

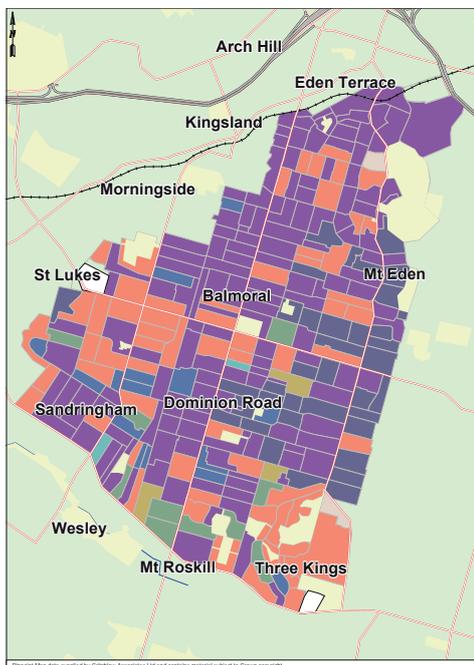
## Mt Eden ★★★★★

Central

including Three Kings, Balmoral and Sandringham



Gone are the days when Mt Eden's beautifully-dishevelled villas were seen as desirable only by students and impoverished artists; today those villas have been lovingly restored to within an inch of their lives by proud and wealthy couples and families. That Mt Eden's shopping precinct has retained its villagey feel is no doubt a large part of the attraction, along with its proximity to the CBD. Three Kings has been extensively quarried for decades and only one of the three large peaks it was named after still remains. Formerly considered only suitable for state housing tenants, the area has become an extension of Mt Eden, less pricey and less picturesque but still with plenty of charm of its own. Sandringham doesn't have the villas of Mt Eden but has street after tree-lined street of classic bungalows.



For colour key, see page 230

### Population Profile

Population	38,898
% Aged Under 15 Years	19.00
% Aged Over 65 Years	6.88
% European	55.21
% Maori	5.89
% Pacific Peoples	8.09
% Asian	24.92

### Who Lives There?

The arty bohemian era that Mt Eden has been famed for is definitely passing – raising families in desirable school zones comes with materialism and middle class values these days. Although more ethnically and socioeconomically diverse than its neighbour Epsom, Mt Eden is still full of middle- to upper-middle-class families pursuing the quiet life.

Mt Eden is predominantly European, but with significant numbers of Polynesians and Indians (there's a Hindu temple in Balmoral Rd). There is also a substantial number of Asians, although fewer than previously. All the local primary schools appear to be bursting at the seams due to the district's numerous young families.

In Three Kings the mix of residents is changing with new terraced housing blocks and infill housing being built. Cynics sometimes refer to Sandringham as a “poor man’s Mt Eden”. It’s a highly cosmopolitan area with a wide mix of ethnic groups and nationalities and many young families.

### Typical Homes

Mt Eden’s sections were consistently larger than Sandringham’s but Mt Eden’s ever-growing popularity and stellar prices have encouraged much subdivision.

Mt Eden has its share of low-level blocks of flats and one- to two-bedroom brick and tile units, as well as terrace apartment blocks. There are some unattractive examples of 1960s and 1970s single and double-storey blocks of flats jarringly sited in streets of classic villas and bungalows.

The old state housing area of Three Kings and the southern part of Sandringham is now a mix of owner-occupied and tenanted homes, with many ex-state homes attracting young working couples and professional singles to the area. Renovations are in evidence just about everywhere. Real estate agents signs are just as ubiquitous as local residents realise they can make a pretty penny on a villa with a Sandringham address.

## Amenities

### Schools ★★★★★

Most of the schools in this high decile area are very good. There are at least three primary schools for years one to six, four full primaries with intermediate Auckland Normal. Kowhai Intermediate sits on the Mt Eden border.

Balmoral Primary and Intermediate Schools are popular. Properties in-zone are keenly sought after. While there are no secondary schools, some parts are in-zone for Auckland Grammar School and Epsom Girls Grammar School – check the zones carefully before buying. Other parts of the area are zoned for Auckland Girls Grammar, Mt Roskill Grammar and Mt Albert Grammar, which also have good reputations. For a full list, see page 270.

### Shops ★★★★★

There’s plenty of shopping locally, with a range of shops at Eden Quarter including a well-stocked supermarket. Mt Eden village has interesting specialty shops and boutiques.

Along Dominion Rd there are several Asian specialty grocery shops. Sandringham has Indian and Pakistani groceries and two halal butchers. The Three Kings shopping centre includes a supermarket and a library. St Lukes mall is right next door to the east and the busy



Newmarket shopping precinct a few minutes down the road west.

### Leisure ★★★

As well as the Mt Eden Domain, the area has many smaller parks and reserves, including Edenvale Reserve, Potters Park and Centennial Park. In Three Kings, the quarry site has interesting walks up to the Three Kings Reserve, with great views from the top.

The suburb is well catered for sports lovers too; Mt Eden is known throughout sporting New Zealand as home of this country's largest stadium, Eden Park, was enlarged to 60,000 seats in time for the 2011 Rugby World Club.

Mt Eden village is well known for its cafés and restaurants which draw diners from all parts of the city, particular Molten restaurant. Dominion Rd and Sandringham Rd have a wide range of ethnic eateries, including the tiny but superb Satya for southern Indian food, and ZapThai and Tusk for Thai food. At the city end of Mt Eden there's a cluster of quirky cafés and pubs.

## Real Estate

### Trends

Of these suburbs, Sandringham has changed the most. It has had a handful of \$1million+ sales in the past four years. However, a house here will still cost much, much less than its equivalent in Mt Eden, where a recent sales have been over \$2million. The top-prices go to recently completely renovated, four or five bedroom homes on traditional Kiwi 1/4-acre sections. Villas are the most popular type of dwelling – the bigger and more ornate the better.

The major demarcation in this neighbourhood relates to Auckland Grammar and Epsom Girls Grammar zones with houses in-zone always commanding a premium that is even higher if the street is zoned for both schools. There is some migration of families from across town from the likes of Herne Bay, drawn by the schooling. This isn't always for the grammar schools, it's often to be closer to the many private schools in Epsom and Remuera.

Spacious sections are important to Mt Eden buyers, given that many have young families.

Desire to be close to the village, and north of Balmoral Rd, is stronger than ever for buyers upgrading from outlying streets. There has been a substantial increase in sales in all corners of Sandringham, attesting to its growing popularity.

There are still some do-ups to be had and the competition is keen even in a tough market. One \$1million property has had at least \$700,000 worth of renovations done recently. Similarly renovated homes in Woodside Ave and Pencarrow St (both double grammar zone) have fetched in the high \$1millions.

Three Kings is cheaper than Sandringham which is the entry point for Mt Eden generally. You can buy an ex-state house for around \$550,000; a renovated version would cost close to \$700,000.

### Best Streets

Anything in the 'double grammar' and 'single grammar' zones and the streets close to Mt Eden village. Grange Rd, Fairview Rd and Woodside Rd have some big gracious houses, as do Horoeke Ave and Bellevue Rd at the northern end of Mt Eden. In Sandringham, roads north of Balmoral Rd, like Burnley Tce and Royal Tce, and in Balmoral, those near desirable Maungawhau Primary.

South of Balmoral Rd, streets of note are Halesowen Ave, Tranmere Rd, Oxtan Rd, Mars Ave and Jason Ave.

### Smart Buy

The northern part of Sandringham may be out of grammar zone but it provides easy access to the CBD and it's close to St Lukes mall and Kingsland's restaurants. The area is rightly increasing in popularity and renovated villas on the eastern side of Sandringham Rd are now selling for big bucks. It's only a matter of time before the streets west of Sandringham Rd attract strong buyer interest.

**Local Hero: Our Volcanoes**



Mt Eden, Mt Albert, Mt Wellington, Three Kings, One Tree Hill... we proudly call them mountains, but on the worldwide scale, they're really only hills. The fact that there are so many of them, however, makes our volcanoes quite different. Auckland's volcanic field contains about 50 volcanic features, 23 of them in Auckland City.

Auckland's volcanoes may be small in stature, but they're a big part of Auckland's tourist marketing. Regional authorities have created "viewing protection planes" so that no large buildings obscure the views from key vantage points and the Auckland City Council is proposing changes to the district plan which would include:

- Controls on the height of new buildings. Homes next to open space on volcanic cones must be either no more than 8m tall or the same height as adjacent buildings, whichever is lower.
- Landscaping assessments to show the impact of new development on the surrounding landform, trees and vegetation, and a requirement for new developments to have landscaping or planting that helps them blend in.
- Restrictions on retaining walls and on the amount earthworks (maximum 5m³).
- New homes not to be built any higher up the slope of a volcanic cone than existing developments.

Before the mountains were protected, they were quarried for scoria to the extent that Three Kings, originally five peaks, is now just one. Mt Eden dates back 23,000 years and Mt Wellington was formed about 10,000 years ago. Rangitoto Island is Auckland's most recent volcano, formed some 600-700 years ago.

**At a Glance...**

**House Prices**

**Unit**

Bedroom		
Price	\$350,000 - \$570,000	
Bedrooms		
Price	\$460,000 - \$730,000	

**Bungalow or villa**

Bedrooms		
In grammar zones	\$1,600,000+	
Out of zone	\$950,000 - \$1,125,000	

**Large renovated home by Mt Eden village**

Bedrooms		
Price	\$2.5 million+	

**Average Rents**

**Flat**

Bedroom		
Price	\$340/wk	
Bedrooms		
Price	\$470/wk	

**House**

Bedrooms		
Price	\$660+/wk	
Bedrooms		
Price	\$800+/wk	

**Travel Times**

From Mt Eden village:

CBD	peak 30 min
	off-peak 10 min
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North-western motorway	10 min
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Southern motorway	5 min
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Airport	30 min
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St Lukes mall	5 min

Dominion Rd, Mt Eden Rd, Sandringham Rd and Balmoral Rd are all major bus corridors. Priority peak-hour bus lanes make bus commuting into the city much quicker.