance to cover the costly incidents that life will often throw your way. Mortgage Express can give sound insurance advise to investors starting out.

# Christchurch John Britten Legacy up for Sale after 43 Years

Visionary Design, Iconic Style.

Iconic Christchurch residence Britten Stables – converted by the late globally renowned motorcycle engineering guru John Britten from a derelict 19th century horse stables in Fendalton and described as a ‘living work of art’ – has been placed on the market for the first time in 43 years.

Marketed by Harcourts Grenadier’s Alison Aitken, the once condemned Matai St West property was purchased by Britten in 1978 and transformed into a dream family home over five years using a mix of new and old materials salvaged and recycled from other derelict buildings throughout the city.

It was in the garage “workshop" that Britten produced the first of his signature V1000 motorcycles, which set several world land speed records, triumphed at Daytona International Speedway and were considered a feat of mechanical engineering prowess way ahead of its time.

When Britten tragically died of melanoma at the age of 45 in 1995, Kirsteen continued to live in the property until it was damaged in the 2011 Canterbury earthquake, and she was forced to abandon the property for four years. At that point, her daughter Isabelle Weston and her husband Tim began restoring the 930sqm property over four years, eventually launching it as a luxury events centre and B&B in 2018.

The restoration process was featured on television programme Grand Designs, and the Britten Stables recently jointly won the 2021 Canterbury Heritage Award for saved and restored homes. It has quickly become one of Christchurch’s most iconic luxury venues.

Isabelle says the property is a legacy of her father’s commitment to carve out a spectacular home with original flair and modern design flourishes for his family, including her brother Sam and sister Jessica. However, the pain-staking restoration process she and Tim had completed took a hefty financial commitment.

“With business taking a hit from the Covid-19 pandemic, we have made the difficult decision to sell our pride and joy,” she says. “It’s been such a roller coaster trying to run an accommodation and functions business through Covid. One minute we are fully booked and the next minute everything’s being cancelled and refunded.

“This place is the most beautiful, peaceful and inspiring environment, but we’re ready to step away and focus more of our attention on our daughters Adaline and Raphaela. The house is saved forever. We’re so proud knowing that this important part of Christchurch history will stand the test of time.”

Isabelle hopes that the next owners can relax and enjoy the Stables, as does her mum Kirsteen and the whole family. “We’d all love for a respectful and caring guardian to look after this beautiful historic home. It's so unique and special. My hope is that the new owners get as much love and joy from the Stables as three generations of our family have experienced.”

Alison Aitken says the property, built around 1903, was originally part of the Mona Vale homestead and offers timeless design and natural beauty. The property’s centrepiece is a spectacular glass conservatory, with a curved marble staircase, internal fern garden, heated plunge pool, wine cellar, media room and newly completed separate New York-style loft apartment.

Other features include structural and technological innovations such as surround-sound stereo system, a 15 kilowatt - 52 solar panels, security system, 7ft high Oamaru stone walls, hot tub and 1303sq metres of land.

“John Britten crafted 10 of his legendary motorcycles, but just one dream home,” she says. “Due to the home’s beauty, rarity and phenomenally rich history, we anticipate this once-in-a-lifetime opportunity is certain to attract considerable interest. It’s a truly magnificent architectural treasure and living work of art.”

Isabelle and Tim are grateful to those who have supported them in their endeavour to save, restore and regenerate the Stables. “It's been an incredible journey.”

# Keep Your Kids Happy On Moving Day

Tips to take the stress out of moving with kids

**Before moving:**

* Keep the kids as involved as possible in the process of moving house. Before you start looking for a new place talk to them about what they’d like a new place to have, or even draw pictures of what they want their new bedroom to look like.
* Have them research your new neighbourhood and make a list of places they’d like to visit and explore once you’ve moved.
* Once you’ve bought a new house, either take the children for a walk-through so they can see their new bedrooms and play areas like the back garden. Or have them search for the house online and, if possible do a virtual tour.
* If possible make a few visits to the new neighbourhood before moving so the children can see where their new school is, or where the local playgrounds are and take some time to walk around so everyone can get their bearings.
* Give them printouts of the floor plan of their new bedroom so they can start to plan where they want to put their things.
* Have your kids research the new neighbourhood or town themselves and make a list of places they want to visit.

**During moving:**

* Let each child pack a box of their favourite toys themselves, then have them write their name on it, and decorate it. And make sure they help load it into the car or moving van so they know it’s going with them to the new house.
* Give each child a special responsibility on moving day and print them out a label with a job title like “head toy packer” making sure everybody’s favourite toys are accounted for, or “chief librarian” to make sure all the favourite books are packed, or “head gardener” responsible for collecting all the pot plants.
* Keep calm! Kids will pick up on your stress and anxiety about moving, so try and focus on making it a fun adventure however and whenever you can. It may even ease your own state of mind!
* Keep a picnic basket readily available and well stocked so you have plenty of snacks and drinks to keep children occupied as well as refuelled.

**After moving:**

* Once you arrive in your new house on moving day, unpack and set up the children’s rooms as a priority so they feel at more at home more quickly. Make sure the rooms are welcoming and recognisable as theirs with familiar duvet covers, furniture, toys and books.
* Keep a few large moving boxes for making forts.
* Plan a special celebration “first night” dinner, that easy to prepare and fun – try a pizza and ice cream picnic on the lounge floor.
* Set up a treasure hunt around your new section so the kids become familiar with it.
* After moving day try and return to a normal routine, of normal bed times and meal times, school and play as quickly as possible to help everybody settle.

# Christchurch Real Estate Market Update | September 2021

Market Update REINZ Sales Data for Christchurch September 2021

The release of the real estate industry sales data for September has brought with it a few anomalies to the fore. The data essentially shows that the country – and particularly Auckland – figures have all been affected by the Covid restrictions and lockdown levels and, because Auckland is such a big part of the New Zealand market, it creates the anomaly. To put it all into perspective, I expect that the media will trumpet that the national median sale price dropped over September and they will hope this heralds a slow down of the overheated property market.

To understand what’s happening, a person needs to first understand what the median price figure represents. The median price figure is derived from placing every sale price from across New Zealand for the month in descending numerical value order, and the reported median sale price is the figure right smack in the middle. Over the month of September, Auckland has largely experienced the lockdown so sales volumes in our largest market (that also has the highest price values) have slowed for the month.

With a lot fewer sales happening at high Auckland prices, it is then understandable that the national median sale price will be lower over September, as there are far fewer high value sales at the top. But once Auckland is back to ‘business as usual’, I would expect the national median to sky-rocket again.  
When the Auckland anomaly is taken out of the equation, we see that the escalating property prices have not slowed down elsewhere. When looking at the data, you will realise that property values have still by-and-large increased almost everywhere, while sales volumes have reduced…pretty much because of the huge shortage of property available to sell and the unrelenting demand.

Here in Christchurch, we could see the same trend with our own Harcourts data. Despite the first week or so of September being locked down, once we were able to transact business effectively again at Level 2, it was gratifying to see that Harcourts brought an additional 633 properties to the market during September. This number exceeded the number listed in September last year by just over 7.5%.

While that might to some be a hopeful sign that stock levels are about to increase or perhaps demand is slowing, reality tells me it is just a sign of the dam effect. By that, I mean as soon as our consultants were allowed by law, they were able to go out and list the properties that had been prevented from coming to the market by the lockdown.

Looking at the new listings, close to 55% of those new listings were placed in auction programmes by the owners.  
So, as we roll through October, all those listings are now coming into the marketplace – once they have been  
photographed and the necessary documentation gathered and available for sale.

Harcourts’ own sales data for September shows that our inhouse sales volume was slightly down in comparison to September last year by just on 13%. This isn’t surprising, as setting up auction programmes for any listing typically adds a week or two to the timeline from listing until it goes on sale. So, with more than 50% of our stock listed as an auction, we could reasonably expect the actual sales result to lag a bit following any lockdown. Yet despite this we achieved a near record market share within Christchurch, showing that the public are appreciating the strength and advantage the Harcourts system offers them.

The worrying trend for buyers, however, is that there is no sign of any slowing down of the inevitable rise in property values based on what Harcourts’ sales figures show from across our city. A particular trend to note has been a huge surge of interest from buyers and investors in land again. The implementation of the Government’s new interest deductibility policies came into effect at the beginning of October and, with the release of information and detail around the policy, we would expect to see waves in the investment sector going forward. It has been noticeable that leading up to the release of the finer detail, the savvy investors have already turned their attention to property that offers land along with development options. With the release of detail now and the availability of interest deductibility on new builds, I think it is reasonable to assume we will see further interest and pressure on land values going forward.

The flow-on effect of this will likely be further delays and price increases in the supply chain for the building and housing industries, as even more development pressure is applied. Having said that, the ultimate good that comes from all the new builds and houses coming into the national housing stock will benefit everyone for years. Locally, the industry market trend reflects what has happened within our own Harcourts’ figures but just not as strongly. The newly released REINZ median sale price for Christchurch has grown to a staggering $670,000 over the 556 recorded sales. The ‘days on market’ moved out a bit to 34 days but that is purely a reflection of the lockdown week in early September, and the fact that Harcourts as the dominant player in the local market gets its auction programmes back up and running at full steam again.

But as always, the devil is in the detail. While the total industry sales had a median sales value of $670,000, our own Harcourts’ median was $712,500.

If you look at average sale price for all sales in Christchurch city, it was $765,227; while the Harcourts’ average sale price was $849,263. When you factor in that Harcourts sold well over 50% of the market in September, then the Harcourts difference starts to become apparent.

You get one chance to sell, and let’s be honest – every property is likely to sell now. You just need to decide if you want the best sale price possible using the Harcourts system and advantage…or not. Most of the other sellers in Christchurch are choosing Harcourts; perhaps you should consider it as well.

# Top Ways To Add Value To Your Garden

Revamp your garden and add value to your house

**1. Get the basics right**

The outside of your home is just as important as the inside when it comes to selling your home. An attractive garden can add value to your home while a poorly kept garden will detract from it. Tidying and doing some basic maintenance on your garden is a great way to start. A well maintained lawn will enhance the appearance of your home and complement the rest of your garden. Check if fences and trellises need repairing, trim shrubs and trees, cut back dead growth and clear away any debris remaining from the winter months.

**2. Brighten it up with colour**

Once your garden is shipshape, you’re ready to start turning it into something potential buyers will love. Potted flowering plants are a simple way to add colour to any size garden. Spring and summer are a great time to show your garden off to its full potential to help maximise your selling price.

**3. Focus on first impressions**

If time or budget are an issue, focus on the areas that buyers will notice first. Don’t underestimate the value of street appeal.   
First impressions really do count, so always start with your front garden and entrance area.

**4. Add a point of difference**

Why not add something that sets your property apart from the rest. A well organised garden shed, delightful play area for the children or lovely seating area in the garden can all go down a treat. Remember some features won’t appeal to all buyers, but if they are well presented and cared for, they will add value for the right buyer.

**5. Freshen it up with paint & stain**

If you’re on a tight budget, nothing freshens your property up like a good coat of paint or stain on fences, decks, sheds and other wood in the garden. Adding value to your home through the garden doesn’t have to break the bank.

**6. Take living outdoors**

If you are going to invest, spend your money on good quality patio, paving or decking. It will enhance the overall appearance of your outdoor space and encourage buyers to visualise themselves entertaining or dining alfresco. Good outdoor lighting also adds ambience and makes the space usable during the warmer evenings.

**7. Style your garden with furniture**

You wouldn’t show a room to a potential buyer without any furniture in it, so why show a garden without a table and chairs? The right furniture will help buyers imagine themselves sitting outside enjoying those sunny summer days ahead.

**8. Make it feel secure**

If the people viewing the house have pets or small children, they will want a garden that is fully secured. Investing in secure fencing, walls or gates, can make your property appeal to a wider range of potential buyers.

**9. Keep it private**

If your home is overlooked by other homes or gardens, you may want to add hedges or trees in key locations to provide privacy. Sails or retractable covers will also provide some privacy and have the added benefit of offering protection from the sun. Make sure they are clean and in good working order.

# Summer Section Sale

Special Auction Event

Do you have vacant land or an “As Is Where Is” property to sell? This special auction event offers a competitive platform for these types of properties to be sold for the best possible price.

Our recent auctions for [Woodlands Estate](https://www.youtube.com/watch?v=ziWJCH31SIU&t=4568s) have shown that buyer demand for sections is high and the auction arena is the best place to determine their value.

You will benefit from our extensive database of buyers, expert marketing strategies and five-star auction experience. If you want to include your property in this event, contact one of our expert Grenadier consultants today.

This is a great opportunity for both sellers and buyers to achieve their property goals, so if you are looking to purchase this type of property then make sure the 15th December is marked in your calendar!

The Summer Section Auction Event will be held at 98 Moorhouse Avenue on Wednesday 15th December at 6pm. For more information and to register your interest fill out the form below.

Check out our recent Woodlands Estate Auction

**100% sold under the hammer!**

<https://youtu.be/ziWJCH31SIU>

# Christmas Gift Appeal

A little kindness goes a long way

The Salvation Army is a worldwide not-for-profit organisation that currently operates over 700 social welfare programs, activities and centres around Australia and New Zealand; dedicated to alleviating the suffering of people.

Each one is specifically designed to meet the community's greatest needs, including families facing crisis, homelessness, family violence, disaster relief and addictions. The Salvation Army provide their services regardless of age, race, gender, or religious beliefs.

Harcourts Grenadier and the Salvation Army are coming together to help support those families who are struggling to provide their children Christmas presents this year. We are after new, unwrapped presents for children in these specific age ranges 5-9 and 12-15 year olds.

If you can please donate a gift to your local Grenadier office by Friday the 10th December. Alternatively, you can give us a call and we can collect your donation. Your donation will make a real difference to the community and those in need.

Gift Ideas

**5-9 Year Olds**

* Beach Toy
* Board Games
* Lego Sets
* Arts & Craft Kits
* Books
* Dolls & Action Figures
* Clothing Items
* Bike or Scooter

**12-15 Year Olds**

* Cosmetic Kit
* Headphones
* Musical Instruments
* Gift Vouchers
* Clothing Items
* Board Games
* Stationery Items
* Skateboard

# Christchurch Real Estate Market Update | October 2021

Market Update REINZ Sales Data for Christchurch October 2021

The release of the sales data for the month of October highlights once again that the Christchurch property market continues its seemingly ever upwards trend and the almost insatiable appetite for home ownership continues. There is no doubt that if you are a buyer looking to purchase in the current environment, it is particularly hard. Demand has shown little sign of abating, yet logic tells us that it should at some point in time. Interestingly the media recently told us that since the inception of MIQ 18 months ago, there has been in excess of 185,000 people pass through these facilities. When you hear a figure like that, it leaves no doubt as to what is keeping the pressure on the housing market right across New Zealand. Every one of these people needs somewhere to live when their time in MIQ is finished. Unless they already own a home in New Zealand or they are going to live with Mum and Dad, accommodation is required, and so it becomes a case of these new arrivals either buying or renting. This to me is the biggest influence on our market situation.

Despite all the commentary, dire warnings and predictions, the market continues to do its own thing and last month was no exception. Harcourts’ listing numbers were strong over October and we brought more newly listed property to the market than we did the previous October. However, as expected, the pressure on sales has continued and with more listings comes more sales. Consequently, the number of Harcourts settled sales was up a further 8% over October 2020 – a strong indication that demand has not slowed, and we are still listing and selling strongly within Christchurch.

With over 690 new properties brought to the market over October, it is pleasing to see that 62% of these were listed as auctions and the message is finally being heard by our clients. We know this method of sale produces the best sale result for our sellers, but it also provides the best clarity and transparency for the purchasers involved as well. It’s for these reasons that Harcourts promotes and advocates auction and are the market leaders in this form of marketing across the city, hence the reason so many of our sellers choose this option.

The frightening part for all buyers is that the average sale price of all the property Harcourts Christchurch sold last month is up a staggering 33% on the same month last year as buyers have chased the property market. The big question everyone is trying to answer is when will this market slow, stop or retract. Like a lot of people, I don’t see that happening for a while yet - not when there were still over 24,000 people who queued up and missed out on the latest MIQ offerings.

The release of the REINZ data confirms what our own Harcourts data has already told us. The opening paragraph on the REINZ report reads, “Property market rebounds in October as activity increases and prices remain strong”. Along with the statement, “October is the beneficiary of increased listings in the month prior. It is expected that sales activity across New Zealand will continue to rise in the coming months, as restrictions ease further, travel limitations lift and those who previously held back listing their property do so. The demand is certainly there.”

Looking specifically at the data around Christchurch City, the REINZ figures record 682 sales with a new record median sale price of $685,000 and the days to sell down to an average of 27 days. This figure of 682 properties sold is down almost 13% on the same month last year, a reflection that there is less stock available for other companies to sell as the market is increasingly choosing Harcourts as the preferred company to sell through. It is the ever upward march of prices that is the main concern. Commentators and specialists will no doubt pick the latest sales data apart over the coming weeks and theorise that the increasing interest rates will have an effect and slow or stop the market. The reality is they won’t, not yet and likely not in the foreseeable future. It will take something far greater in the economy to significantly slow these price rises in the short term, and no one wants or needs that.

As a seller in the current environment, you have plenty of options to consider, however it is imperative that you choose your final option carefully. In previous months I have talked about the benefits associated with selling via the Harcourts system. The old adage that you only get one chance to sell is never more important than now. Choosing the wrong method of sale with the wrong company or consultant might well result in a sale price that is tens of thousands of dollars below what is possible when you expose your property properly and to the whole marketplace. Selling off market, selling quietly, privately or choosing a company based solely on a low fee structure, are likely to be a recipe for disaster. In this type of market, there is bound to be more than one interested buyer. Why sell to the very first one shown through the door or the one who makes the first offer? It just doesn’t make sense.

The information to consider before you make any decision:

* Median sale price for Christchurch City for October was $685,000
* Harcourts’ median sale price for October was $749,000
* The industry average sale price within the city for October was $801,307
* Harcourts’ average sale price within the city for October was $ 871,335

When you factor in that Harcourts have listed and sold over half the property in the city during October, then it becomes more apparent that to achieve the best possible sale price there is only one real option. Ensure you open your property to the whole marketplace to enable yourself to find the person who is prepared to pay the most - via Harcourts of course.

# Harcourts Grenadier CEO Robert McCormack made REINZ lifetime Member

Robert McCormack the newest life member of REINZ

Harcourts New Zealand is delighted to announce that Robert McCormack has been elected as a new life member of REINZ at its AGM on 24 November 2021.

"Robert has given exceptional service to REINZ, the real estate industry and the wider community,” says Harcourts NZ Managing Director Bryan Thomson. “We’re delighted to see him recognised for his ongoing contribution and commitment to our industry.”

Robert is well known for the energy and enthusiasm he brings to everything he does. The CEO of the highly successful Harcourts Grenadier franchise was inducted into the Harcourts Hall of Fame in 2004, named a fellow of The New Zealand Institute of Management in 2005, and a fellow of the Real Estate Institute of New Zealand in 2018. He has served as a panel member on the REA and REINZ and is the longest-serving member globally of Harcourts International, with 42 years of service to the brand.

In 2003 Robert set up the Clyde Huntley \*First Class Charitable Trust\* for an agent who developed a life-threatening brain tumour, and the Trust was funded by Grenadier and Grenadier agents who agreed to have monies deducted from their unconditional contracts.

His long-time involvement in the Harcourts Foundation has seen the Harcourts Grenadier offices donate generously to local charities and organisations. Robert and Grenadier contributed $50,000 towards a new ‘Grenadier Wing’ at Akaroa Hospital and donated over $50,000 towards the new Christchurch City Mission. He has given generously to many, including the Linwood Mosque, Cholmondeley Home and his local Banks Peninsula community.

Robert is also a strong supporter of the Grenadier Charity Golf Day which began in 2009 and raises funds for Canterbury charities that work with troubled youth. In 2021, the Charity Golf Tournament and Auction raised over $44,000. Since its inception some $350,000 has been raised for youth development.

# Tips To Decorate Your Home This Festive Season

Christmas Starts Here!

Decorating your home – inside and out – is often the first step most of us take in embracing the festive season.

Whether you’re keeping it strictly minimalist or going to full sparkly, outdoor extravaganza, here’s some ideas to get you started – and for putting a Kiwi spin on things.

Outside

* The trend for decorating our homes and gardens has gone from strength to strength in recent years but if you’re new to the concept the best advice is to start small. Pick one good-sized tree or shrub that’s highly visible and light it up. There are also a good range of inflatable outdoor decorations such as Santas and reindeer available from hardware and homeware retailers, which can be an easy, effective way to dip your toe in the decorative waters. Alternatively think about a good lighting display or wreath around or on your front door and porch. It’s a great idea if you’re expecting plenty of Christmas guests.
* If you opt for lighting up a tree, go for a good amount of lights and start at the bottom, wrapping the trunk and work your way up (much as you would your Christmas tree inside).
* For going bigger and decorating other outdoor surfaces strong good quality electrical tape is a good way to fix things firmly and temporarily, without the need for nails and hooks.
* Do some planning first so you get some cohesion to your finished look, rather than have it looking like a messy light explosion. And try mapping out your lighting designs on the ground first. Or use line drawings as a template.
* Make use of the ready availability of LED lights, which will be much kinder to your power bill.
* If you’re reusing lights from previous years take them out ahead of time and give them a thorough check. Any signs of fraying or brittle cords means they should probably be replaced.
* Avoid plugging everything in to one plug socket to avoid overloading and make sure lights and extension cords you use outdoors are weatherproof and use them with an RCD (residual current device). Alternatively, consider solar powered lights.
* Some lights can get hot so make sure they’re not resting on any surface that may melt or scorch.
* If your lights are plugged in, consider adding a timer switch so they turn off at a certain time and aren’t keeping your neighbours awake.
* Outdoor Christmas decorating needn’t just mean a mass of sparkly lights. A southern hemisphere festive season often means outdoor Christmas dinner so think about how you can decorate your back garden, deck or patio – lights, flowers, sea shells, driftwood, baubles and tinsel can all be used to give your outdoor area a temporary Kiwi-flavoured Christmas look.

Inside

* Indoor decorating is much more suited to getting the kids involved whether it’s helping bake gingerbread treats for the tree, or creating their own Christmas decorations.
* Start a family tradition by getting the family together to create a new decoration for the tree each year, marking something great that’s happened during the year.
* If space is at a premium you needn’t forego the tree! Trying lining up bits of driftwood, stretches of green tinsel, or zig-zagged fairy lights in a tree shape attached to a bare wall, then add lights or baubles for a two-dimensional but still festive option.
* It’s also important to remember that decorating need not be just another huge Christmas expense. Don’t underestimate the power of inexpensive crepe paper and glitter to create some fantastic decorations, particularly for crafty kids. Or take to some plain paper with scissor to create clever cut out designs. Youtube and Pinterest are great sources of inspiration.

# Christchurch Real Estate Market Update | November 2021

Market Update REINZ Sales Data for Christchurch November 2021

With just 10 days or so until Christmas, the release of what is the last meaningful data on our housing market will be a relief to many people. REINZ has just released the housing data for the month of November and the upcoming holiday break will now allow a lot of people to stop, take a breath and reassess what it is they want or need in the coming year.

There is no doubt that this has been a fast-paced year in our property sector, and month on month we have seen record price levels achieved due to the unrelenting pressure in the market. The release of the November sales data has shown that this pressure has not eased across New Zealand or the region. So, it’s probably opportune that we can all slow down over the next few weeks and reassess where each of us are at.

If you are reading this comment, you are obviously interested in the market and I’m sure you are aware that the Government and the Reserve Bank now have factors in play that are specifically designed to slow this market down. Recently pressure was applied in the banking sector that is specifically designed to restrict lending, and there is no doubt that the rhetoric and commentary has now turned to from where will the market go next to will the market reverse. Talking with people involved in the finance and lending industry, there seem to be three main measures that have been recently introduced to curb buyer enthusiasm and restrict the banking sector’s lending.

1. High LVR lending (loan to value ratio) is restricted. Borrowers with less than 20% equity in a transaction are finding it increasingly difficult in the current environment. Pressure is on to ensure that people in the high LVR risk area, which is 80% or more, are scrutinised much more closely. This aspect has hit the first home buyer market in particular over the last month. We are seeing potential buyers who previously had loan pre-approvals with their lender suddenly finding that their approval has now expired, and they need to reapply with these new rules and levels of scrutiny in place.

2. The banks are also having an in depth look at what is classed as Prudent Lending. All lenders are required by law to ensure their lending is prudent and in the best interests of all parties. Further scrutiny is now being placed on everything a borrower has, does and spends their money on in the months preceding a loan application. Consequently, there are stories of the banks going line by line through applicants’ bank transactions to ensure that everything about them and their spending habits is known. This has had the effect of dramatically slowing down the processing time it takes to agree to a new loan.

3. There is also now a focus on an applicant’s debt to income ratio, in other words, more of a check that an applicant has a strong income stream available to them when applying for a loan.

These three measures while all seemingly prudent in their application, will ultimately have unintended consequences (as most Government intervention in the market tends to do) when applied at the same time and not only to first home buyers but also the general population.  
The effects of these measures are already starting to show in the real world as we run through December, and there is definitely a feeling that they could well have an effect in the new year, especially for the first home buyer, which will no doubt mean the Bank of Mum and Dad will become even more important, where it can.

In the meantime, the November figures show us that the market has continued its yearlong trend. For our city, the median sale price has now climbed again to a new record high of $700,500. The data recorded 767 property sales by the industry, and the median days on market dropped to a new low of 24 days, a reflection of how fast paced this market has been. Additionally, the HPI (House Price Index) has continued its upward trend to also reach a new record for Christchurch of 3861. The HPI is an algorithm that REINZ has produced which provides a predicted indication of what the market will likely do based on all the data each month. What it is indicating is that the machines are also predicting the strong market to continue.

When we look specifically at what has happened within Harcourts across the city this last month, it’s pleasing to see that we collectively had the strongest listing month in the last two years. This bodes well for buyers in the market as it provides choice. Additionally, when we look at the stock on hand, we have seen the numbers increase slightly as well, a good indication that that our supply is meeting current demand.

Sales volume-wise, November was the second-best month in the past year, with the frightening part being the ever-increasing sale prices achieved. With Harcourts selling over half the sales volume across the city, you just have to look at our results to appreciate why we believe that Harcourts provides an advantage when looking to sell.

The industry reported median for Christchurch City was $700,500.

Harcourts Christchurch City Median for November was $792,500.

The average Christchurch city sale price for the whole industry was $817,062.

Harcourts Christchurch city average for November was $919,703.

We believe we provide numerous benefits when it comes to selling and a large part of this is due to our auction business. While the national average for volume of listings for sale by auction is around 33%, Harcourts in Christchurch listed over 63% of new property as an auction in November. As we have said so many times before, it is a fair, transparent and public way of achieving a great result for both buyers and sellers. That’s why Harcourts should be your first choice when considering selling and it’s the reason we achieve our results.

What can we expect in the new year? After reading this commentary, you will appreciate that there are now some forces in play that weren’t around during the November sales period. Already it is apparent that there is a mood change happening within the market and the much talked about ‘fear of missing out’ (FOMO) is not as strong as it once was. No doubt the measures put in place by the Government are starting to have an effect, I know this from a personal family situation.

In the run up to the Christmas holiday period, we traditionally see things start to slow in the market over December, and this year I think buyer fatigue will also be a big factor in the eventual December statistics. So, I am predicting that we will see a more subdued market result when December is finally released, and I expect this will travel through into the January statistics as well. At some point we can expect the current meteoric price rises to flatten out and I think we are heading into a period where this is about to start happening. The sentiment for the next few months is best summarised by the words of Jen Baird, CEO of the Real Estate Institute of New Zealand:

“Despite steady growth, headwinds are gathering. Government measures to moderate the New Zealand property market, the Reserve Bank’s OCR increases and growing challenges around financing as banks tighten their lending criteria are aligning. While the longer-term impacts of these changes will play out over the coming months, the strength of the market suggests that the growth trend will continue — albeit with a more moderate trajectory.”

On behalf of Harcourts across our city, we wish everyone a safe and happy Christmas. Have a great rest over the holiday and festive season. We look forward to continuing being seen as the city’s realtors of choice throughout 2022.

# Holiday Homes | Owning Your Slice Of The Kiwi Dream

What to consider if you are looking to buy your dream holiday home

**Be clear about what you want from your holiday home**

Are you buying a holiday home with an eye towards capital gain, do you want to break even or cover your mortgage through rental income, or do you just want a place where you and your family can live the Kiwi dream of endless summers spent at the beach? Be clear about what your expectations are before you start looking.

**Find the right property**

Finding the right property at the right price can make all the difference if you're planning to rent it or hoping to achieve a capital gain when you sell it one day.

If you want to maximise your holiday home’s rental income, look for an area that has year-round appeal, like Queenstown or Taupo. Alternatively, you could look in less expensive areas that have strong seasonal appeal, like Ohakune or Gisborne.

**Make sure the financial stack up**

It can be a good idea to arrange your finance before you begin the holiday home buying process. This will give you a better idea of what price range you can purchase in. It can be beneficial to involve a mortgage adviser to arrange finance on your behalf.

A mortgage adviser will assess your personal and financial situation and make an appropriate recommendation. You can discuss the different types of loan structures and interest rates available and because mortgage advisers deal with a number of different financial institutions, they can provide a range of solutions that best meet your personal circumstances.

If you plan to rent your bach during peak times, it's possible your rental income may cover most of the mortgage costs if it's in a good location and well presented. Understanding your finance options before you buy will give you a clearer picture of what those costs will be.  
  
For most people, buying a beach house or holiday home is about having a place to unwind and create memories with family and friends. Whether or not a holiday home is a good investment ultimately comes down to the value you place on the convenience and familiarity of owning a little slice of the Kiwi dream.

**If you'd like to contact a mortgage adviser to explore your financing options, go to**[**mortgage-express.co.nz**](https://mortgage-express.co.nz/)

Disclaimer: The views and opinions expressed in this article are intended to be of a general nature and do not constitute a personalised advice for an individual retail client. Before making any investment decisions, you should consult a Mortgage Express Limited financial adviser. A disclosure statement of the Mortgage Express Ltd financial adviser is available, on request and free of charge. Harcourts is a majority shareholder of Mortgage Express Limited.

# December Christchurch Property Market Update

Summer is in full swing!

As is usual at this time of the year, there are plenty of people commenting on the activity of the market over the last twelve months, and speculating on what lies in front of us for the twelve to come.  
  
The common consensus around the country seems to be that the market is leveling out. Borrowing costs are rising, the LVR restrictions are getting tighter, and the new-build market is beginning to rebalance the stock levels.  
  
That's good news for buyers...but it's not all bad for sellers, particularly here in Canterbury. The reopening of the borders could see an increase in migration drive fresh demand, while new, looser restrictions on subdividing land should help properties hold their value.  
  
The biggest positive for property owners down here is the belief that the Christchurch market is still undervalued compared to the country's other main centres. Our little corner of the world has always been more affordable than New Zealand's other big cities and, despite this year's surge in prices, there is still some way to go before we reach comparable levels.  
  
That's a lot to take in for anyone, and there will be no guarantees when it comes to the property market next year. However, there will always be opportunities, for both buyers and sellers. And there will always be an expert team sitting here, ready to help you on your journey.

Of course, right now, the biggest decision in your life may not be whether to sell your home or buy a new one. This time of year, the truly pressing questions are things like ham or turkey? Home Alone or Die Hard?

And that's the way it should be. Christmas is a chance to try and put aside the pressures of everyday life and the goings-on of the world at large and enjoy some precious time with your nearest and dearest.

From all of us here at Harcourts Grenadier, thank you for your ongoing support! Stay safe, don't hesitate to get in touch if you need us, and have a wonderful break!

# Selling Your Home In 2022, What Do You Need To Know?

The questions you should be asking.

It’s common practice for people who are looking to sell a property to ask what the costs are to sell their home. In fact, it’s often the first question they ask a real estate agent. Likewise, asking “what’s my house worth” is usually right at the top of the list. Both are fair questions, but if you want to become a more savvy seller, they’re not ones you should be asking.

If you are thinking of selling your property, it’s important to look for a real estate agent who demonstrates two critical skills: the ability to market your home through all the possible channels available to capture every known buyer, both passive and active, and the ability to negotiate and add value to the transaction.

It’s important to understand that real estate agents are not property valuers. Hiring an agent because they have an opinion on the value of your property that is higher than others is risky business. Never confuse professional desperation (someone who is trying to buy your listing) with professional enthusiasm! A robust and thorough appraisal is required to create a realistic picture of what your property could sell for.

An appraisal should reflect current market conditions and be supported by information on comparable sales, but markets move faster than people and data on settled sales can be over three months old. So, a better version of the question “what is my property worth” is “what comparable sales have there been within the last month”. You should also ask what the “on the market” numbers were compared to the “final selling prices” of those comparable sales, as these can be dramatically different. Professionals will know the difference.

Of course, the fees for selling your home are an important consideration but beware of agents offering deals or inducements. Instead, look for an agent who has a reputation for being a strong negotiator. You want someone who will get you the best price for your property, not someone who charges the lowest fee, and, ironically, could end up being the most expensive because they achieved a lower price.

So, when you ask, “what are the costs to sell my home”, a better question to ask is “what is your company’s policy on conjunctions with other agencies?” You want to know the agent is truly working in your best interests. Some leading agents will refuse to do workings with other agency’s buyers, but the more buyers or bidders, the more your agent can leverage your final selling price. You want an agent that is truly client focused, not agency focused.

Another question to ask an agent is when he or she last did a trade. A trade is a house swap where a buyer offers a trade off, for example, a house plus cash to purchase another more expensive home. You are looking for an agent who has the skill set to create a deal, when an easy one is not there. You are looking for a savvy negotiator and if you are considering going to auction, do your research on the auctioneer as well.

Remember, the agent’s job is to create a market for your property. The active buyers will find your property on the market if your agent is doing a good job. Regardless of how unique you think it is, your property is competing for the attention of buyers and you need to out-market your competition to capture that attention.

Don’t be enticed by agencies that offer to pay for advertising your property. This will only encourage them to cut corners to get their marketing dollars back instead of doing what it takes to attract the top of the market.

Finally, ask questions around buyer profiling, click through rates and social media campaigns the agent has run. Surprisingly, while we live in a digital age there are some agents that are still stuck in the print landscape. If your agent isn’t digitally savvy, you’ll be missing out on this vital channel to market.

In short, hire on competency - an excellent negotiator, a skilled marketer, someone who has your best interests at heart. Ask better questions and you’ll never look back on your decision to sell and think, could I have done better?

# Christchurch Real Estate Market Update | December 2021

Market Update REINZ Sales Data for Christchurch December 2021

The Real Estate Institute has just released the data relating to the property market for the month of December 2021. It is fair to say the data from around the country is probably as expected given the frantic year we saw nationally. As expected, the market closed on a high following the strong year. The national median sale price hit $905,000 and there were seven regions around the country that had new record median highs.

Jen Baird, the CEO of REINZ is reported as saying, “House prices were considerably higher than December 2020, demand and sales activity remained firm, and there was a welcome increase in new listings through November and into December. However, we are noting signs of deceleration in annual price growth compared to previous months. While the market remains confident, the impact of rising interest rates, tighter lending criteria and changes to investor taxation restrictions are starting to shift dynamics.”

Across the country, seven regions experienced new record sale price medians for the month of December on the anticipated falling sales volume nationally. In most areas around the country, sales numbers dropped due to a lack of stock combined with buyer fatigue and changes to the lending rules introduced in December.

Here in Christchurch the industry figures have remained “reasonably” static over December. While sales volumes across the city were down slightly against the high set by November, there was essentially no drop in our Industry median sale price of $700,000. However, the days to sell was still well below the ten-year average and available stock levels were at lower levels than the same time last year. With this sort of pressure still in the marketplace, it’s not surprising to find that close to 42% of the property sold over December in Christchurch was sold via auction, with Harcourts once again leading the way.

Stock level availability still seems to be the biggest limitation to our Christchurch market, and available options for purchasers are at near record lows. There is the hope and expectation by the public and the Government that some of the changes introduced in Nov/Dec across the country will start to have a slowdown effect on the market in coming months and allow stock levels to increase. Based on the results of December sales across Christchurch, this will still be some time away.

As the largest real estate company in the city, we have a good feel as to what’s happening across Christchurch. From our perspective, the market across the city finished strongly in December enabling Harcourts to record one of its best sales months of the year. The changes introduced into the market in Nov/Dec by the new Government regulations have yet to really kick-in around Christchurch. It became apparent however towards the last weeks of December that genuine buyer fatigue was setting in, not only in Christchurch but around the country. We know from past years that when the results are released for January, they are never a fair and accurate barometer of what is happening in the market as a result of the holiday period, and this year will be no exception.

I expect after the hectic pace of 2021 we will see a slower start to our local market in January this year, however I have no doubt that once schools and businesses are fully back at work, our local market will start to move quickly once again. While a number of media and market commentators are predicting a slowdown in the market and potentially price drops, I struggle to see this happening locally to any great extent in the near future. There is no doubt that price increases as we have seen in the last year cannot continue indefinitely. So, while some of those monthly increases will and realistically need to slow down, it is unlikely we will see anything resembling a price drop in the near future.

When deciding what you should be doing with your property or when making decisions on property in 2022, talk with your local Harcourts office first. We know Christchurch best and we are the company that sells the vast majority of the property across our city. There is a reason the majority of the city chooses Harcourts to sell their home. We believe we provide the best options that create the right environment to achieve the best possible outcome for you the seller and while the final sale price might not be your ultimate reason for choosing who to use to sell your property, I suggest it should be a factor you consider, especially when the data is so compelling.

**Christchurch City – All companies**  
Average sale Price December $804,981  
Median sale price December $700,000

**Harcourts Christchurch**  
Average sale price December $890,063  
Median sale price December $762,500

Give Harcourts a call and let us show you the benefits and economic advantage of the Harcourts sales process.

# Iconic Sumner Site Serves Golden Opportunity

One of NZ's oldest cinemas for sale as Christchurch owner turns 90

Lang Masters wants to roll the credits after six decades running one of New Zealand’s oldest cinemas.

Masters, 90, has been a familiar sight behind the counter seven days a week at the three-screen Hollywood Cinema in Sumner, Christchurch.

He has now put the complex up for sale and it will be auctioned on February 24.

The Hollywood cinema opened in 1938 and has screened movies ever since, including a 25-year period when it was known as The Stage Door. It is the oldest cinema in the city. “I thought it would be a good time to sell because I can’t work here forever. I may as well have some spending money,” Masters said.

He said while he no longer wanted to work five hours every day of the week, he would miss the cinema if he gave it up entirely. “If someone can come in and wants to keep it going, I could come in and help out, rather than give up completely,” he said. “You’ve got to know what films to book.”

The property is being marketed by real estate agents Harcourts to property developers as a potential redevelopment site, as well as to investors. The sale includes a Coffee Culture cafe, run by a tenant. Masters said it would be a shame for the local community if the cinema had to close. He hoped any redevelopment could incorporate a new cinema. “I suppose someone could put in a couple of new luxury cinemas, and the rest in flats.”

Masters said the business had survived the Covid-19 pandemic and the opening of new multiplexes because of its loyal local audience in the seaside suburb. “They are still coming to the movies. The like it in Sumner, and people come here from out of town as well.”

In 2014, the cinema won the People’s Choice award for the best independant cinema at the New Zealand Motion Picture Awards.

Masters and his wife Maureen have run the cinema since 1962, adding a second screen in the 1970s and a third in the 1990s to make a total of 337 seats. The couple built up their film empire and by the 1980s had seven cinemas around Christchurch under the name Masters Theatres. They later scaled right back and concentrated on the Hollywood. In 2015, they brought the Sumner property from landlord Nigel Warnes for $929,000, and a year later bought in Steve Jukes as a co-owner. Lang Masters continued to run the cinemas after Maureen died two years ago.

In July last year, a group headed by Jukes agreed to take over the business and lease the property from Masters. But the deal was not completed and by the end of the year Masters had bought the group out and become sole owner again.

The property has a 2019 rating valuation of $1.1 million.

This article was published by Stuff and written by Senior Reporter Liz McDonald. View the original article [here.](https://www.stuff.co.nz/national/127642970/one-of-nzs-oldest-cinemas-for-sale-as-christchurch-owner-turns-90?fbclid=IwAR0-u79CIJaYdszi72Vwjq1SfHIY5ZQlImP06CLMGfF1gizQaLFb_86E8jA)

# Rugby Superstar Will Jordan signs with Harcourts Grenadier

Introducing Will Jordan as Brand Ambassador

Harcourts Grenadier, the number one Harcourts franchise in the South Island, have announced a new partnership with World Rugby’s ‘Breakthrough Player of the Year 2021’, Will Jordan.

The partnership will see the electric outside back acting as an ambassador for the Grenadier brand.

For Managing Director Andy Freeman, there’s a natural synergy between the star player and the industry-leading real estate company. ‘Our values really align’, says Freeman. ‘Will’s humble, hard-working, and incredibly dedicated. And he’s local, like us!’

Born and bred in Christchurch, the 23-year-old Jordan has made every post a winner since starting his professional rugby career, quickly cementing his status as one of the game’s hottest talents. The new ambassador role is an exciting step in the burgeoning off-field career of the try-scoring machine, who recently purchased his first home through Harcourts Grenadier.

‘Dealing with the guys at Grenadier was an awesome experience’, says Jordan. ‘Nothing was ever a problem – they guided me through the entire process and ensured I had all the information I needed to make a great decision’.

The support provided during his home buying journey certainly resonated with Jordan. ‘I understand the value of having a world-class team around you’, he says, ‘and Grenadier are certainly that. I’m excited to be their ambassador’.

# Christchurch Real Estate Market Update | January 2022

Market Update REINZ Sales Data for Christchurch January 2022

The data has just been released from the Real Estate Institute of New Zealand relating to sales during the month of January. On the surface, the data shows a significant drop in the number of sales in the month both nationally and locally but little significant movement in the median values across the country. As with any data, interpretation of the figures can usually be made to support or contradict whatever premise a commentator might have. Over the coming weeks, I suspect much will get made of the drop off in actual sales volumes, and stories will abound that first home buyers have left the market in droves and the inevitable price drops will follow.

The reality I suspect will be quite different. January is always a statistically different month, simply because of the holiday period. This January was no different. Nationally very few offices and even fewer consultants were back into the business of real estate before the 17th of January this year, with a good number being even later. This was partially due to the timing of the Christmas /New Year period and partially because there was just simply a need for people, including the owners of houses, to have an extended break because of the manic market everyone experienced the previous year. Everyone just needed a longer break.  
The result is that for the majority of the market there was less than two weeks of business activity conducted in January. Most real estate people were still on holiday so not as much property was either listed or sold during the month.

Over-analysing these figures as a guide to what might or might not happen for the rest of the year is likely to be a little misleading. Having said that, the figures are the figures and what they show for Christchurch in January are that there was a significant slowdown of activity, which meant the recorded sales volume dropped away to a total of 294 properties sold. This volume is down around 33% on January 2021. With the drop in number of properties sold, the median sale price achieved dipped slightly from the record high achieved in December 2021, to $665,000. Additionally, the days on market slipped out to 30 as a result of so many in the industry being on holiday.

The big question on everyone’s lips going forward is what is likely to happen for the rest of this year? The simple answer is nobody knows and, as with many economic and Covid related predictions, the results often vary hugely from the predictions.

What I can do however is relate what I think will happen within Christchurch and surrounding areas based on what we see within the Harcourts market. The volume of new stock coming to the market is still very tight, consequently the volume of newly listed property coming into the marketplace is low. Of the new stock that is coming to the market, almost 60% is being listed for sale by auction. Harcourts is well known across the city for using the auction method of sale and for good reason - we achieve significant benefits for our vendors utilising this method. We recently looked at the data for Harcourts Christchurch sales achieved over the last six months of last year. It is interesting to see that the median sale price across all our auction sales was $800,000, whereas the median sale price of property sold by all other methods of sale was $654,000. That’s why we believe auction is the best option for a seller.

Much is being said about the new regulations and that the first home buyer market has all but disappeared. This is simply not true, or not yet anyway. Statistics just released show that late last year first home buyers made up 26% of the market. Despite increasing interest rates and rampant prices they are still supposedly 24% of the current market. That small percentage drop off is insignificant when you understand that there are still huge numbers of other buyers in the background waiting for the chance to purchase. Also, remember that the vast majority of the buyer pool, over 75%, are not first home buyers and not necessarily subject to the tougher lending regulations due to their equity levels. There is no doubt that the majority of people would like to see the previous rampant property price growth reigned in, however I don’t see that happening in the immediate future for us here in Canterbury/ Christchurch. Demand is still too strong at this stage. Over 34 years experience in real estate tells me that when listing stock levels remain low like they are currently, then prices will remain strong, and this is doubly so when it coincides with huge demand from buyers. I have said it before, just wait until MIQ disappears completely and everyone who wishes to can come home to New Zealand. Where are we all going to live?

When the February/ March figures start to unfold, we will see a truer picture of what might be in store for us all in the local real estate market. At this stage it’s too soon to be 100% certain. The one thing you can be sure of however is that Harcourts sells the vast majority of property in Christchurch and our auction system, training and numbers ensure we achieve the best possible price on the day. You ever only sell once so you might as well get the best possible outcome, and that is exactly what Harcourts achieves for our clients.

# Voted number one for service by New Zealanders for fifth time in a row!

Harcourts has been awarded the Reader's Digest Quality Service Gold Award for real estate agencies.

Service matters, especially when it comes to selling or investing in what is likely to be one of your biggest assets. In a market that has faced as many challenges as the one New Zealanders have been navigating for the past couple of years, service matters more than ever.

“It’s truly an honour to be awarded the Reader’s Digest Quality Service Gold Award for real estate agencies for a fifth consecutive year,” says Harcourts New Zealand Managing Director Bryan Thomson. “It’s a vote of confidence from New Zealanders and one that we don’t take for granted.”

“In the environment, we’re currently living in, our people, processes and technology must be constantly adapting to make good on our promise of exceptional service, year after year. Being awarded the Gold Quality Service Award for five years and the Reader’s Digest Most Trusted Award for nine consecutive years tells us we’re doing that.”

These articles were featured in [Harcourts Property Focus, Issue 1 2022](https://harcourts.net/h1images/NewZealand/Newsletters/PropertyFocus/PropertyFocusNewsletter_Jan2022.pdf)

# Ready for take off in Wigram!

Harcourts Grenadier's newest office is opening in Wigram very soon!

The Christchurch suburb of Wigram is what’s commonly referred to in real estate circles as a ‘hot spot’; a vibrant neighbourhood which really has exploded in the last few years. Transitioning from a former air force base to a bustling community complete with modern homes, popular businesses and a host of key amenities, it’s a location which continues to go from strength to strength.

All of this made it the obvious choice for Harcourts Grenadier’s newest office, which will be open for business on the 4th of April 2022, under the leadership of business owners Sarah and Hamish McLeod.

Having owned Harcourts’ Halswell office since 2017, Sarah and Hamish have significant real estate experience and in-depth knowledge the industry which will be invaluable for the team at Wigram.

“It's very exciting to be the first real estate office in Wigram Skies and be able to provide the excellent client service and results Grenadier is known for", says Sarah. "The new building looks amazing, we have an incredible group of real estate professionals around us, and there’s no reason we can’t achieve amazing success for both our clients, and our people”.

The office will be home to agents with a great skillset, a real passion for the local property market and, most importantly, a desire to deliver an exceptional experience for their clients.

If you are a new or established agent looking for a change, rest assured there are still opportunities to join the Wigram team.

And, if you live in the area and want assistance with your real estate journey, well, the team are ready and waiting.

For more information contact Hamish McLeod on +64 27 555 7047 or Sarah McLeod on +64 21 92 8767.

Harcourts Grenadier Wigram, 47 The Runway, +643 341 2127

# Cashmere Hills Land Sale

A Unique Land Offering in Popular Cashmere Hills

All-day sun and magnificent views across the Canterbury plains towards the Southern Alps are on offer for discerning buyers searching for a large piece of rare Cashmere Hills land for development.

[Harcourts Grenadier](https://grenadier.harcourts.co.nz/) has just listed the high-profile and unique 26.7908ha opportunity at the upper end of [Worsleys Road](https://grenadier.harcourts.co.nz/Property/956523/CR45397/358-358-E-Worsleys-Road) in popular Cashmere Hills, which has predominantly north and westerly outlooks that will capture stunning  sunsets and provide excellent shelter from prevailing easterlies.

Listing salesperson [Matthew Loose](https://harcourts.co.nz/People/19835/Matthew-Loose) says the property is bare and undeveloped, and is unlike anything else on the Christchurch market today, with the potential for multiple sites.  “This is one of the last areas for development left in this sought-after part of Christchurch,” he says.

“The location of Cashmere is extremely popular, and it’s not hard to see why. This piece of land is a convenient commute to town, is in good school zonings and enjoys excellent nearby amenities such as the Adventure Bike Park and the general outdoor recreation of the Port Hills at the doorstep.”

The oldest suburb on the lower flanks of the Port Hills, Cashmere has been developed since the 1890s. It became very fashionable and slightly Bohemian last century, with its name taken from Kashmir Estate developed by early settler John Cracroft, who was born in India.

[Mr Loose](https://harcourts.co.nz/People/19835/Matthew-Loose) says the property at [358 Worsleys Road](https://grenadier.harcourts.co.nz/Property/956523/CR45397/358-358-E-Worsleys-Road) is being sold as a Mortgagee Tender, and a LIM, Geotech and tender details are now available for interested purchasers.  Tenders close at 1pm on Wednesday, August 25, 2021, and [Mr Loose](https://harcourts.co.nz/People/19835/Matthew-Loose) says anyone keen to know more should secure their interest immediately.

Please contact [Matthew Loose](https://harcourts.co.nz/People/19835/Matthew-Loose) from the [Harcourts Grenadier Christchurch City office](https://grenadier.harcourts.co.nz/Home/contact-us/city) on [+64 274 523 116](tel:+64%20274%20523%20116). He is happy to discuss further and provide a quote.

# Real Estate in Level 3

Conducting Real Estate During COVID Alert Level 3

We are dedicated to working safety and cautiously during alert level 3.

**Here is a run down on how things will operate:**

**Listing and marketing a property**

* Where possible, we will appraise the property using virtual methods instead of visiting the property.
* In the case of a virtual appraisal, we will ensure every party knows that the licensee has not physically inspected the property.I
* If a virtual appraisal isn’t possible, we may visit a property to conduct an appraisal if the vendor and any tenants agree. All discussions about marketing plans, disclosures and how the listing will progress must be by phone or video call to minimise personal contact.

**Signing the agency agreement**

* All discussions regarding the agency agreement must be done remotely.
* Contracts should be signed electronically. You can use contactless pickup or delivery for the contract if absolutely necessary.

**Marketing a Property**

* Professionals (for example, photographers, videographers or home stagers) who visit the property must comply with the health requirements  as well as any industry-specific or government guidance relevant to their role. If the property is tenanted, the tenant's approval is required.
* Visits to a property must be limited to a total of two visits per property per day, whether from prospective buyers or from professionals. The owners or property’s occupants should not be present when the professional visits.
* Agents should not use letterbox drops to market a property.

**Open homes and viewings**

* Open homes are not allowed at alert level 3.

**Private viewings are allowed at alert level 3 under the following conditions:**

* Sign in using a NZ COVID Tracer app QR code specific to that property.
* There should be no more than two visits to a property per day, whether from prospective buyers or from professionals.
* Time to clean all surfaces between viewings wil be allowed for.
* There should be no more than two prospective buyers from the same extended bubble and the licensee at the viewing.
* Prospective buyers cannot travel between regions for a private viewing.
* Physical distancing should be maintained.
* The agent will email COVID-19 safety information to prospective buyers before the viewing.
* Everyone over the age of 12 attending a viewing must wear a face covering.
* The vendor and property occupants must agree to the private viewing and must not be at the property during the viewing.
* Prospective buyers must pre-register for the private viewing. They must supply full contact details for contact tracing.
* The Agent should open all internal doors before the viewing to minimise surface contact.
* People at high risk (e.g. those with existing medical conditions), should not attend a private viewing, and private viewings should not take place their homes.

**Professionals visiting the property**

* Vendors and prospective buyers can engage professionals like property inspectors, valuers and engineers to carry out inspections at the property, if this work cannot be done remotely. If the property is tenanted, the tenant's approval is required.
* Visits to a property must be limited to a total of two visits per property per day, whether from prospective buyers as part of a private viewing or from professionals.
* Purchasers should not attend the property with the professional. You can stay in contact by phone or video call.
* We recommend that, if agents need to give the professional access to the property, they wait outside or in one room in the house while the professional works.
* Ensure you have the contact details of any professional who visits the property for possible contact tracing.
* Ask the professional to wear a face covering and to sanitise areas they touch.

**Work to complete the conditions of sale**

* Tradespersons (for example, builders, plumbers and electricians) who visit the property must comply with the health requirements as well as any industry-specific or government guidance relevant to their role.
* Ensure you have the contact details of any tradesperson who visits the property for possible contact tracing.
* Ask the tradesperson to wear a face covering and to sanitise areas they touch.

**Auctions**

* Auctions can only take place by phone or online bidding.

**Signing the sale and purchase agreement**

* All discussions about the sale and purchase agreement or offers received must take place remotely, for example by phone or video call.
* Contracts should be signed electronically. You can use contactless pickup or delivery for the contract if absolutely necessary.

**Pre-settlement inspection**

* A pre-settlement inspection can take place. Buyers must meet all health requirements when visiting the property. You should observe the conditions listed for private viewings above, as far as they apply. If the property is tenanted, the tenant's approval is required.
* If a buyer is in an alert level 1 or an alert level 2 region, they may travel into a region at alert level 3 to conduct a pre-settlement inspection as long as they enter the region with the purpose of moving into their new property. Buyers should ensure that they do not return to a region at a lower alert level after conducting the pre-settlement inspection and must stay in their new region while waiting for settlement day.
* If a buyer is in an alert level 3 region, they may travel into an alert level 1 or alert level 2 region to conduct a pre-settlement inspection, as long as they enter the region with the purpose of moving into their new property. They should ensure they do not return to a region at alert level 3 while waiting for settlement day.

**Settlement**

* Moving within a region at alert level 3
* House movers can work at alert level 3, so buyers and sellers can move house if they follow the government guidance on the COVID-19 website. Moves can occur within a region that is at alert level 3.
* Licensees should arrange for exchange of sanitised keys with no physical contact between any party.

# An incredible experience, from door to door.

Why we partner with Corporate Cabs

Auction day is a big occasion, full of excitement and emotion. But, for some, it can also be quite stressful.

Here at Harcourts Grenadier, it’s our job to help alleviate that stress, creating a truly incredible experience – a relaxing, enjoyable day which starts the moment you step out your front door!

That’s why we partner with the wonderful people at Corporate Cabs, offering all of our sellers a complimentary car service to and from our auction rooms on Moorhouse Ave.

Our partnership with Corporate Cabs began in 2019, and has been a huge hit with our clients. Like us, Corporate Cabs are a Kiwi company who take great pride in delivering outstanding service – from their immaculately-presented vehicles to their friendly, professional drivers.

After being picked up from home you’ll travel in comfort and style, avoiding the stress of traffic and the pressure of finding a park. You’ll be dropped right to the door of our world-class auction facilities, where you’ll be personally greeted by our Head of Client Experience, Greg Seaward-Searle.

From there you can grab a prime spot in the auction room, wait in our comfy reception area, or pop into one of the various cafes which surround us – we provide coffee cards for all of our clients too!

Post-auction, the VIP experience continues. Armed with a beautiful bunch of flowers from our team, you may like to pay a visit next-door to Sugarhorse, indulging in a glass of bubbles to celebrate a successful outcome. When you’re all set to head off your car will be waiting, ready to return you safely home.

In the grand scheme of things, our complimentary car service is just a small detail. But, we’ve built our industry-leading auction programme on getting every detail just right – from our award-winning auctioneers, our highly-skilled marketers and our cutting-edge technology, right down to the little things on the day that help create an unforgettable experience!

If you’d like to learn more about that auction programme, or about selling your property in general, don’t hesitate to get in touch – we’d love to hear from you!

# Market Comment | June 2021

Market Update REINZ Sales Data for Christchurch June 2021

The Real Estate Institute of New Zealand has just released the industry data for the month of June and it makes for sobering reading if you are a buyer in the current market.

Headlined, **“House prices continue to rise across the country defying expectations”**, it goes on to outline what is happening region by region. What surprises me is why people still consider what is happening in the property market as **“defying expectations”**. What we are experiencing here in New Zealand is being replicated to a greater or lesser extent around the globe in other OECD countries. It has been said so many times, while we continue to have Kiwis pouring back into the country via MIQ from other parts of the globe where they have been living, we will continue to see a massive housing shortage. This is particularly true while the rules and regulations around property development are being tinkered with by the Government, and supply and labour chains remain constrained within the building industry. When you hear that MIQ is fully booked until November and people are prepared to pay thousands of dollars to get a place via queue jumping websites, it is clear that the pressure on our housing will not diminish in the short term.

Looking back on the comment I wrote in June 2020, it was apparent then that the market was starting this trend of “defying expectations”.

***“While June has been the first full trading month for the real estate industry since lockdown, I think it is fair to say the results have surprised everyone. The Real Estate Institute figures show remarkably similar trading conditions right across the country, so much so that June 2020 had more property sales nationally than any June for the last four years.”***

This June we have just experienced the highest number of sales nationally for the last five years. Selling property is not the issue, it is the lack of availability of property to sell in order to meet demand that is the issue. Typically over our winter months, we see slightly less property than normal come to the market, and this June was a typical June. Total volume of new stock coming to the market is down just slightly on June last year, by about 6% which is not a big difference. However, because it is being sold more quickly and there is so much buyer interest, we are also seeing a rapidly reducing volume of **“stock on hand”** right across Christchurch. Currently we have half the amount of stock available to sell compared to this time last year.

This decreasing availability of property to the market is by far the biggest concern. Quite literally we do not have enough houses to meet everyone’s needs, regardless of whether a person is renting or buying to live in.

A good snapshot of what has happened over the past two years can be seen in these June figures for Christchurch.

Along with the increasing house prices, we can see that the days on the market has also dropped dramatically, and this is a feature of the current market. The trends we are currently seeing will not change any time in the near future. Quite simply there is currently too much pressure in the system and it will not disappear while this pandemic continues to play out around the globe.

There is no doubt that the figures and this commentary make for sobering reading. However, if you are a seller of property in this market, there is no doubt that now is the time you can achieve a very good sale price. Having said that, it amazes me that some people and companies will advertise and promote that they can achieve a sale **“off market”** currently. If you are a seller or thinking of selling soon, selling **“off market”** is the very worst thing you could do. Why would you contemplate selling to the first person who makes an offer **“off market”** when you could have multiple buyers looking at and bidding to buy your property. In this type of market, the false economy of **“saving a thousand or two”** on a commission can literally make many tens of thousands, if not hundreds of thousands of dollars difference on the selling price. Within Christchurch, Harcourts is well known for dominating the market sales and achieving the best possible price for property it sells.

While the overall Christchurch median sale price was recorded at $580,000 for all sales by all companies, Harcourts’ median sale price in June was $637,000. Similarly, the average sale price across all companies was $702,101 while Harcourts’ average sale price was $796,795.

If you are a seller, I urge you to look at the data, take the time to understand what is happening currently in your marketplace, and realise that a quick sale to save a couple of thousand on commission is likely costing you a lot more on the eventual sale price. Our systems, training and strength in the marketplace are designed to achieve the best possible outcome for our sellers, so why would you consider selling with anyone else?

# Commercial Property Investment

Commercial Property Investment

Commercial property has provided secure and high performing investment opportunities for generations of New Zealanders. Options range from direct property ownership to investing in funds, syndicates or listed commercial property companies. While most Kiwis are more familiar with residential property investment, there is growing interest in commercial property from a wide range of investors and retirement savers. Most recently, market commentators have reported a surge in interest following the announcement of new laws for residential investment. While commercial property investment is very different, there are plenty of experienced professionals ready to help.

**Why invest in commercial property?**

People choose to get into commercial property for a wide range of reasons. Some are high net worth individuals or large corporate investors, while others see it as a way to reduce risk by adding cashflow and diversity to their investment portfolio. Many of the reasons are similar to those of residential property investors. Here are some typical examples:

* As part of their retirement savings plan
* Because their business is renting its premises and they’d prefer to own their own
* To achieve a better long-term return than is currently available through other investments
* To avoid having all their funds in one type of investment, such as shares or residential property
* To avoid the increasingly regulated residential rental market
* To utilise existing equity in their home for funding leverage
* As a hedge or protection against the eroding effects of inflation

**Commercial property ownership entities**

If you’re planning to buy a commercial property, it pays to get experienced advice on the best ownership structure for your goals. You don’t have to go it alone; teaming up with others may get you into a more profitable or lower risk commercial property venture. The various options offer different risk profiles, liquidity/flexibility, financial and compliance risks, management obligations, tax regulations and so on.  
Commercial property ownership models in New Zealand include individuals, Companies, Trusts, Partnerships and Syndicates each suitable in differing circumstances.

Whether you’re simply curious about investing in commercial property or keen to get started, come along to our Commercial Investment Information Evening to find out more.

# Mixed-Use Properties

Complete Property Management

Mixed-use properties (or commercial properties with multiple uses) provide some unique and compelling opportunities for investors. And, here at Grenadier, we have the team to help you capitalise on all of them.

**What is a Mixed-Use property?**

Mixed-Use properties come in all shapes, sizes and forms, but the most common scenario consists of a commercial or retail space on the lower level, and a residential apartment above. The versatility of these properties, and the broad audience they appeal to, make them an enticing investment proposition. But there are some complexities involved.

Most Mixed-Use properties will have two sets of statutory requirements to meet, with zoning for commercial tenancies also an important consideration.

In addition, owners need to factor in things like building warrants of fitness, body corporate fees, obligations under the Healthy Homes act, the Health & Safety at Work Act, and any other legal requirements relating to both residential and commercial tenancies.

Not to mention with a mix of residential and commercial tenancies in the same building, issues such as noise, potential cooking smells, and commercial rubbish requirements can arise between the parties. Any shared common areas will also need to be effectively managed to avoid other conflicts.

Because of this, it is important to surround yourself with the right people when it comes to managing your investment.

**The Experts in Mixed-Use**

At Harcourts Grenadier, we have all the expertise you need to maximise the return on your investment. Combining the skills of two industry-leading teams – [Grenadier Rent Shop](https://grenadier.harcourts.co.nz/Home/contact-us/grenadier-rent-shop) and [NAI Harcourts Grenadier Commercial Property Management](https://grenadier.harcourts.co.nz/Home/contact-us/nai-harcourts) – we’re your one-stop-shop when it comes to managing Mixed-Use properties and can provide you with complete property management solution for your investment.

[Grenadier Rent Shop](https://grenadier.harcourts.co.nz/Home/contact-us/grenadier-rent-shop) will take care of your residential tenancy, with [NAI Harcourts](https://grenadier.harcourts.co.nz/Home/contact-us/nai-harcourts) looking after your commercial tenants. NAI will manage the outgoings recoverable for the commercial tenancy, providing monthly financial breakdowns as well as full quarterly reports.

Crucially, while you benefit from the expertise of two skilled teams, you’ll have a **single point of contact**at all times.

Of course, you’ll also benefit from the power of the Harcourts network as a whole. We have strong relationships with everyone from quality contractors to insurance brokers and specialist service providers, ensuring every resource you could ever need is at your disposal.

To learn more about our services contact [Linda Kuipers](https://grenadier.harcourts.co.nz/Profile/Linda-Kuipers) or [Amy Ziolo](https://grenadier.harcourts.co.nz/Profile/Amy-Ziolo)

# Auctioneering Champion Says Company Culture is a Big Factor in Success

Ned Allison

Auctions are an exciting environment and auctioneer Ned Allison loves them. He's delighted to be the current REINZ national real estate auctioneering champion and also the winner of the recent Harcourts International championship. But he says competition is tough.

"We get judged on a range of criteria, from property description to the handling of the bids to the flow of the bidding to encouragement to bid, to salesmanship, accuracy in adding up the numbers, and selling it for the right money."

Ned grew up in Christchurch and joined Harcourts Grenadier in 2013 after completing a degree in Business Management in Australia. He now leads the highly successful Christchurch City Office team. Ned attributes his success to training, hard work, and his company.

"We've got very good auctioneers here at Grenadier and across the Harcourts network—Phil McGoldrick and Roger Dawson have been really terrific, and Lisa Yardley-Vaiese, who's the top female auctioneer in the country."

With a young 16-month-old daughter and another one on the way, Ned has plenty to keep him busy.

"I think we've got some of the best agents who run some of the best auction campaigns so as an auctioneer that's a very appealing place to be. It's a lot of fun along the way as well. I thoroughly enjoy it."

Ned believes auctions are the best way to sell, especially in a market where it can be hard to know what houses are worth.

"We're seeing some phenomenal results for owners but for buyers also being able to see what other people are prepared to pay. With other forms of sale, it's a bit of a stab in the dark, it's a one-shot thing, so with auction they can see where other people are and can improve their position or their offer and bid multiple times."

Harcourts Grenadier managing director Andy Freeman says the company which celebrates 30 years in 2021 is the largest Harcourts franchise in the South Island and the second largest in New Zealand, with nine offices and a 10th due to open soon.

"We've got great resources," says Andy. "We have our own marketing team, a full line-up of auctioneers, who are all very talented, and we have the best auction rooms in the South Island.

Our customer service is "10 out of 10". Vendors are given flowers and are taken to and from the auction rooms in Corporate Cabs.

Andy, who has been with Harcourts Grenadier for 28 years, says it's all about the people.

"The biggest thrill I get is seeing people do well, for themselves and their families. That's number one to me."

Andy says he believes that the management team—which includes champion auctioneer Ned Allison—is the best of any company he knows.

# Harcourts Grenadier is Landing in Wigram

The Sky's the Limit

Even in the era of exponential growth our city is currently experiencing, the rapid expansion of Wigram is an anomaly. In the space of a few short years it has evolved from the sparse grounds of a former air force base to a bustling suburb full of contemporary homes, thriving businesses and comprehensive infrastructure.

In real estate terms, it really is the ultimate ‘hot spot’.

Given the volume of activity in the area, the idea of opening a Wigram office was a no-brainer for franchise owner [Andy Freeman](https://grenadier.harcourts.co.nz/Profile/Andy-Freeman-AREINZ-NatDipRE) and the team at Harcourts Grenadier. “It’s an incredible opportunity, not just for the Grenadier Group, but for the individual agents who come on board”, says Andy. “For those with the right attitude, the earning potential truly is uncapped”.

The new office will be led by Sarah and Hamish McLeod, who have thrived in their roles as business owners since purchasing the [Harcourts Halswell office](https://grenadier.harcourts.co.nz/Home/contact-us/offices-halswell) in 2017. Both have plenty of expertise to share, with Sarah having been a part of Alison Aitken’s award-winning team before going on to be the Sales Manager at the busy Grenadier City office. Hamish’s background includes significant experience in management, auctioneering, rural and residential sales. The pair take considerable pride in their ability to support their salespeople, creating a world-class environment where clients and staff alike have the chance to achieve phenomenal results.

Those who join the Wigram team will also benefit from Grenadier Advantage, a unique program designed to provide new agents with the very best training and support from day one. The first of its kind in New Zealand, the program sets the perfect platform for agents to accelerate their careers, and their incomes. For those requiring financial assistance as they transition to a real estate career, there’s also Grenadier Advantage +, which supplies successful applicants with a 20-week base salary.

Anyone with a positive attitude, plenty of self-drive and a genuine desire to build a long-lasting career is encouraged to contact [Hamish McLeod](https://grenadier.harcourts.co.nz/Profile/Hamish-McLeod-AREINZ-Nat-Dip-RE-B-Bus-Mgt) on +64 27 555 7047 or [Sarah McLeod](https://grenadier.harcourts.co.nz/Profile/Sarah-McLeod-AREINZ-Nat-Dip-RE-BA) on +64 21 92 8767 for a confidential chat about their future at Harcourts Wigram.

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

# Number One Franchise in the South Island

Harcourts International Awards

After great success at the Regional and National Harcourts awards, we were delighted to secure the following awards at the 2021 Harcourts International Awards:

Number 2 Client Experience Individual Award: Fernanda Hammett

Number 4 Office for Revenue: Christchurch City Office

International Novice Auctioneer: Ben Donaldson

International Auctioneer: Ned Allison

Number 2 Franchise for Revenue: Grenadier Real Estate

Number 19 Sales Consultant: Lin Ma

Number 15 Sales Consultant: Alison Aitken

# Christchurch Real Estate Market Update | May 2021

Christchurch Property Market

We are now well into the start of the winter months, a time when the market traditionally starts to show signs of slowing down after the frantic summer months. With the full-on market, there has been pressure felt across the country. Additionally, there has been added scrutiny from the Government and measures introduced to curb price growth on property. As a result, there has been even more media scrutiny on the market and the messages in the marketplace have been mixed and vague at times, adding to the pressure.

Talking with buyers it would seem that when a commentator suggests 'price growth is slowing', their interpretation or hope is that this means prices might be/are dropping. However, as the market continues and rolls into winter, it looks increasingly like this will not be happening for a while. In fact, the most recent headlines we are seeing are, **"House prices grow by a record-breaking 17% in one year"***(Scoop Business, 8th June)*and **"Double-Digit Home Price Gains Boosted Home Equity to New Highs"***(Derived from Data News, 11 June).*The Real Estate Industry has just released (June 2021) the combined sales figures for the month of May, along with the headline, **"House price rises continue; Auckland hits new record median price again."**

Quite simply the upward pressure on house prices is still here and along with Auckland, we see Christchurch has also just set a new record median sale price figure over May. The just released figures tell us that there were 722 sales in our Christchurch Market, the new median sale price was $600,000 and average time on the market was 26 days. The issue for every buyer, the industry and the Government is the fact that there is an all-time low level of stock available for sale. While there is this massive shortage of availability, we can expect to see huge pressure maintained on sale prices. The real issue is not investors or even people buying extra houses, it is quite simply that we have more people wanting a roof over their head than we have houses available. This shortage will not disappear quickly and in fact will likely take years to be addressed as we simply can't build homes fast enough to meet demand.

Over the coming months I have no doubt we will see fewer and fewer homes available for sale. This will mean in number terms that we will likely see the volume of sales decrease, but I fully expect that just as sales volumes decrease, sale prices will continue to lift. In simple terms a full MIQ bed is typically another Kiwi returning home and they need somewhere to stay like everyone else, so it's either at home with mum and dad, a flat or they need to buy for their family.

The best indicator of expectation for what might happen in the future is the HPI, (House Price Index). This is a theoretical index derived from a formula that has followed trends and figures and is updated with actual results in real time. Quite simply, if the HPI is rising it is essentially indicating the expectation that the house prices will continue to lift. The Current HPI for May is 3122, which is up another 1.2% on last month. So even the theoretical signs are mirroring what the facts are saying and what our gut is telling us.

For Harcourts here in Christchurch, we are seeing the same trends as shown by the market. Our stock levels are at the lowest we have ever seen; sale price is still facing huge pressure and sales volumes would be a lot higher if we had more stock. It is when we look hard at the sales results we see where the Harcourts system really shows through for people looking to sell. We know from the figures that Harcourts sold close to half of all the property sold in Christchurch in May.

If you are thinking of selling in this current market you need a company who will achieve the best possible price the market is prepared to pay.

Christchurch Property Market

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# We're the Best at Putting you First

Recognised Both Regionally and Nationally

Recently, we joined the rest of our Harcourts colleagues at the Harcourts National End of Year Awards to celebrate each other's success over the last year!

We received multiple accolades and we're particularly proud to have picked up four of the five Client Experience Individual Awards, as well as the Harcourts Foundation Inspiration Award! These awards speak to the client-centric approach we have in all that we do, as well as our commitment to the local community. We couldn’t be prouder of our team and their accomplishments.

As you can see by the pictures we had a great time celebrating together and are truly delighted when we watch our team members succeed!

We must also acknowledge and thank the Harcourts Group and the organising team for a sensational 2021 Conference and Awards

**Harcourts Foundation Awards**

🏆 Harcourts Foundation Inspiration Award

**Client Experience - Individual Awards:**

⭐️1st = Fernanda Hammett

⭐️ 3rd = Karen Blair, Michelle Corkindale & Christopher Graham

**Auction Awards**

🏆 Auctioneer of the Year: Ned Allison

🏆 Runner Up Auction Novice: Ben Donaldson

🏆 Top Office Auction Listings: 3rd Christchurch City

**National Top 20 Sales Consultants**

🏆 Top Sales Consultant: Number 13 Alison Aitken

🏆 Top Sales Consultant: Number 17 Lin Ma

**National Franchise Awards**

🏆 Top Multi Office Franchise (Revenue): 2nd Grenadier Real Estate Ltd

**National Top Office Awards**

🏆 Top Office Revenue: 3rd Sumner (Small Group)

🏆 Top Office Revenue: 2nd Avonhead (Medium Group)

🏆 Top Office Revenue: 3rd Christchurch City (Large Group)

**Property Management Awards**

🏆 Top Property Management Office for Business Development: Grenadier Rent Shop

🏆 Top Property Management Office for Organic Growth: Grenadier Rent Shop

🏆 Top Property Manager Business Development: 2nd Amy Ziolo

**Best Presented Office Awards**

🏆Best Presented Office: Halswell Office

**Mortgage Express Awards**

🏆 Mortgage Express Top Referring Franchise

🏆 Mortgage Express Top National Performing Advisor (Written Business By Number): 1st – Sue Clydesdale

🏆 Mortgage Express Top National Performing Advisor (Written Business Dollar Value): 2nd – Sue Clydesdale

Whether buying, selling, or just looking for information, we put our clients’ needs at the heart of everything we do. If you’d like to experience the highest level of client care available, don’t hesitate to fill in the form below or call our dedicated Head of Client Experience, Greg Seaward-Searle - 021 273 2753

# Charity Golf Day 2021

Charity Golf Day 2021

3rd May 2021

Over the past 8 years, Harcourts Grenadier have proudly supported Christchurch organisations [Youth Pathways](https://www.youthpathways.co.nz/) and [Aspiring Youth Development Trust](https://www.aspirecanterbury.org.nz/service/papanui-youth-development-trust/) through running a Charity Golf Day organised by our City Office and held at [Russley Golf Club](https://www.google.com/search?q=russley+golf+course&oq=russley+golf+course&aqs=chrome..69i57j46i175i199l5j0j69i60.4015j0j7&sourceid=chrome&ie=UTF-8). Companies are invited to register their teams to participate in the golf tournament, hear from motivational speakers, attend the aftermath dinner and the charity auction.

Joined by charity partner’s [Inovo Projects](https://www.inovo.nz/) in recent years, the two key sponsors organise the various auction items from local businesses throughout Canterbury. These are then auctioned off on the day with all funds going towards the initiatives of Christchurch’s Youth Pathways and Aspiring Youth Development Trust.

In 2021, the Charity Golf Tournament and Auction raised over $44,000, sponsored by both Harcourts Grenadier and Inovo Projects. Funds raised over the past 8 years have been used to purchase gear and equipment such as mountain bikes, a new van, trailer and a basketball court through to running various programmes and outdoor activities.

Youth Pathways Trust and Aspiring Youth Development Trust works with the most marginalised young people and their families in Christchurch. Some of these children are totally disengaged from education and come from families with violence, drug, and alcohol issues. By concentrating on outdoor and sporting activities their aim is to break the cycle and work with the whole family to promote pro-social behaviour in our community.

Youth Pathways supports young people in a variety of programmes that include health, education, training, employment, life skills, therapy, personal development, physical wellbeing and sports. The focus is that all young people will have a personalised individual development plan which will include activities in the community that foster positive social choices.

The [Coast-to-Coast Rangers](https://grenadier.harcourts.co.nz/Home/blog/www.coasttocoastrangers.org.nz) programme was established by Aspiring Youth Development Trust to provide opportunities primarily for underprivileged students to be exposed to outdoor activities by participating in the Coast to Coast. The aim is to develop lifelong skills and qualities invaluable for adulthood and for the community. These charities effectively develop self-reliance, pride and independence and a belief in self-worth as part of the wider community.

We're looking forward to next year's event and are proud to support such important work in our community.

# Grenadier celebrates 30-year milestone

At home in Canterbury since 1991

2021 marks 30 years since our CEO [Robert McCormack](https://grenadier.harcourts.co.nz/Profile/Robert-McCormack-AREINZ-FNZIM-FREINZ-Hall-of-Fame)opened the doors of Grenadier Real Estate Limited, a Franchise and member of the Harcourts Group.

It all began with a small team of in the old Library building on Cambridge Terrace, which was outgrown after six months and then relocated to Deloitte House in Oxford Terrace, the old Grenadier Hotel site. This is where the real estate careers of [Alison Aitken](https://grenadier.harcourts.co.nz/Profile/Alison-Aitken) and [Christopher Graham](https://grenadier.harcourts.co.nz/Profile/Christopher-Graham)(now well-established agents in Christchurch with Grenadier) also began 30 years ago, with Managing Director [Andy Freeman](https://grenadier.harcourts.co.nz/Profile/Andy-Freeman-AREINZ-NatDipRE) joining shortly after in 1993.

From here, the Franchise quickly grew to become the largest Harcourts Office in New Zealand.

Next, new offices spread citywide located in [Avonhead,](https://grenadier.harcourts.co.nz/Home/contact-us/avonhead) Avonside, Barrington, [Beckenham](https://grenadier.harcourts.co.nz/Home/contact-us/beckenham), Cashmere, [Ferrymead](https://grenadier.harcourts.co.nz/Home/contact-us/ferrymead), Greymouth, Lyttleton and [Sumner](https://grenadier.harcourts.co.nz/Home/contact-us/sumner).

We outgrew our City office on Oxford Terrace and relocated to Madras Street which became our home base for our Commercial Sales and Leasing team as well as our Commercial Property Management, it also included an in-house auction room.

The impact of the 2010 and 2011 earthquakes was devastating for Grenadier with many of our buildings destroyed and six of our offices closed. Like other Cantabrians we adjusted and adapted to the new environment we found ourselves in.

As our third decade came to a close, Grenadier had added to its stable [Akaroa,](https://grenadier.harcourts.co.nz/Home/contact-us/akaroa) [Halswell,](https://grenadier.harcourts.co.nz/Home/contact-us/offices-halswell) [Riccarton](https://grenadier.harcourts.co.nz/Home/contact-us/riccarton) and [Sumner](https://grenadier.harcourts.co.nz/Home/contact-us/sumner). We had relocated our flagship [City office](https://grenadier.harcourts.co.nz/Home/contact-us/city) to 98 Moorhouse Avenue, housing our residential, NAI Commercial, Accounts and Marketing teams and complete the most advanced auction room in the country. With the addition of the [Grenadier Rent Shop](https://grenadier.harcourts.co.nz/Home/contact-us/grenadier-rent-shop) in 2019, Harcourts Grenadier became the only full-service real estate agency in the South Island.

Today, we have new business partners, we have grown in size and are proudly named Number 1 Franchise in the South Island for turnover and Number 2 in New Zealand and the world for Harcourts.

CEO Robert McCormack says “My vision from the very beginning was to create a real estate business with a difference. One that puts people first, where we take the time to build lasting relationships with clients and provide the very best experience for both buyers and vendors. This drive has seen us reach our goal of becoming the largest and most successful real estate company in the South Island and I’m immensely proud we’ve reached this 30 year milestone.”

Managing Director Andy Freeman adds “In real estate it’s all about the people. The fact that we have Alison and Christopher that have been with us for 30 years (along with several others with 10, 15, 20, 25 years service) is a testament to Grenadier’s success and shows it’s a great company to carve out a future in Real Estate. Grenadier keeps ahead of technology and has a strong focus on training and personal growth ensuring our agents are always delivering a 5-star client experience.”

Grenadier has seen many challenges over the past 30 years, many real estate companies have come and gone during that time, but we have survived and thrived and are in a very strong position as we head into our next decade.

**For additional information please contact**:

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# Christchurch Real Estate Market Update | April 2021

Christchurch Property Market | April Update

Real Estate Institute has just released the consolidated figures for the month of April, and as we would expect, it makes for interesting reading. There is a huge amount of coverage in the media around the property market here in New Zealand. As we are all aware, our market, locally and nationally, has literally taken off since the middle of last year and outstripped every prediction. This is not a situation unique to New Zealand. The same is happening in a number of other countries around the globe, including Australia. Every commentator has a theory, and everyone has an opinion on why this is happening.

In all the countries with this issue, the underlying reason is simply a lack of housing stock, regardless of whether they are owner occupied or rental properties. With people wanting their own space and Kiwis returning home from overseas, the demand for property has never been greater, and this is reflected in a number of other economies and our closest neighbour. Consequently, people are having to pay ever increasing prices to obtain their desired or required accommodation.

At the end of March, the Government stepped in and announced a range of measures that they hoped would dampen down the market and slow the ever-increasing price growth. These measures were targeted primarily at one end of the market, namely investors.

The just announced results for April are the first opportunity for analysts and the market to gauge whether the introduced measures are starting to have any effect. At this stage it is too early to say what if any effect they are having. Anecdotally, there are many conflicting statements being made around whether investors are still in the market or whether they have stepped back and are just watching from afar. What I do know is that all market commentators will have their own interpretation of the data and will spin their story according and that includes me.

Regardless, please bear in mind four things. April is always a difficult month in the marketplace. February and March are typically the highest volume sales months in a normal year. The run up to the end of a financial year spurs the sales consultants on, creating extra activity so that they finish the year on a high within their respective companies. Equally, following the Christmas break and with schools all back as well, the actual market interest and activity of people wanting to buy and sell is always high over the late summer/autumn period.

When April comes around, everyone traditionally seems to take a deep breath and the market does as well. Additionally, we have two major disruptions with school holidays and Easter to further distract all parties. So, in summary, a normal April will typically involve fewer sales than February or March.

So, what has happened this April? Nationally, the actual sales numbers are down on March, understandable as explained above. However, the volume of sales nationally was still the highest April it's been in the past five years. Price wise, the median sale price is down slightly nationally, in comparison to the all-time high recorded in March. But in some regions, it still climbed, and in a few it dropped slightly. So, there are some mixed messages in terms of sale price growth. This is good for buyers in that the rate of price growth might start to slow, however bear in mind that we still have an underlying national shortage of property currently on the market and this ongoing lack of supply will keep pressure on prices, while reducing sales volumes. As we head into the winter months, I expect this aspect to be exacerbated.

Here in Christchurch, our market over April has reflected the national position. The 695 recorded sales are down on the recorded February and March totals. Median sale price is recorded as $590,000, down slightly on the $600,000 recorded in March. Days on market are up slightly at 25. This last statistic is more a reflection, in my opinion, of the holiday time occurring during April rather than any market influence. Another more important indicator to look at is the HPI (house price index) for Christchurch City, and that has taken another climb to 3,084 up from 3,020 in March. This index reflects what is considered to be the underlying trends and pressure on the marketplace, and the continued rise of the HPI is an indication that prices are forecast to continue rising.

What does all this mean? Despite lower sales volumes in April and a minor drop in the median sale price, the underlying trends are still ever upwards, largely because a shortage of supply and the huge demand is that keeping pressure on our market for the foreseeable future.

From a Harcourts perspective, our personal sales data for April shows similar trends to the national results. However, in our case, this was the strongest April for sales results in the last 10 years. The worrying trend for us as well is the shortage of stock. Regardless of the time of year, if there is a shortage of stock available to sell, then sales numbers will undoubtably reduce and that means with the current demand, prices should keep increasing. Certainly, over the last week in the auction rooms I visited, I saw no shortage of buyers competing strongly and property was still "selling like hotcakes".

The strength of Harcourts in the Christchurch marketplace is undeniable. If you are reading this article and thinking of selling, then no doubt you have a decision to make. Do I sell with Harcourts or someone else? If the final sale price is important to you, then consider this. The REINZ data for April tells us the median sale price achieved by all companies was $590,000. Harcourts data tells us we achieved a median sale price of $660,000 and an average sale price of

$781,440. Impressive results when you consider we sell the majority of property month in, month out. If you want the Harcourts advantage working for you, call your local Harcourts consultant now and talk through the options. In this market, it's not about getting a sale - that's a given. But will you achieve the best possible price?

# Harcourts awarded most trusted brand for ninth year running

Harcourts awarded most trusted brand for ninth year running

On the morning of Wednesday the 27th April 2021, we were thrilled to learn [Harcourts](https://harcourts.co.nz/) has been voted as the [Reader’s Digest Most Trusted Real Estate Brand](https://www.trustedbrands.co.nz/results.asp) for the 9th year in a row by you, our team across all markets in New Zealand.

Having been the only real estate company to have won this award since its inception is a real testament to our people, who have worked under extreme pressure over the last 12-months. We’re immensely proud of all our consultants, property managers, administration staff and teams for the effort they put in day in day out. For us, this award is a great reflection of that dedication and commitment coming to fruition.

On recognising this achievement, Harcourts Managing Director Bryan Thomson says “I couldn’t be more proud to see this award coming through from the public of New Zealand yet again, it sends a very real message to everyone considering real estate that Harcourts are the brand to deal with.”

“This award is something we can take great pride in because it’s not based on how many sales we’ve made or the level of income we’ve generated, this is based on how we do our business. It’s always been said that character is not built under pressure, it’s exposed. The public have said, under pressure - call Harcourts, you can trust them.”

Thank you New Zealand for placing your trust in us once again. As always, we’re dedicated to you.

# Harcourts Christchurch Real Estate Update | March 2021

March Market Update 2021

By Jim Davis - Harcourts Christchurch/South Island Regional Manager.

For many businesses, the end of March signifies the end of another financial year. This in turn tends to trigger intense activity in the real estate industry across the country. When this extra interest and activity coincides with a galloping real estate market, like the one we are currently experiencing, the latest market figures make for astonishing reading. Remember that these latest results were achieved prior to re-cent moves by the Government in an attempt to slow down the New Zealand housing market. So, any “hoped for” effect that the Government’s moves might look to achieve have not been factored into these March statistics.

Looking at the March figures for [Harcourts](https://harcourts.co.nz/) across our city, I can only say the results are staggering. The activity from both buyers and sellers over March was frenetic. Following on from the strong listings in February, Harcourts had another huge month of bringing new stock to the market. In fact, March was the second biggest listing month in the last 4-5 years. Having a rush of new stock available to purchase has been great for all the buyers out there in the market. With plenty of new stock comes plenty of sales, with the result being that Harcourts settled 665 property transactions this past month. We must go back to 2007 to find a month with more sales activity than this.

There is no doubt that sales prices have continued their upwards rise over the last month and we also see a marked lift on the average sale price achieved for our sellers. So following a near record month for Harcourts sales data, with near record listing numbers, sales volumes and prices achieved, it comes as no surprise that the just released Christchurch sales data from the [REINZ](https://www.reinz.co.nz/) also shows new record levels achieved during March.

The most recent [REINZ](https://www.reinz.co.nz/) data is led by a compelling headline, “Highest number of properties sold in a March for 14 years.” For all the reasons that are well known to everyone, the market across the country literally took off again over March. The statistics nationally and locally will not make welcome reading for the Government or people looking to purchase in the current climate. Here in Christchurch the figures are equally strong. Overall, there were 918 recorded sales for March. This number is up some 40% compared to March a year ago, and remember March 2020 was at 95% of pre lockdown figures.

The median sale price reported for Christchurch is now $600,000, obviously also a new high and up 20% on a year ago. The reported Days on The Market is down to 24 days, a new low, but this is a meaningless statistic. We all know the market is moving at a fast rate.

Other market information that makes interesting reading is that for the first time over one-third of all properties sold nationally were sold by auction. This is in line with the trend we have seen from our Harcourts listings here in Christchurch. Over the last six months or so, close to 50% of all our property for sale has been listed as an auction. There is no doubt that the market locally and nationally has favoured this method of sale to achieve the best possible outcome for everyone involved.

While this market information relates to March, you will be aware that in the last week of March the Government announced new measures that they hope will slow the activity and rapid price growth in the market. The range of measures are aimed primarily at what they call the investor end of the market. The main measures introduced that will cause a potential rethink in this sector of the market are the removal of the ability of landlords to claim their interest payments against the income generated by their properties and the extension of the Brightline test to 10 years.

These measures will certainly cause a few investors, or individuals, to rethink their strategy. The extension of the Brightline test, while being nothing more than a quasi-capital gains tax, will not have a huge effect on a person with a genuine “purchasing a property for my retirement” attitude.

The removal of the tax deductibility status will influence some investors however, particularly the highly geared investors. While it may serve to slow down additional acquisition by some investors, I think that the rapid rise in prices over recent months was doing that anyway. The fact that the investor is better served by purchasing a new build under the new rules bodes well in the long term for the rental market. The possibility now exists that any investor deciding to shed property will sell their base stock back into the marketplace and replace or top up with newer, more modern housing. As with any tinkering, this can also create pluses and minuses, especially if investors were to turn all their attention to the new build and spec market.

I have no expectation that prices will drop away dramatically. I personally believe the underlying lack of stock and huge demand will not disappear quickly. As a result, I cannot see prices dropping away much… if at all. The current rapid gains may slow down, and we are seeing signs of that, as buyers look to take a breath. But equally I expect them to get a second wind sometime. If investors pull back a bit, it will only make life easier for the home buyer. However, don’t expect that scenario to last. An investor, like the market, will ultimately adapt to whatever the market conditions are and at some point, decide it’s time to get involved again. Remember we are still short tens of thousands of homes here in New Zealand, and they will not be replaced quickly.

In summary, at the time of writing this report there is no clear pattern emerging as to whether the Government’s measures are having an effect. I suspect it will take a few months before we see a clearer picture emerging. At the coal face we are still busy, there is still plenty of activity and property is selling. The complication is that at this time of year, in the month of April, we have Easter and school holidays which interrupt out real estate activity and we traditionally see a dip following a hectic March. There is no doubt that this April will be no different from the norm. I just think it will take a little bit longer before we can determine whether the Government’s changes are having a real effect.

# Grenadier celebrates advantage graduates

Grenadier Advantage Graduation

Last month, 21 outstanding individuals celebrated the completion of our 8-week Grenadier Advantage training course at Grenadier’s head office at 98 Moorhouse Avenue. With their new real estate licences, they are now fully trained up ready to take the housing market by storm.

As part of our industry leading [Grenadier Advantage](https://grenadier.harcourts.co.nz/Home/careers/grenadier-advantage) programme, consultants are taught in-house with our highly skilled real estate trainer [Leah de Friez](https://grenadier.harcourts.co.nz/Profile/Leah-de-Friez), who has over 20 years of experience in Real Estate Sales & Management.

The training consists of mentoring and coaching for 4 mornings a week for the first 8 weeks, leaving afternoons free for consultants to work on growing their business. It gives them the best platform to accelerate their career and income potential in the industry.

Not only do they learn from their trainer, they also have the advantage of support from their office manager to strengthen the whole process, with the opportunity to be inspired by Grenadier’s top consultants in the industry as they navigate their way forward to a successful career in real estate.

Managing Director of Harcourts Grenadier [Andy Freeman](https://grenadier.harcourts.co.nz/Profile/Andy-Freeman-AREINZ-NatDipRE) adds “We’ve recognised how crucial it is for new sales people to receive comprehensive training and a solid structure for them to transition into the world of Real Estate with confidence and pace to build their business. We where the first Real Estate company to invest into this type of training 5 years ago and we have continually refined it to what it is today with great success. My only regret is it wasn’t around when I started."

Harcourts Grenadier offers 4 intakes a year for their Advantage programme.

Are you interested in a career in real estate? Register your interest today to kickstart an exciting career in real estate with the No1 Harcourts franchise in the South Island.

Come along to one of our monthly careers information evenings to learn more. Head to [careerinrealestate.co.nz](https://grenadier.harcourts.co.nz/Home/blog/www.careerinrealestate.co.nz/)

# The Selling Process

'Your Name' Blog

# Christchurch Real Estate Market | February Update

Canterbury Real Estate

REINZ has just released the latest sales data relating to the month of February 2021. The result will come as no huge surprise to anyone showing any interest in the property market either locally or nationally.

The headline released by REINZ says it all, ‘Highest number of properties sold in a February month in 14 years.’

This headline is followed by ‘Sales volume up almost 15% compared to February last year, along with a rise in Median sale price.’ For the same period the national median sale price rose by 22.8% compared to the same time last year and 12 out of the 16 regions have experienced new record median sale prices for the month.

Here in Christchurch the trends shown by the of national figures are similar. There were 738 recorded sales for Christchurch, which is up a staggering 21% on February last year. Our Median sale price across all these sales now sits at a new record high of $581,000; also, up 23.4% on the same time last year.

Anyone out searching for property in Christchurch over the last few months will have no doubt realised and in fact seen and experienced this pressure that is occurring across our city.

For Harcourts the figures are equally as strong. February was a good listing month with the volume of fresh stock brought to the market being the highest number we have seen in the last 15 months. That bodes well for buyers, provided the levels of listed stock continue in this vein. Interestingly over 50% of all the new listings were listed as auctions. This is a sure sign that the marketplace has now recognised that in the current situation there are benefits to be achieved with this method of sale. In fact, it is noticeable now that more and more owners are actually specifying, they wish to sell by auction as their preferred method of sale. This method is also proving popular with buyers in the marketplace because they are at least able to see exactly what is happening with the property they are hoping to purchase and they can make a conscious purchase price decision, in comparison to the ‘stab in the dark’ option that other methods offer.

Harcourts actual sales number for the month was also stronger by 31% in comparison to a year ago, reflecting the strong presence and level of stock we have available to purchasers in the current market. The pressure currently being experienced is reducing the days on market figure across the country but in reality this is almost meaningless.

If a property is being marketed and sold properly, it should be presented to the marketplace, properly and in a structured marketing programme like an auction. Then over the three-week marketing campaign more buyers can get the opportunity to view and be able to make their purchasing decision.

Where to from here?

No one has a crystal ball but there are very few people predicting that the market will change much in the short term. While all the reasons that have created this market have been well documented previously, the fundamental reason is quite simply a lack of housing In New Zealand. We have more people wanting somewhere to live currently than we have houses available to house them. Additionally, we simply cannot build houses quickly enough with the current framework. Regardless of who buys the property that’s for sale, home owners, first home buyers, or investors, there are people wanting to own or to rent now and they will pay for that privilege. The issue for the government is that fiddling with one aspect of the market to place some sort of control or to appease public pressure, will always have an effect somewhere else. E.g., Curtailing property investors activity, means there are less homes available in the rental pool, potentially freeing up homes for say home buyers to purchase. This is all good until you consider that the average rental property probably has more people living in it than the average owner-occupied home. So curtailing investors will simply increase pressure in the overall market. There is simply no easy answer when we have more people than houses. Christchurch and Canterbury is seen nationally as the most affordable region for housing stock, as we have had good housing growth occur following the earthquakes. But even now there is no opportunity to get large volumes of builders in from either overseas or from around the country, as all builders are flat out almost everywhere and Covid-19 restrictions on travel are limiting migration options.

With all this in mind, we can see no reason for our market to change much in the near future, so it is imperative that if you are selling in this market you employ and utilise the company with the largest team of consultants, who specialise in the auction method of sale, with the best-trained consultants and auctioneers in the business, because once you are sold you are sold, and if you are selling, you want to be sure you achieved the top price the market is prepared to pay. Talk to one of our consultants today

# Navigating the selling process

Navigating the selling process

Whether you’re a seasoned seller or new to the game, a refresher on what to expect as you navigate through open homes, offers and contracts can come in handy.

Below are some of the key phases you’ll go through on your journey to selling your property.

**Buyer activity**

Buyer enquiry and inspections will typically be at their highest when your property first enters the market. Current prospective buyers will always be quick to view a new listing that meets their requirements. However, once this initial rush of activity has passed, there’s no need to feel concerned or anxious as the level of enquiry decreases. On average, most buyers look at about 14 properties before they make a purchase. Rest assured your sales consultant will remain in regular contact with all potential buyers for your property.

**Early offers**

When a buyer has viewed several properties, they often act quite quickly once they find the one that appeals to them the most. This can often lead to a keen buyer presenting an offer early to avoid missing out. At Grenadier, we would recommend you consider any early offers seriously.

**Open homes**

To enable your consultant to encourage a potential buyer to take emotional ownership of your property, we recommend you are not present in the property during open homes. Rest assured we will always maintain the security of your property and possessions. Group viewings at open homes will allow you to prepare the property to be seen at its best.

**Regular meetings**

Communication between your consultant and you is essential throughout the selling process. As their role is to be the messenger from the market, they will report all feedback to you. This way, when you receive an offer on your property, you’ll be able to make an informed decision.

**Contract of sale**

At Grenadier we assure you that your consultant will follow any contract of sale through to settlement date, staying in communication with both the buyer and yourself. Be aware that we will continue to market your property if the contract has conditions waiting to be met, for example ‘subject to finance approval’. Marketing for a buyer will only stop when the property is legally sold.

**Sold**

Much of your consultant’s business comes from local property owners who become aware of the agents’ success. Once we have achieved a successful sale, we would greatly appreciate the opportunity to display the SOLD sticker on our signage.

# A view on the Government’s recent moves to cool the housing market

A view on the Government’s recent moves to cool the housing market

29th April 2021. By Bryan Thomson, Harcourts Managing Director, New Zealand

**The topic of the real estate market is always front and centre in New Zealand, but the current level of commentary, like prices, is at record levels!**

Opinions are as many and varied regarding the current market. One end of the spectrum believes prices are totally out of control and government are right to take action to drive prices down so everyone can buy, regardless of the destruction of wealth and breach of private property rights this might take to achieve. At the other end of the scale is the belief is there is nothing wrong with the housing market, individuals should take responsibility for putting themselves in a position to buy, and the Government should not interfere with New Zealand’s national obsession!

So, what has our current Government announced they will “actually” do and what impact are their moves likely to have?

Firstly, I am pleased to see investment in infrastructure. This should, if applied efficiently, assist with increasing the supply of homes, and only through increasing supply will we address the level of price escalation. The devil of course is in the detail. How will the funding be applied for, where will it be targeted and who will make these decisions? Based on past performance following “ground-breaking” announcements, there must be a very real fear that a massive chunk of this investment and huge periods of time will be eaten up satisfying the questions above as opposed to amplifying performance and engaging in productive work. We will have to wait and see.

Secondly, I am delighted to see significant government investment in social housing. I find it appalling that in a country with all the advantages we have, that we are unable to supply safe and secure housing for those who simply cannot do so for themselves. This challenge exists no matter the state of the real estate market. Government needs to stop talking and get on with the job. If you do not understand why this is so critical take a walk along upper Queen Street in Auckland on any given day and, if you are a proud Kiwi like me, you’ll want to cry.

However, the extension of the bright line test to ten years and the removal of ability to apply mortgage interest costs against income for property investors both make little sense to me. The Government seem to continuously mix speculators and investors together. Speculators, those who buy and sell quickly for a profit, were already liable for tax on their profits. Investors however buy for the long term. In both cases, extending the bright line test will have little to no impact over and above the 5-year term previously in place.

The removal of the ability to apply interest costs against income, when property investment is a recognised business practise, seems nonsensical. It has the potential to remove a section of investors from the market, with the obvious impact of reducing the pool of properties available for those who need or choose to rent. A reduction in supply would clearly drive up rents as no corresponding reduction in demand can be expected in this area.

Any solution, to have a good chance of success, must be positive and focus on increasing supply to satisfy demand. A negative approach focused on reducing demand without addressing supply will, I fear, be doomed to fail. We will have to wait and see the outcome of the Government’s moves!

Investors and landlords need to take a deep breath right now, research their specific situation and avoid making any knee-jerk reactions to these recent changes. Investment in real estate is the basis of wealth creation across the world, in many and varied jurisdictions. New Zealand is a great example of this, and will continue to be so, regardless of the short-term challenges we may face.

No question though, this is a complex situation and given the passionate debate it provokes, which has been amplified by the announced changes, most of us, including me, would not want the job of making such decisions. But then we didn’t ask to be elected, did we?

# Harcourts Grenadier continues to make a difference in the community

Harcourts Grenadier partners with the Cancer Society

Harcourts Grenadier, one of Harcourts' most successful real estate businesses, has made a donation of $44,653, through the [Harcourts Foundation](https://harcourtsfoundation.org/) to the [Cancer Society’s Canterbury-West Coast Division.](https://canterbury-west-coast.cancernz.org.nz/)

The donation, which was made on Tuesday 9 February at the Addington Raceway, will enable the Cancer Society’s Canterbury-West Coast Division to provide education, resources and support throughout the community with a mobile SunSmart station, a shaded area for eventgoers and complimentary sunscreen among other initiatives.

Managing Director of Harcourts Grenadier [Andy Freeman](https://grenadier.harcourts.co.nz/Profile/Andy-Freeman-AREINZ-NatDipRE) said, ‘Unfortunately we all know someone or someone’s family who have been affected by cancer. This funding and our ongoing partnership with the Cancer Society’s Canterbury-West Coast Division is focussed on making a real difference through the promotion of preventative measures. This means more education, more support and awareness for our community’.

Managing Director Harcourts New Zealand [Bryan Thomson](https://content.harcourts.co.nz/content/new-zealand-team) re-iterated that everyone at Harcourts is totally invested in working with the community. ‘The work Harcourts do in and around our community is something we are passionate about. I must commend Harcourts Grenadier on their continued charitable work in the community. To name a few good causes, just 2 years ago the team donated $42,518.88 through the Harcourts Foundation to the Akaroa Community Health Trust towards building a purpose-built family centre, as well as a $10,000 donation to the Cholmondeley Children’s Centre to strengthen the Adventure Based Learning (ABL) programme, which is the core programme which all children engage in when they come to Cholmondeley. It’s superb to see their investment in and around Christchurch’.

Elizabeth Chesterman, Chief Executive of the Cancer Society’s Canterbury-West Coast Division says, ‘This generous funding from Harcourts Foundation and the added support from the Harcourts Grenadier team will allow us to deliver our SunSmart message directly to our community.’ Being present and highly visible at summer events across the city will enable us to, both, spread the word and the sunscreen and we are very grateful for the partnership with Harcourts Grenadier enabling us to do so.

**Photo (L-R) Robert McCormack - Chief Executive Officer Harcourts Grenadier, Andy Freeman - Managing Director Harcourts Grenadier and Bryan Thomson – Managing Director Harcourts New Zealand presenting Elizabeth Chesterman – Chief Executive of the Canterbury-West Coast Division with a cheque for $44,653 on Tuesday 9 February 2020 on behalf of the team at Harcourts Grenadier.**

Harcourts launched Harcourts Foundation in 2008. 100% of the funds raised go straight to the charities who need it most in and around New Zealand. Having already provided grants totalling more than $6.5 million to support local community groups, Harcourts is incredibly proud of the work The Harcourts Foundation and its many supporters are doing to help to change lives and make dreams come true.

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# Epic End to the Pop Up Penguins Art Trail

Pop Up Penguin auction sales total over one million dollars

The Pop Up Penguins art trail that has captivated Canterbury for the last few months came to a triumphant end. The magnificent sculptures were sold at auction last night with sales totalling a phenomenal $1,007,300, 75% of which is going to Cholmondeley Children's Centre.

Wild in Art event producer Claire Cowles, who helped organise the Pop Up Penguins, urged bidders before the auction to beat the total raised by the Christchurch Stands Tall giraffe trail of 2014. The giraffe sculptures, each decorated by a commissioned artist, sold for a total of $465,650 in 2014.

Harcourts Grenadier's sponsored penguin, Shy No More, was a definite crowd favourite and fetched a massive $36K! The talent artist, Deb Robinson, says her design was inspired by breaking free from the stereotypes of the shy penguin to dance under the bright lights.

Cholmondeley Children's Centre fundraising and marketing manager Tanya Cooke said the money raised at the auction would help families in need. She said 500 children come to Cholmondeley every year for regular respite and care.

Grenadier purchased three penguins on the night and is delighted to have contributed to such a worthy cause.

We are now left wondering....what animal will it be next?

# Harcourts Christchurch Real Estate Update | January

Christchurch Property Market

The release of the latest REINZ data looking back on what has happened locally and nationally over the month of January will come as no surprise to anyone who is following the real estate market in general, or in fact the news in New Zealand. It is well documented and publicised that we are in the most active real estate market we have seen in New Zealand for many years. Literally every region around the country is under immense pressure from buyers who are actively searching to purchase. All sectors of the market are active, including first home buyers, people looking to trade up or down, investors, and Kiwis returned to our shores following extended time away overseas.

January sales figures typically reflect a month where most of New Zealand is in holiday mode, and so the data can sometimes get a bit skewed. This year, however, the trends that have been the media headlines for all of 2020 have continued and the story across the country is one of rising prices and pressure on the marketplace.

If we look at Christchurch city  real estate specifically, the new median sale price is now $520,000, a large lift from median sale price of $470,000 this time last year. The volume of sales occurring over the month was 426, a similar volume compared to January 2020. What a lot of people may have forgotten is that over 2019 and the first months of 2020 pre-COVID, we were already in a very strong real estate market, with record sales and increasing prices here in Christchurch. That situation has been exacerbated, since we came out of lockdown last June, by a drop in stock levels which is compounding the price issue.

Currently there is approximately 6 weeks of stock inventory in the marketplace according to REINZ, whereas this time last year we had 17 weeks of stock inventory available at the monthly rate of sale. As a consequence, it is understandable that there is so much pressure on pricing. Despite what is happening locally, Christchurch real estate remains the most affordable of all the major population centres in New Zealand. A combination of our flat topography and all the work that has gone into property development over the last decade has meant that we have a slightly better supply situation than the rest of the country. However, it is notable that the current market is rapidly overtaking available supply so the expectation is that we will continue to see pressure on prices for the foreseeable future.

For the members of the public who have a property to sell at some point in the future, there is no doubt that the current market is working in your favour. However, maximising the opportunity this market offers requires you to appreciate where your best interests lie. Make no mistake, anyone could sell a property in the current market. Some section of the buying market will always find a seller, however as the rapidly rising prices have shown, if you are a seller you need to be sure you have shown your property to the whole of the buying market, not just some of it. So instead of just getting your price, why not look to achieve the best possible price that someone is prepared to pay. In this current volatile marketplace, the Harcourts auction system, backed up by over 500 salespeople across our city, is going to provide you with that best possible price.

# Property Market in 2021

The factors driving the property market in 2021

The real estate market charged into the festive season with great momentum, both in terms of record numbers of transactions and positive price growth across New Zealand.

This activity was driven by several well-known factors including historically low interest rates for those borrowing to purchase real estate and extremely low deposit rates which encouraged those with cash to pursue better returns in areas other than bank deposits, which included the property sector. Record low interest rates also opened the door to first home buyers, enabling those who were able to secure a deposit to fund a mortgage at levels below rental payments.

Our Covid-free status lured Kiwis back, many of whom required homes, and closed borders saw those with funds intended for offshore adventures redirecting them into a property purchase, renovation or other asset class. All these factors remain in play for 2021.

Business confidence  
  
The level of business confidence varies across New Zealand. Tourism and hospitality orientated locations and sectors obviously remain challenged and are reinventing themselves until our borders open. The determination and resolve being shown by those impacted is a tremendous reflection on the human spirit. Other sectors experienced the opposite reaction after the Covid lockdown period.

The property sector found itself on the positive side of the ledger, driven by the factors mentioned previously. Covid-19 and the property market New Zealand has come through the pandemic better than most countries thus far and the challenges being faced by much of the world provides a stark picture of how important it is for our community to remain focused on keeping Covid out.

We have shown how adaptable the real estate profession and our clients are through the continuing transactions over the peak Covid period, but that is not a scenario we wish to repeat. It has however proven again that real estate is a fundamental human need and those looking to buy or sell will find a way, despite the challenges. The real estate industry is well prepared to provide solutions,  
regardless of what 2021 brings.

Where to from here?  
  
The most common question I have been asked over the summer break is, “What is the market going to do in 2021”? As usual, there  
have been a raft of commentators willing to provide their opinions on this. Ironically, many are the same commentators who predicted a massive decline in the property market due to Covid, and we know how wrong they were then!

The reality is that hindsight is the only accurate predictor, so let’s focus on what we know. Firstly, the factors that drove the strong  
market we enjoyed in 2020 remain in play. Additionally, New Zealand continues to have less property available for purchase than buyers wanting to buy. The supply demand equation drives every market including real estate and until this evens out through construction and development, we can expect the current market to continue.

The reality is that most people buy and sell property because they need a home, whether it’s something newer, bigger, smaller, a change of location or as an investment. Very few buy to speculate, so if you’re looking to buy or sell right now, I suggest you do so in a market that is positive for so many reasons. If you believe you can pick what will happen in the future, then back your own judgement and live with the result, but I wouldn’t put my life on hold based on a guess. Look how that would have worked out for those commentators who filled the media with their tales of gloom earlier in 2020!

If you’re looking to sell, select a great agent who can explain how they will maximise competition for your property, and then trust their advice. Investing in a well-planned marketing campaign is a critical success factor. If you are buying, make sure you do your homework, especially regarding your financial capacity. Use the key property portals and visit open homes to ensure you have a good understanding of the market. A great agent is a big help here. Once you’re ready to go, identify the non-negotiables in the property you seek and jump into the market feeling positive and well-prepared!

# Christchurch Real Estate Market Update

What's happening in the Christchurch property market?

Harcourts’ South Island Regional Manager, Jim Davis, comments on the Christchurch real estate market in November 2020.

With the release of the latest [REINZ property market data](https://www.reinz.co.nz/residential-property-data-gallery) for the month of October, it is likely the comments I will make around the report will come as no surprise to anyone. The current buoyant state of the property market is a hot topic across all media outlets and there is no doubt our market has reacted quite differently from what was expected and predicted by the commentators just 6 months ago. But with the underlying strength and the hype that is developing around our market now, there are very few commentators who would pick it is going to change much in the foreseeable future.

In a nutshell, property is in huge demand right around the country with almost every region experiencing either a record median price increase, a record number of sales or a record minimum days on market figure.

Looking first at the national monthly results, the median sale price is recorded at $725,000 for October 2020, is in comparison to a recorded median of $605,000 in October 2019. The total number of sales recorded across the country in October this year is the largest October result  for 14 years and the highest monthly total in the last 53 months. The recorded days on market has dropped nationally to 29 days which is the lowest recorded figure in 17 years. When we look at all this, there can be no doubt in anyone’s mind that there is huge pressure on our housing situation across New Zealand.

Here in Christchurch the sales figures results reflect what has happened nationally. While the 755 recorded sales in Christchurch isn’t a record, the number is right up there. Our days on market figure is 28 days which is slightly shorter than the national figure and our median is now a healthy $526,000 – a new record high.

It is reported that close to a quarter of all property sold in NZ was sold by [auction](https://grenadier.harcourts.co.nz/Home/auctions) in October, here in Christchurch where we lead the way in auction culture, I suspect this figure could be a lot higher. In the case of Harcourts figures for Christchurch, we had a huge listing month throughout October. This is in fact the biggest in the last two years and in our case over 45% of our listings were listed as auctions. Love them or hate them there is no doubt that auction is the simplest and fairest way to sell property in a market like this. When there is so much buyer interest in the marketplace, the ability for someone to transparently see who they are bidding against and as a buyer it gives you the ability to make a conscious decision as to whether you are prepared to offer more than the last bid. We have lots of feedback from happy clients who say this method of sale is better than the “smoke and mirrors” perception of other marketing methods.

So where to from here for the market in Christchurch and in fact in New Zealand? There is no doubt that the commentary and rhetoric is changing from the media commentators. The feeling is that we are not in a bubble. The comments definitely suggest we are heading into a sustained period of price growth and increasing buyer interest from the existing market.

If you are wanting to get into the market for the first time every indicator says now is that time. If your local market is outpricing and outstripping your ability to save, perhaps look further afield and consider the possibility of staying where you are currently but purchasing a property in another area to rent out. This way you can dip your toes in the water and get that start.

# Harcourts Grenadier auctioneer is New Zealand Champion

Harcourts Grenadier auctioneer is New Zealand Champion

[Ned Allison](https://grenadier.harcourts.co.nz/Profile/Ned-Allison) Harcourts Grenadier auctioneer has been crowned as the winner of the 2020[REINZ](https://www.blog.reinz.co.nz/blog/tag/Auctions)National Real Estate Auctioneering Championships for the second time.

Ned who also won the competition in 2017, was competing against the elite of New Zealand’s quick-thinking auctioneer professionals, after two days of intense competition. With representation from all the major real estate groups, the competition saw 22 competitors from across the country vying to be the best of the best. The field was dominated by Harcourts in both the Rising Star and Senior Divisions.

Of the six finalists in the Senior Division, four were from Harcourts including Aaron Davis, Andrew North, [Lisa Yardley-Vaiese](https://grenadier.harcourts.co.nz/Home/auctions/auctioneer-lisa-yardley-vaiese) who is the 2020 Harcourts New Zealand Auction Champion and Ned Allison.

Harcourts New Zealand Managing Director Bryan Thomson says he is “immensely proud” of Ned and indeed all Harcourts’ entrants. “At Harcourts we have a real focus on the development of our auctioneers. There is a lot of guidance and support from our National Auction Manager Aaron Davis and I’m pleased to say we are yielding some fantastic results from the hard work everyone has put in. Over 50% of the 46 competitors in the championships were from Harcourts and as a brand we receive more industry recognition awards nationally and internationally than any other real estate group in New Zealand”.

“Auctions are the sale method of choice in Auckland’s heated property market, with vendors gaining the best prices from competitive bidding”.

Ned Allison has been part of the team at Harcourts Grenadier since 2013 and has been calling auctions for the past 7 years. During that time, he has sold over 2000 thousand homes for people, using his ability to connect with people and lead them through negotiations. He has competed in seven REINZ competitions, making the final three times and winning twice. He says of his win, “It is a special win because Lisa Yardley-Vaiese and myself were in the final together this year and back when we started our auctioneering competitively in the 2014 championships, (both competing in the Novice, Rising Star Division), competitors such as Andrew North and Aaron Davis were in the Senior Division and we watched in awe at their skill and prowess hoping one day we would stand on the same platform”.

Adding, “Having moved into a Sales Manager role in the Harcourts Grenadier City Office I am enjoying the variety in my working life”. Taking it one year at a time, Ned says he will be back next year to compete in the REINZ Auctioneering Championships again and hopes that the Australasian competition will be something he gets to compete in when it is re-established.

# Harcourts Grenadier Manager honoured with REINZ fellowship

Cedric King honoured with REINZ fellowship

Christchurch’s [Cedric King](https://grenadier.harcourts.co.nz/Profile/Cedric-King-FREINZ), Branch Manager of Harcourts Grenadier City Office, of one of Harcourts most successful real estate businesses, has received the rare honour of being made a Fellow of the [Real Estate Institute of New Zealand](https://www.blog.reinz.co.nz/). Mr King started his real estate career in 1976 and 22 years later having held a number of senior roles in several companies joined Harcourts Grenadier in 1998. Since then, he has been an integral part of the Senior Management Team.

Harcourts New Zealand Managing Director [Bryan Thomson](https://content.harcourts.co.nz/content/new-zealand-team)says the honour is thoroughly deserved. “Mr King has given exceptional service to both REINZ and the wider real estate industry for a number of years. He is a much loved and highly regarded member of the Harcourts family”, he says.

With over 44 years of experience Mr King has served his profession and his colleagues with leadership and commitment. He has shown dedication to continuous improvement having sat on the local REINZ committee for several years before it was disbanded in 2009 and has also dedicated his time as a Director of the Real Estate Network for the past 10 years. His nomination for Fellowship was put forward by a Life Member of REINZ and unanimously supported by some of Christchurch’s most respected names in the real estate industry.

In addition to his hands-on management roles he has been a driving force behind the hugely successful Grenadier Charity Golf Day which has raised over $300,000 for Canterbury charities who work with troubled youth.

CEO of Harcourts Grenadier, [Robert McCormack](https://grenadier.harcourts.co.nz/Profile/Robert-McCormack-AREINZ-FNZIM) says, “Cedric’s has contributed greatly to the Real Estate Industry throughout his career and he is extremely deserving of this accolade.” Managing Director, Andy Freeman, goes on to say, “We are very proud of Cedric’s achievement. He is a fountain of knowledge and expertise and we are fortunate to have him in our Management Team.

# Harcourts Grenadier raise money for the Cancer Society

Grenadier Offices host Daffodil Day fundraiser morning teas

This year our Grenadier Offices each hosted [Daffodil Day](https://canterbury-west-coast.cancernz.org.nz/how-to-get-involved/take-part/daffodil-day/) fundraiser morning teas across Christchurch in order to raise money for the [Cancer Society](https://canterbury-west-coast.cancernz.org.nz/how-to-get-involved/take-part/daffodil-day/).

Daffodil Day is the Cancer Society’s most important annual fundraiser and is held on the last Friday of August each year. The daffodil is one of the first flowers of spring, whose bright yellow blooms remind us of the joys the new season will bring. It represents the hope there is for the 1 in 3 New Zealanders affected by cancer.

Money raised from Daffodil Day stays in the region where it was donated and is used to support patients with cancer and their and families, fund breakthrough cancer research and help reduce the incidence of cancer for our children and grandchildren.

We were thrilled to have raised $13,814 for such a wonderful organisation and a cause that effects each of us in some way.

We want to thank all those who donated! And a special mention to [Sarah McLeod](https://grenadier.harcourts.co.nz/Profile/Sarah-McLeod-AREINZ-Nat-Dip-RE-BA), Business Partner at our [Halswell Office](https://grenadier.harcourts.co.nz/Home/contact-us/offices-halswell) for being the driving force behind this initiative.

# Interior design inspiration

Interior design shows worth binge-watching on Netflix

1. Queer Eye

Queer Eye never fails at spreading the warm fuzzies, one makeover at a time. The Fab Five set out to transform the life of one person who is stuck in a rut, or just in dire need of a makeover, and provide them with the new tools and skills to turn their life around. Bobby Burk, the interior design extraordinaire, manages to capture the style of each episodes’ subject and transform their home (within a week) to suit their lifestyle. Bobby consistently does an amazing job of introducing storage, colours and décor, and almost always adds a fiddle leaf fig for the final touch. With the boys’ eagerness to help their subjects and unfiltered humour, the show may have you shedding a tear before they’ve even made the big home reveal!

2. Amazing Interiors

If Bobby Berk from Queer Eye took his subjects’ interests and went all out, this is the show. Amazing Interiors meets with eccentric homeowners whose seemingly ordinary homes are full of incredible surprises on the inside. Each 30-minute episode features three very different homes. A couple of the homes are already completed projects, and one shows you the start-to-finish transformation story. Some homes are inspirational, such as the budget restoration of the houseboat on the River Thames. Other interiors, such as the aquarium housing 60 species of fish in an Israeli home, are more for the super ambitious.

3. Styling Hollywood

Styling Hollywood is the reality TV show which promises a behind-the-scenes look at the interior design and styling of Hollywood’s elite. The show follows power couple Jason Bolden and Adair Curtis as they balance their marriage and co-running a successful business. Proving a life styling celebrity homes and wardrobes isn’t all about glitz and glamour, Styling Hollywood includes unfiltered drama and the celebrity hustle. Of course, you get to see the creative process of the design of celebrity homes too.

4. Interior Design Masters

It wouldn’t be a complete list without a reality competition show. In this British series, amateur designers face off in a series of real-world scenarios and compete for the life-changing commission to design a historic hotel bar. In the same vein as The Great British Bake Off, the drama feels unscripted as the pressure of executing a winning design causes enough conflict for audience entertainment.

5. Tidying Up with Marie Kondo

Not an interior design show per se, but Japanese tidying-up expert Marie Kondo manages to redesign each episodes’ home with her fine art of de-cluttering. The show both provides life-changing lessons and serves the viewers’ urges of domestic order in seeking what sparks them joy. Kondo acts as a fairy godmother, travelling around the United States to offer advice to a series of families. If you love a before-and-after home reveal, you’ll find joy in this show. Through the process of culling unloved items, Kondo encourages simplicity over consumerism, hopefully having a lasting impact on her audience. If you’re likely to be de-cluttering your home this weekend, these tips will make selling and donating easy.

# A milestone three decades in the making

Roger Dawson calls his 10,000th auction

Tuesday 18 August was a milestone for Roger Dawson, one that could have easily slipped under the radar in these tumultuous times. While the rest of New Zealand was coming to terms with an abrupt end to Level 1, Roger Dawson was getting on with business and calling his 10,000th auction.When it comes to managing through change and uncertainty, Roger is a bit of an expert.

The Harcourts Grenadier auction specialist began his real estate career in 1983 and has been navigating sellers through sometimes choppy economic waters for over 30 years.“This is just one of many uncertain environments we’ve been through, particularly here in Christchurch,” says Roger. “The stock market crash, the GFC, the earthquakes...but the reality is people still buy and sell houses in uncertain times. Their family is growing, someone has died, a marriage has broken down, they’re retiring, they want to reduce their costs. The reasons are generally the same regardless of what else is going on in the world.”

On the 18th of August, one week into alert Level 2, Roger’s 10,000th auction was 39 Lynfield Ave in Ilam. There was an offer of $730,000. The property sold for $784,000. A great result in any market. But in a career spanning three decades and a long list of accolades, Roger says not every auction is as uneventful as that one was.

“I called an onsite auction in Merivale back in the early 90s that I’ll never forget,” says Roger. The property went on the market at $303,000 which is remarkable in itself he says, given the average price in the area is now well over a million dollars. “There were three bidders who bid it up to $315,200 - in $50 dollar increments. That’s 244 bids of $50 each! It turned into a rather loud verbal stoush between the three of them. Needless to say, the onlookers found it very entertaining.”

Roger has seen it all in his 30 years of putting properties under the hammer. “One of the big changes I drove back in 1993 was the introduction of the pre-auction procedure, which ensures that all interested buyers are notified if there is an offer made on the property prior to auction,” explains Roger. “Without such a process, sellers were accepting offers and missing out on the competition between bidders at auction. Likewise, buyers were missing out on properties that never made it to auction. Now most real estate companies have a pre-auction procedure, which makes the auction process better for sellers and fairer for buyers.”

Auctions have come a long way since then. “When I started, auctions were a last resort. Now sellers and buyers are much more comfortable with the auction process. In Christchurch, 40-50% of properties are auctioned. I always advocate auction as the first option to get the best price for a property – but of course I am an auctioneer!”

# Top tips for de-cluttering your pantry

Clutter-Free Lifestyle

**Remove**

Take everything out.

**Discard**

Get rid of food that has gone off or is well past its use-by date.

**Regroup**

Separate foods into groups of like items, eg baking supplies, spices, spreads, snacks, etc.

**Label**

Labelling your containers not only looks good, but it also makes it easier to see what you have at a glance.

**Rehome**

Put your food items back into the pantry, keeping in mind that the foods you use the most need to be the most accessible. Example, if you don’t bake regularly, put your flour, sugar and baking powder on the top shelf. Spreads, cereals and everyday items should be easy to access.

Top tips for keeping your kitchen pantry tidy

* Get rid of expired items and items you know you won’t use.
* Contain items that can’t be decanted using crates or plastic containers to avoid spillages and create order. (Creating these ‘pull-outs’ will mean you can see items and avoid rummaging at the back of the shelf).
* Label jars and containers so everyone knows where items go.
* List items that are getting low on a whiteboard.
* Put your shopping away as soon as it comes in the door.
* Review and declutter seasonally.

# RTA Amendment Bill

Residential Tenancies Amendment Bill (RTA) has been passed

The Residential Tenancies Amendment Bill (RTA) has been passed into law with most changes coming into effect six months after receiving the Royal Assent on 11th August 2020. Rent increases being limited to once every twelve months came into effect on the 12th August, however due toCOVID-19 legislation’s six month rent freeze, rent can only increase from the 26th September and not prior.

In addition to the proposed law changes, some last-minute changes were also introduced. These provisions must come into effect 12 months after the day of the Royal Assent, but may come in earlier if the Government agrees (using an Order in Council). The changes include: allowing victims of family violence to end a tenancy with two days’ notice without financial penalty; and a landlord will be able to issue a 14-day notice to terminate a tenancy if the police have charged the tenant with assault of the landlord, a member of the landlord’s family, or the landlord’s agent.

Possibly the most controversial of all changes is the removal of the right to issue no-cause terminations. Landlords will only be able to terminate a tenancy under specific grounds. The grounds for termination will include the provision to give a tenant 90 days’ notice if the premises are to be put on the market for sale within 90 days of the termination. If a property is sold with a tenant in occupation and vacant possession is required, the notice period required will be 90 days. This is up from the current 42 days and more than the anticipated 63 days’ notice.

Another change to take note of is that fixed term tenancy agreements will convert to periodic tenancies, unless a landlord gives notice using the reasons listed in the RTA, a tenant gives at least 28 days’ notice, or both parties agree to extend or renew the fixed term. If a landlord requires the property for the principal place ofresidence for themselves or a family member, the notice period required will be 63 days, increased from the current 42 days’ notice.

Landlords should also be aware that the jurisdiction of the Tenancy Tribunal has increased. The Tenancy Tribunal can hear cases and make awards up to $100,000 and there are higher penalties for committing an unlawful Act under this new legislation. This includes higher infringement fines for landlords with six or more tenancies. Landlords are expected to have a very good understanding of the Residential Tenancies Act and all subsequent amendmet, and failure to abide by the Act will be considered unlawful andsubstantial fines can be awarded.

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# How to sell your home in winter

Tips to selling in winter

1. Make sure your home has plenty of natural light

If natural light isn’t flooding into your home on open days or when potential buyers view the house, ensure all of your lamps and lights are on. It’ll give your home a lift and make it feel bright, spacious and appealing.

2. Get the temperature right

Before the open home and prior to visits from potential buyers, ensure your home is warm. There is nothing inviting about a cold home. Be certain the warm temperature applies to every room in the house, not just the living area.

3. Keep your home nice and dry

Dampness and mould will be noticed straight away by potential buyers in winter. Sort out any issues before buyers start viewing. Ensure you have good ventilation and install an HRV system if you’re happy to invest in it before you sell, it’ll dry out your home and remove any condensation.

4. Make sure it’s clean

Get out the water blaster and clean your home’s exterior, paths and driveway. These can develop green slime and dirt in winter. Be watchful, once removed it can return quickly. Inside, remove any marks on your walls and wipe down your ceiling and light shades. Wash any mouldy curtains and wipe down mould on walls

5. Embrace the season

Before people come to view your property, light your fire, set the table and celebrate all the wonderful things about being in the comfort of your own home. People will warm to your home if it feels welcoming.

6. Pick the right time

You don’t want open homes and viewings to take place near the end of the day when the sun is disappearing. Ensure they take place when the sun is shining the strongest, bringing out the best in your property

# The importance of digital marketing

Why is digital marketing important when selling your home?

Did you know?

That around 80% of all motivated home buyers are searching online?This means that now, more than ever, digital is the most wide-reaching way to showcase your property to potential buyers.

1. Have your property staged

Property staging or styling is the process of using a property stylist to stage your property with furniture when preparing for sale. Generally, items are hired for a term of approximately six weeks. Staging is about building emotional bridges with potential buyers, and through the work of professionals, presenting your property in the best possible way.

What are the benefits of property staging?

* It shows space and concept in photography
* A stylist will aim to highlight the best features of the property
* Staging can help distract from some negative features of the property for example; stains or scratches on floor etc.
* Most importantly it helps buyers to fall in love with the property which is exactly

2. Professional photography

There’s an old saying, a picture paints a thousand words, and it applies here when great photos of your house are featured across multiple marketing channels. High-quality, professional real estate photography can mean the difference to being on a buyer’s viewing list.

3. Professional video

A moving image with sound is far more engaging than static images and text. A video presentation is a chance to get potential buyers excited about your property, guiding them through your home and pointing out the most attractive features before they’ve even set foot in the door. With mobile devices so common today, and video content so easy to view on them, it makes sense to use the latest technology to your advantage.

4. Colour floorplans (2D, 3D, and interactive)

One of real estate’s greatest kept secrets is that buyers love floor plans. Floor plans help sell properties. And they make your listings stand out from your competitors’ property listings.

With a floor plan, buyers can piece together the photos and property in their mind. The floor plan helps buyers to see where rooms are located in context to one another, and how the property “flows”. It also gives the buyer an idea of important details, such as the number of windows in each room, the way in which the space is oriented, and how much storage space is available. This is an important advantage, because buyers are more likely to choose to inspect a property that already “makes sense” to them thanks to the intersection between the photos and the floor plan.

And when marketing to overseas buyers, floor plans are an invaluable tool for communicating how the property “comes together”, helping to make these buyers more comfortable with buying a property they haven’t inspected.

Importantly, this is not just about making your marketing look better, it is about engaging more buyers especially overseas buyers and increasing the competition for your home. Greater competition leads to premium prices.

# Wellbeing in self-isolation

Tips to boost your wellbeing in self-isolation

Self-care is important when you’re social distancing and staying at home. These tips are to help get you thinking about what will help your mental health at the moment. These small actions are big mood-boosters – find what works for you and keep at it.

**Use technology to stay connected**

Connect with the people who are important to you on the phone, through social media, video chats and text. Self-isolation doesn’t mean cutting off all communication – in fact, it’s more important than ever to talk and listen, share stories and advice, and stay in touch with the people who matter to you. For example you might want to organise a digital shared lunch, or schedule a daily phone call with your grandmother.Sources: Ministry of Health NZ www.homestolove.co.nz

**Take notice of things that make you feel good**

Eating healthy food, noticing the beauty outside your window or on a walk around the block, taking time to thank people. What ngā manu (birds), ngā kapua (clouds) ngā rakau (trees) can you can see? Pay attention to how you feel when you do these things and then try to do them more often.

**Keep moving**

Try not to spend all day in bed or on the couch. Getting some exercise helps your mind and body to release tension and stress and gives you the energy and good feelings you need to get through. Find ways to move your body and your mood every day. Remember, you can go outside, but you need to limit your contact with others. It’s ok to go for a walk, run or ride your bike, as long as you avoid people who aren’t self-isolating.

**Think about what you have to give**

Giving helps us to feel we’re still a part of our whānau and community even when we have to stay at home. You’ve got so much to offer – get creative and think about ways you can give your time, skills and knowledge to help others. For example can you text a complement to someone, share a recipe or book recommendation on social media, or call someone who might be feeling lonely?

**Stick to a routine**

This sounds boring but it will help you get through each day. Go to sleep and wake up at the same time, eat regularly, shower, change your clothes, get some fresh air, book in video-chats with colleagues or friends, do your chores. Make sure you make time for fun!

**Find ways to relax**

This is especially important if you’re feeling stressed or anxious. Finding things that help you breathe deeply, switch off and recharge will help you to feel better.

**Listen to a podcast or do a meditation**

Screen time can quickly creep up when you’re hanging about the house. Listening to a podcast is a great way to stay entertained and allows you to do tasks at the same time. Or if you really want to switch off apps like InsightTimer offer a range of guided meditations that appeal to both beginners and experts.

**Do some de-cluttering**

Tidy home, tidy mind right? Whether you want to go full-blown Marie Kondo or you just want to refold your towels in your linen closest, doing a bit of tidying and organising around the house will give you a satisfying feeling of accomplishment when you’re done. Here are some tips for de-cluttering different areas in your home.

**Do some gardening**

There’s something about being close to nature and using your hands that really helps to ground you and make you feel good. Weeding, pruning and racking those autumn leaves are all simple yet mood-boosting tasks. If you don’t have a garden, give your indoor plants some attention by dusting and wiping their leaves.

Sources: Ministry of Health NZ & www.homestolove.co.nz

# Health Homes Compliance

Healthy homes compliance statements DIY or professional report?

DIY or professional report?

The deadline for the Healthy Homes Compliance Statement has been extended to 1 December, but even with the extension, landlords must continue to collect the information required with urgency in order to complete the compliance statement for all rental properties and make a plan to meet the standards.

Harcourts recommends meeting all healthy homes standards by 1 July 2021 or risk extended vacancy periods as prospective tenants will select homes that already meet the standards and good tenants are likely to move to dryer, warmer, healthier homes. Compliance statements will be required for new or renewed tenancies from 1 December. However, landlords who don’t have the right information on file when a tenant gives notice may not have enough time to get a property inspected, and the compliance statement prepared, without leaving the property vacant in order to get the report done.

Many Harcourts offices have recommended that landlords get qualified tradespeople to complete the required checks and supply a report with the information for each standard. These reports include which standards a property may already meet, and what work is required to meet all other standards, if any. These reports do incur a cost, but when measuring rooms, checking ducting in ceilings, checking the condition and installation of insulation and ground moisture barriers is required, it is a cost that guarantees peace of mind and a plan to meet the healthy homes standards.

It is important to note that this work is outside of the scope of most property managers, and professionals will be required for at least some of the checks. Landlords who don’t have the information required to complete the compliance statement should consider hiring a professional to do this on their behalf. Any mistakes could be costly, and with the 1 July 2021 deadline to meet all standards for new or renewed tenancies only one year away, a clear plan is needed

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# Harcourts named Most Trusted Brand for the eigth year in a row

Reader’s Digest announces Harcourts as Most Trusted brand for 2020

Reader’s Digest has announced its Most Trusted brands for 2020, and Harcourts, New Zealand’s largest and most enduring real estate brand, is honoured to be acknowledged once again for its commitment to serving its clients.  
For the eighth consecutive year, New Zealanders have voted Harcourts the Most Trusted real estate brand.

Harcourts Managing Director Bryan Thomson says that the Harcourts team right across the country is particularly humbled to receive this honour as the country continues to battle COVID-19.

“Harcourts has been committed to helping New Zealanders with their property needs for 132 years”, says Thomson. “We’ve been through good times and we’ve been through some extremely difficult times with our clients. This would be one of the most challenging times they’ve ever faced, and now, more than ever, we need to trust and support one another.”

“We will continue to earn the trust of New Zealanders in the coming months,” says Thomson, “by maintaining the highest level of service to our clients, landlords and tenants. Technology will play a big part in how we continue to deliver exceptional service and maintain the life-long relationships we’ve built with our clients and communities around the country."

"Being voted the Most Trusted real estate brand for eight years in a row is hugely important to our team and we don’t take that trust for granted. Thank you, New Zealand, we remain committed to you.”

# Developments & Subdivisions

Subdivisions and Developments

Over the years, Harcourts Grenadier has had the privilege of marketing a number of development projects including selling sections, houses from the plans and apartments throughout the Canterbury region.

<https://grenadier.harcourts.co.nz/Property/958557/CR45753/Unit-11-Mt-Ida>

# MS Crossing Townhouses

MS Crossing Townhouses

Situated near the beating heart of Church Corner, these architecturally designed freehold townhouses will deliver superb standard of living and are expected to be completed in 2022. Conceptualised by the experienced team at Walker Architecture, these contemporary townhouses will exhibit sleek style and come complete with a 10-year Master Build warranty for peace of mind.

There is a layout to suit your needs, whether an owner-occupier or investor. The first stage currently under construction of the twelve townhouses will be completed mid-2022 and the second stage to be completed late 2022.

Of the twelve townhouses, the first to be completed will be the six of the three-bedroom layout of 156m2 or 138m2. The master is equipped with a tiled ensuite and walk-in robe. The other tiled bathroom services the other two bedrooms. An open-plan living and kitchen space on the ground floor (includes the bonus of guest WC) which opens out to a landscaped outdoor area providing a central focus for daily interactions and entertaining. The single garage with internal access provides that extra security.

In the final stage, there are six two-bedroom townhouses with each bedroom having their own bathroom and built-in wardrobes which may attract those getting on the property ladder for the first time. The floor plan features an open plan living which flows out to a patio area. A car park space for these six townhouses will also be privately located at the rear of the site.

The location is outstanding, with the local supermarkets, countless eateries, and Bush Inn Mall all within walking distance. A local pre-school is situated over the road vehicle zoning for Riccarton High School and proximity to Canterbury University is another advantage. Easy access to arterial routes is another drawcard and allows you to make your way around the city with ease.

The two-bedroom, two-bathroom townhouses are priced from $649,000.

MS Crossing Townhouses

<https://maps.google.com/maps?ll=-43.532776,172.568278&z=15&t=m&hl=en-US&gl=US&mapclient=embed&q=29%20Main%20South%20Road%20Sockburn%20Christchurch%208042%20New%20Zealand>

Contact Details

29 Main South Road, Upper Riccarton

Phone:[021 2800 529](tel:021%202800%20529)

Email:[janice.ji@harcourts.co.nz](mailto:janice.ji@harcourts.co.nz)

# Resources

More Information

<https://grenadier.harcourts.co.nz/Home/Resources/overseas-buyer-information>

[**https://grenadier.harcourts.co.nz/Home/Resources/anti-money-laundering-aml**](https://grenadier.harcourts.co.nz/Home/Resources/anti-money-laundering-aml)

[**https://grenadier.harcourts.co.nz/Home/Resources/mortgage-express**](https://grenadier.harcourts.co.nz/Home/Resources/mortgage-express)

[**https://grenadier.harcourts.co.nz/Home/Resources/complaints**](https://grenadier.harcourts.co.nz/Home/Resources/complaints)

# Overseas Buyer Information

Overseas Investment

There are special rules for overseas people who want to invest in New Zealand property, but not live in it, including buying rental property or land that is rural or next to a lake, river, reserve or the sea.

These rules are complex, and you will need the help of a New Zealand property lawyer.  
For more information [please click here.](https://www.newzealandnow.govt.nz/living-in-nz/housing/buying-building)

# Anti-Money Laundering (AML)

AML Requirements

Since 1 January 2019, all real estate companies have been required to comply with the Anti-Money Laundering and Countering Financing of Terrorism Act 2009.  
  
With few exceptions, we will be unable to list your property or business to sell or lease unless we have completed the client identification requirements. In order to ensure a smooth transition period we would appreciate your assistance by providing the necessary proof of identification and proof of address when asked.

Identification Requirement Forms

The Identification Requirement Forms can be downloaded from the links below:

* [Individuals](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/AML___ID_Requirements_Form___INDIVIDUALS-2.pdf)
* [Partnerships](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/AML___ID_Requirements_Form___PARTNERSHIPS.pdf)
* [Limited Partnerships](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/AML___ID_Requirements_Form___LIMITED_PARTNERSHIPS.pdf)
* [Companies](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/AML___ID_Requirements_Form___COMPANIES.pdf)
* [Trusts](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/AML___ID_Requirements_Form___TRUSTS.pdf)
* [Incorporated Society](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/AML___ID_Requirements_Form___INCORPORATED_SOCIETY.pdf)
* [Unincorporated Society](https://photos.harcourts.co.nz/Harcourts.Public.WebTemplates/504/Files/AML___ID_Requirements_Form___UNINCORPORATED_SOCIETY.pdf)

# Mortgage Express

Are you ready to buy?

Buying a property is a big purchase decision. Make it easier by having your finances organised well in advance

Arranging your finance first helps you to set your maximum purchase limit and puts you in a stronger position at negotiation time.

At mortgage express we can help you:

* Find out how much you can borrow
* Arrange finance pre-approval before you make an offer
* Compare your existing lender against the many other options available in the market
* Options available for low or no deposit
* Arrange finance before selling your existing home

Mortgage Calculator

***Find out how much your loan repayments will be***[***here***](http://www.mortgage-express.co.nz/financial-tools/home-loan-repayment-calculator/)

Contact

 “We specialise in tailoring home loans to meet the personal needs of people like you. We will come to you, where ever and whenever you choose, and provide you with informed advice about the home loan product that’s most relevant to you”.

For professional advice about your next home loan contact us today.  
  
**Sue Clydesdale**  
Mortgage Advisor  
P: 0272 117 209  
E: sue@mx.co.nz

**Duane Aarts**  
Mortgage Adviser  
P: 022 430 6012  
E: duane@mx.co.nz

# Complaints

Complaints Procedure

**Grenadier Real Estate Limited (Grenadier)**

**Complaints and Disputes Resolution Procedure**

Grenadier is committed to handling any complaints or disputes that do arise professionally, fairly and expeditiously.

Our standard in-house procedure is outlined below:

1. Any client or customer who wishes to make a complaint will be referred to the manager of the relevant Grenadier office.

2. If the complainant is not satisfied with the response received from the manager they can make a written complaint to Grenadier Real Estate Ltd, preferably using the Grenadier Complaints Form (below).

3. Grenadier Real Estate Limited will acknowledge receipt of the complaint and commence a review, which if deemed necessary may involve discussion with all relevant parties.

4. Grenadier will respond to the complainant upon completion of its review of the complaint.

5. If the complainant is dissatisfied with the outcome Grenadier will suggest a further course of action.

***Please note: Customers or clients may access the Real Estate Agents Authority's complaints process without first using our in-house procedure; and any use of the Grenadier in-house procedure does not preclude a customer or client from making a complaint to the Authority.***

Bryan Bloomfield  
Chief Operations Officer

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# BaysWater, Diamond Harbour

Discover the Extraordinary at BaysWater, Diamond Harbour

Fabulous Lifestyle  |  Breathtaking Views  |  Amazing Walks

Local Golf Course, Yacht Club, Tennis Club, Community Groups

Medical Centre  |  Primary School  |  School Bus to Cashmere High

Lyttelton - Diamond Harbour Ferry (FREE with Gold Card)

Sections selling now – we will make it EASY!

* Developer will mow your site until settlement
* Individual site-specific soil test reports
* Covenants to protect your investment
* Sections range from 610sqm to 758sqm and $179,000 to $305,000
* Turn left off Marine Drive into James Drive

BaysWater, Diamond Harbour

[**https://youtu.be/33VuikjrjDk**](https://youtu.be/33VuikjrjDk)

Subdivision Location

[**https://maps.google.com/maps?ll=-43.628568,172.722924&z=16&t=m&hl=en-US&gl=NZ&mapclient=embed**](https://maps.google.com/maps?ll=-43.628568,172.722924&z=16&t=m&hl=en-US&gl=NZ&mapclient=embed)

The team

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