

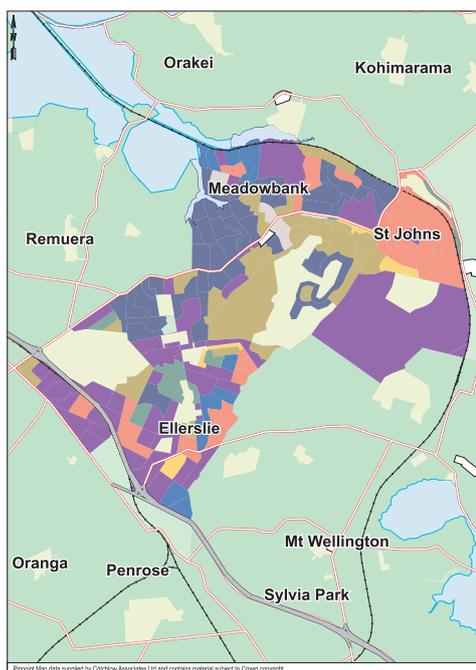
# Meadowbank ★★★★★

Central

including St Johns and Ellerslie



Hanging tenaciously onto the skirts of its ritzier neighbour Remuera, this area can't help but be appealing. You may not be as handy to the CBD, but heading east for your major shopping is an easy option. The Eastern Bays beaches are a tumble down the hill and the motorway's fairly accessible. Meadowbank has plenty of green spaces with the sizable Waiaatarua Reserve and Remuera Golf Club rubbing shoulders. Ellerslie is a much older suburb with affordable villas and bungalows, but that's changing and it's become increasingly popular with professional couples. St Johns – including the fashionable St Johns Park – is a more recent addition to the city's landscape. A notable St Johns landmark is the theological college with its pleasant, park like grounds. As well as giving the suburb its name, it provides tertiary level education for both the Anglican and Methodist churches.



For colour key, see page 230

## Population Profile

Population	26,007
% Aged Under 15 Years	17.57
% Aged Over 65 Years	10.80
% European	62.07
% Maori	5.05
% Pacific Peoples	4.31
% Asian	20.45

## Who Lives There?

Many families with school-age children buy here. The local primary schools are excellent and the homes are comparatively affordable compared to Remuera and the Eastern Bays.

There's a wide multicultural mix, with many migrants making these suburbs home. St Johns Park is especially popular with European imports.

If you want a stable area, friendly neighbours and a relaxed lifestyle, then Meadowbank is hard to beat. You have to have a reasonable amount of money for these suburbs; this is not usually the domain of first-home buyers.

### Typical Homes

Meadowbank underwent a building boom 35 years ago when the houses were roomy and sprawling and well-designed for family living. This was the era of the rumpus room, barbecue patio and conversation den. The 1970s.

These homes, and the mix of older established homes – including 1940s bungalows and many ex-state houses – together with recent townhouses and developments, blend well into the landscape, and give the region a lived in, friendly feel. The sense of spaciousness is one of the suburb's most attractive features. Generally, sections are fenced and tidy and not cramped up against their neighbours.

St Johns has many rental properties, while St Johns Park has large, modern, multi-bedroom family dwellings on good sized plots of land. Ellerslie has some old villas as well as terrace housing complexes near the village. The Ladies Mile/Pukerangi Cres area still has some grand old merchant's houses.

### Amenities

#### Schools ★★★

Meadowbank is not inundated with schools, however the local primary schools have solid reputations, including the high-decile Meadowbank, Mt Carmel and Ellerslie schools. Being on major bus routes makes travelling to nearby secondary schools easy; Glendowie College is popular. Many students also attend private schools in Epsom and elsewhere. Ellerslie is home to one of only two Rudolf Steiner schools in Auckland, the Michael Park

School, which goes from pre-school through to high school. For a full list see page 270.

#### Shops ★★★

Meadowbank has one of the best supermarkets in Auckland – the Countdown, nestled in the small Meadowbank mall.

Marua Rd in Ellerslie has the wonderful Mexican Specialties shop, which is only open Thursday - Saturdays, and sells authentic Mexican groceries, café food and handcrafts. Neighbouring Mt Wellington has the new Sylvia Park shopping complex that draws shoppers from throughout Auckland thanks to its excellent transport facilities.

Closer in, on the Mt Wellington side of St Johns, there is a good mix of new retail in Lunn Ave (getting in on the ground floor for the eventual Quarry development), with an excellent New World supermarket

#### Leisure ★★★

One of Meadowbank's great benefits is its easy access to the waterfront, with beaches and myriad water sports. Auckland Domain and One Tree Hill are just down the road. Waiatarua Reserve is popular with joggers and weekend strollers, and has a small bird sanctuary. Remuera Golf Club is well patronised. The impressive university sports fields and McDonald's tennis centre on Merton Rd are local assets. Ellerslie Racecourse is also here, and is the site of the busy Sunday morning car fair. There's also a small par three golf course and driving range in the infield.



Ellerslie Racecourse

## Real Estate

### Trends

In these very stable, middle-class communities you can still find some of the best value real estate in the eastern suburbs. There are a few two-bedroom units for less than \$330,000, but there's almost nothing substantial available for under \$400,000. Houses generally range from \$550,000 to \$800,000. You won't find anything around the golf course for less than \$900,000. Million dollar properties are few and far between but there have been sales around \$1.3million in St Johns Park.

St Johns has embarked on a profound change in its population with the advent of Stonefields quarry development to the north and northwest of the Mt Wellington cone. This will be home to some 6500 people when complete. The first crop of houses has sold, with current houses now selling from \$700,000 to the high \$800,000s. Eventually the development will include townhouses, apartments, terraced housing and stand-alone houses, including family homes on 500m<sup>2</sup> to 600m<sup>2</sup> sections. A new school and new shops will be built to serve the community.

### Best Streets

Temple St, Pyatt Cres and Fancourt St are among Meadowbank's best. Ellerslie has Ladies' Miles and Pukerangi Cres. In St Johns and St Johns Park, anything near the golf course demands top dollar as do Panapa Dr, Coldham Cres and Charles Fox Pl.

### Look Out

The planned 2200 new homes to be built in the substantial Mt Wellington Quarry area, across the road from Meadowbank and St Johns, has some people despairing that the already busy main roads will become traffic congested nightmares. The quarry is expected to fill up during the next six years, eventually becoming home to 6000 to 8000 people.

### At a Glance...

#### House Prices

##### Unit

Bedrooms   
Price \$480,000 - \$650,000

##### Ex-state house

Bedrooms   
Price \$900,000 - \$1,100,000

##### Newer house

Bedrooms   
Price \$1,150,000 - \$1,400,000

##### Property with golf course views

Price \$1,600,000+

#### Average Rents

##### Flat

Bedrooms   
Price \$470/wk

##### House

Bedrooms   
Price \$670/wk  
Bedrooms   
Price \$780+/wk

#### Travel Times

CBD peak 25-30 min  
off-peak 45 min  
by train from Ellerslie 18 min

Southern motorway 7 min

Airport 20-30 min

Buses run regularly along main roads and there are train stations at Ellerslie and Meadowbank.