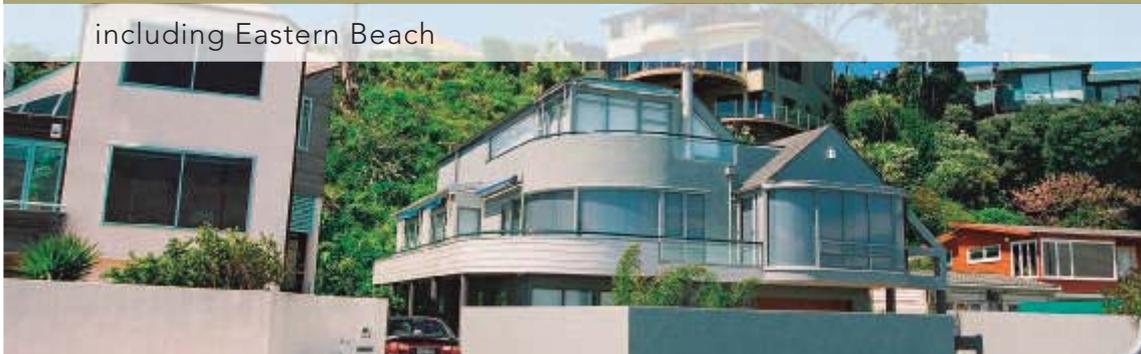


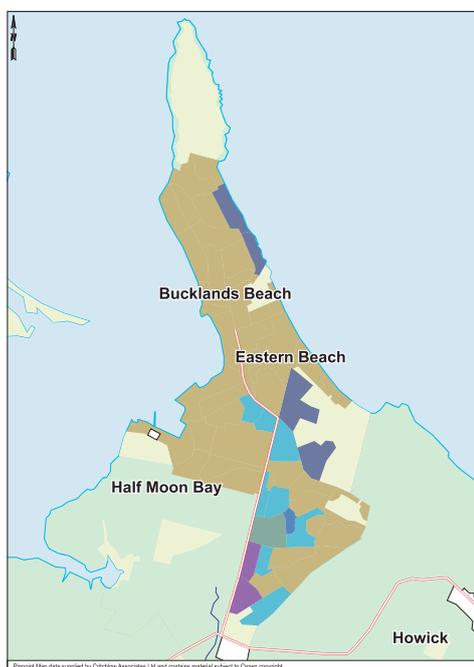
## Bucklands Beach ★★★★★

East

including Eastern Beach



**B**ucklands Beach and Eastern Beach occupy a spectacular little peninsula – but the area is so built up that it's perfectly possible to be unaware of the fact that you're on such a narrow piece of land. That is, until you reach Musick Pt at the tip of the peninsula and the almost surreal vista of the Hauraki Gulf opens up before you. Browns Island looks so close you could almost leap down on to it. (No, please don't try it.) Apart from the hidden drama of the geography, it feels like any established eastern suburb. It's a very settled and secure place. There's only one way in and one way out. People stay put for a long time because they love it so much. It also has some real estate gems – streamlined nods to modern architecture – on the cliff tops looking out to sea.



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For colour key, see page 230

### Population Profile

Population	11,577
% Aged Under 15 Years	19.15
% Aged Over 65 Years	9.95
% European	56.54
% Maori	2.28
% Pacific Peoples	0.88
% Asian	33.07

### Who Lives There?

Families who appreciate being near the sea have long gravitated to this area. They also appreciate the good schooling available (this is Macleans College zone) and, to a certain extent, the relative isolation of the peninsula which makes it a destination rather than a thoroughfare.

While many properties are the preserve of the wealthy, the range of affordable properties brings in a good mix of families and retirees, who are predominantly NZ European and Asian. Another significant part of the population is older couples who are financially very comfortable.

One remarkable aspect to the variety of generations found here is that they might just belong to the same families; grandchildren and their grandparents are living just houses or blocks apart, with the middle-agers close by as well.

### Typical Homes

There are a considerable number of 30- and 40-year-old homes, many of which have swimming pools. However, because the area has been developed over many decades, there is really no such thing as a typical style of home.

Many houses, though, are large and set on lovingly landscaped sections. Those with sea views tend to make the most of them with homes having enormous windows. Away from the sea views, there are more modest townhouses and units.

### Amenities

#### Schools ★★★★★

There are several good primary schools in the neighbourhood, including the high-decile Bucklands Beach Primary School and Macleans Primary School. Both schools are performing well and regularly receive positive ERO reports.

The equally well regarded Bucklands Beach Intermediate caters for years seven and eight.

The local secondary school Macleans College is the big cheese among high schools in the outer eastern suburbs, and a major draw-card

for families to the area. Being in the right zone means a lot to people (and to the prices they're prepared to pay for real estate). For a full list, see page 270.

#### Shops ★★

All the basics are catered for at small centres dotted around the peninsula, but for anything major you will need to venture further afield to Highland Park, Howick, Pakuranga or Botany Downs. A couple of marine-themed cafés and restaurants, The Beach House and Barracuda, make the most of their setting on The Parade by the water on the western side of the peninsula. Otherwise, Howick village is the closest and best bet for good food.

#### Leisure ★★★★★

The Howick Golf Club at Musick Pt is a treat, even if you have no interest in golf. It looks like an old-fashioned park, complete with potholed road wending its way through the golf course.

Right at the tip of the peninsula is a wonderful Art Deco building, built in 1939 as a base for marine radio communications and now leased by a group of amateur radio hams.

Yachties are well served, of course, with the Bucklands Beach Yacht Club and the Half Moon Bay Marina, as well as public boat ramps at both Bucklands and Eastern Beach. The latter has a water ski lane, picnic area and children's playground.

There are tennis clubs and, not far away, the various delights of Lloyd Elsmore Park in Pakuranga.



East – Bucklands Beach

## Real Estate

### Trends

Bucklands Beach and Eastern Beach are comparable in price to neighbouring Mellons Bay and Cockle Bay, which puts the whole coastline one rung up from other eastern suburbs like Half Moon Bay.

1970s three-bedroom homes in the mid \$500,000s are the first entry point. Properties on the northeast-facing slopes, in particular, have vast sea views out into the gulf and good sun. The area has seen a lot of redevelopment and renovations. Clifftop homes are still highly sought-after despite several houses at the southern end of Clovelly Rd slipping in the Big Wet Winter of 2008.

Clifftop homes here fetch from \$1.5million to \$3million. The closer to the peninsular, sun and views, the higher the price, scarcer the supply and greater the demand. People move in and tend to stay put unless the lure of views tempts them to move closer to the water.

Popular Macleans College will remain the big drawcard for families from elsewhere in Auckland as well as South African and English migrants. Asian interest is steady throughout Bucklands Beach

### Best Streets

The Parade (west side of the peninsula) and the northern part of Clovelly Rd (east side) are the places to be if you've got big money to spend on a huge view.



Musik Point

### At a Glance...

#### House Prices

##### Unit

Bedroom    
Price \$550,000+

##### House

Bedrooms     
Price \$750,000 - \$1,200,000

##### Executive house with sea views

Bedrooms      
Price \$1,200,000 - \$4,500,000

#### Average Rents

##### Flat

Bedrooms    
Price \$370/wk

##### House

Bedrooms    
Price \$420/wk  
Bedrooms     
Price \$535/wk  
Bedrooms      
Price \$628+/wk

#### Travel Times

CBD peak 50 min  
off peak 30 min

Southern motorway 25 min

Airport 35 min

Botany Town Centre 15 min

There are regular buses to the CBD and to Manukau. There is also a regular ferry service from the adjacent suburb of Half Moon Bay.