

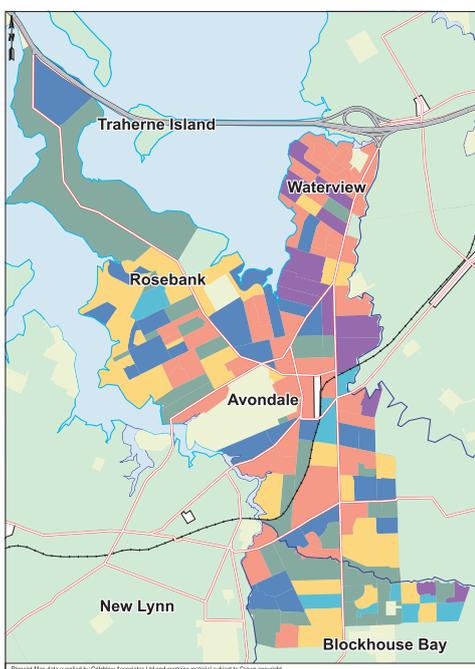
Avondale ★★★★★

Central

including Waterview



The working class suburb of Avondale has had something of a renaissance in the last few years, especially amongst first-home buyers and young families attracted by the reasonable prices. This is one of Auckland's oldest suburbs, established in 1843, and its villas and bungalows are easily accessible to the northwestern motorway and the city centre. The main street shopping centre is thriving, and has undergone some modernisation to everyone's delight. Avondale's Sunday markets offer the prospect of bargains for scores or thousands of people from all over the city, depending on the weather. Waterview is a small and slightly more expensive area with a misleading moniker – very few of its ex-state houses can actually see the water but they are closer to increasingly trendy Pt Chevalier which adds value.



For colour key, see page 230

Population Profile

Population	28,434
% Aged Under 15 Years	21.14
% Aged Over 65 Years	9.90
% European	35.09
% Maori	9.43
% Pacific Peoples	23.12
% Asian	30.05

Who Lives There?

With trouble-free access to the city and an array of amenities on Auckland's west urban edge, the Avondale area is popular with a range of people, from city workers, families with teenage kids and immigrants (mostly Chinese), who like it for its good schools, job opportunities and lively community spirit. There's a large Polynesian influence – and Avondale College remains a draw card. Many residents are impressed by the magnificent potential of the area. Some initially rented in the suburb, but enjoyed the location so much, they eventually bought here.

Avondale's always been multi-cultural, while the influx of yuppies and dinkies who have

been scared off by the prices of other inner city suburbs is slowly changing the area's profile.

Waterview attracts people who want easy access to Unitec, which lies just across Oakley Creek and buyers not quite able to afford Pt Chev or Westmere.

Typical Homes

There is probably no such thing as a typical dwelling in Avondale. There are still homes from the original settlement back about 100 years ago, and these are highly sought after.

There are numerous renovated villas and bungalows plus an abundant supply of 1930s, '40s, '50s and '60s brick and tile or weatherboard family homes. The past two decades have seen a number of modern infill plaster or brick and tile townhouses. Avondale has two popular gated communities of single townhouses off Canal Rd and double-storey townhouses in Holly Rd, near the intermediate school.

Although created in 1861, Waterview was slow to develop. The area is now sought after however for its handy location and solid ex-state brick and tile houses. Houses from the 1930s and 1940s are still there, along with more modern homes on subdivided spaces.

Amenities

Schools ★★★

This mid to low decile neighbourhood is home to at least five primary schools. The multicultural Rosebank School is one of the largest primaries in the neighbourhood with a roll of 550. Special features include three bilingual Samoan and two bilingual Maori classes.

Avondale College is the only state secondary school in the area and undoubtedly one of the biggest drawcards for families eager to move 'in-zone'. The college is very highly regarded and many people will move into the suburb for this reason alone. For a full list of schools, see page 270.

Shops ★★★

LynnMall and St Lukes are close by and that has had a negative impact on suburban strip shopping in Avondale itself. Avondale centre

has been revamped with a newly paved town square and a stage (as well as a 3m high spider sculpture) and that's attracted new shops and cafés. There's a library, a police station and community centre. Every Sunday, the local market at the racecourse sells local produce, arts, crafts, foods and second-hand goods.

Leisure ★★★

There are plenty of parks and reserves, at least for now. Waterview has nearby mangrove wetlands accessible via Waterview Park and Howlett St Reserve. Backing Waterview is the Motu Manawa/Pollen Island Marine Reserve. Pt Chevalier beach is just down the road. Local facilities include an ice-skating rink, numerous gyms and sports clubs and a number of sports facilities at the college. The historic 1915 Hollywood Cinema, that's also home to the former Regent Theatre's Wurlitzer Organ, is a local icon and is well patronized - especially now that the cinemas in New Lynn have closed.

Real Estate

Trends

Prices have kept pace with the rest of the metropolis. The typical price here is about \$370,000-\$420,000. Avondale is regularly talked up by property pundits as the next suburb to watch, but there are no obvious signs of concerted gentrification as yet alas. There is good buying for first home owners keen on DIY in the \$340,000 - \$380,000 range. Investors are still keen on Avondale, finding that the suburb's accessibility to the motorway and city, as well as the presence of Unitec, brings a steady flow of tenants. They also feel this is a good market for capital growth. Immigrants, mainly from China, are still a significant part of the buying market.

While many of the subdividable properties have been split up, developers are still having a busy time with the ones that are left. Price-wise, Avondale Heights and Waterview are on a par, and slightly more expensive than the flat areas of Avondale. The cheapest area is the group of residential streets near the industrial blocks of Rosebank Rd.

Best Streets

The best streets of Avondale Heights are Robertson St, Henry St, Wallsall St, Craddock St and Powell St. Down on the flat, Kenley St and Calvin Pl off Rosebank Rd have views of the Upper Waitemata making them highly sought-after.

Local Hero: Avondale Spider



Good on Avondale for embracing this hairy scary creature as the local emblem! The wee beasties in question are actually Aussie immigrants, but they've been here since the 1920s and it's pretty rare now to find one with a strong Australian accent. Across the Tasman they're known as Huntsman spiders and, although they're harmless to humans, their appearance is impressive enough to have earned 374 of them starring roles in the 1990 horror movie Arachnophobia. Of course, they're not quite as large as they appeared on the big screen, but a span of up to 200mm, from the tip of one hairy leg to the tip of another hairy leg, is plenty big enough. Thanks, Australia.

Smart Buy

Avondale and Waterview are rough around the edges, but this will eventually change. Edged with water and close to good shopping, they are well worth a look, especially now that the route for the Waterview stretch of the Western Ring Route has been decided. It goes between Great North Rd and Unitec, through the Oakley Creek Esplanade, so doesn't affect existing housing that much but it will make the south-east, and especially the airport, much more accessible.

At a Glance...

House Prices

Unit or townhouse

Bedrooms 
Price \$400,000 - \$550,000

House

Bedrooms 
Price \$680,000 - \$800,000

Bedrooms 
Price \$750,000 - \$920,000

Renovated character house

Price \$900,000 - \$1,200,000+

Average Rents

Flat

Bedroom 
Price \$295/wk

Bedrooms 
Price \$380/wk

House

Bedrooms 
Price \$490/wk

Bedrooms 
Price \$575/wk

Travel Times

From Avondale shops:

CBD peak 30 min
off peak 10 min

North-western motorway peak 10 min
off peak 2 min

Airport 30 min

LynnMall 5 min

St Lukes mall 10 min

Avondale is on one of a number of bus routes to the city, and has a railway station on the western line near the shops.