

The Sold Collection

Sold properties by Jason Trowbridge





Jason Trowbridge

Investment specialist...

Jason Trowbridge is one of Auckland's best. He has been excelling in real estate for more than thirty years, guiding clients in every phase of Auckland's inner city and Central Western Bays property market. He has accumulated a vast knowledge of the real estate market in these areas, particularly Ponsonby, Grey Lynn, Freemans Bay, Herne Bay, St Mary's Bay and Kingsland.

Throughout his career, Jason has won recognition as one of Auckland's top Realtors. When you work with Jason, you work with a total professional. He has an intimate and hugely valuable understanding of Auckland's inner city property market, but he is not your generic property consultant.

You'll find that there is something unique about Jason. You speak with him, and he lights you up. Passionate and alive, he is a real people person, quick to understand the needs of all those involved in a business deal. Jason gives more than 100% of his passion, integrity and honesty, and aims always

to achieve the maximum possible price for a property. A skilled negotiator, Jason has a record of past successes that include some of the highest premium sales recorded in Ponsonby, Grey Lynn, Freemans Bay, Kingsland and Grafton. He ensures all business transactions are secure with crisp, clean, sharp, uncomplicated deals that leave nothing to chance.

Jason Trowbridge treats his business as a boutique enterprise. He combines a substantial database with an outstanding track record and industry knowledge. And for the best possible outcome, Jason prefers a tailored, individual approach. Working closely with each client, he provides effective and efficient advice and guidance. He is genuinely excited by the entire sale process and invests a great deal of time into you and your property, ensuring regular updates and planned meetings – even over breakfast at 7am if that is your preference.

Jason's clients can look forward to strong direction, with a well-managed, straightforward, honest marketing plan aimed at maximum exposure and a premium sales result. Jason is very clear about where and when money needs to be spent on marketing. For him the process is solely about the client and the property, and not about promoting the company at the vendor's expense. The aim to maximize the sale price is the same for all properties, but each property is completely different. Large expensive advertisements are sometimes appropriate, but at other times a simpler approach is far more beneficial to the vendor and can result in a much better sale price than spending a huge amount of money.

Real Estate is not simply a job – it is a lifestyle. To become a true professional in real estate, you must live and breathe it. More than twenty years ago, Jason Trowbridge was privileged to begin his career alongside some of Auckland's outstanding property masters, where he learned that real estate is far more than following a formula. He is an astute listener, with the rare ability to understand what people are not saying. This has allowed Jason to negotiate numerous successful sales, sometimes in extremely challenging circumstances.

Experience is everything. In real estate, as in many aspects of life, experience is the only thing you can rely on. An experienced agent protects your position in the market. It costs no more to work with a true professional salesperson: and the consequences of working with an inexperienced agent can potentially be very costly, with poor or even damaging results. Jason, takes enormous pride in the successful results enjoyed by his clients.

It will be no surprise to learn he also enjoys many lasting relationships with clients, accumulated over two decades of successfully serving the Auckland inner city real estate market. In the Auckland property market today, more than 90% of Jason's business comes from referrals. Jason Trowbridge has become a name synonymous with success and exceptional results.

30 years of continuously setting the standard...

A highly skilled negotiator working for you, the vendor, in all market conditions. A confidential chat over a coffee is always a great starting point.

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JASON TROWBRIDGE

in association with LJ Hooker Ponsonby

LJ Hooker Ponsonby
 Licensed Agent REAA (2008)



84 Islington Street,
Ponsonby

Urban escapism...

Sold at auction

An immaculately renovated haven that certainly goes above and beyond.



90 Clarence Street,
Ponsonby
Ponsonby...Casa

Sold by auction

Open light-filled spaces with high vaulted ceilings lure the senses, inviting you into a stunning lifestyle space to be desired.





15 Pompallier Terrace, Ponsonby

La Zeal...

Sold by acution

Position, Passion and Pulse.
Ponsonby's most desirable location.
Threes Lamps & the city is at your door.





18 Ponsonby Terrace,
Ponsonby

Deceptive Desire...

Sold prior auction

Four bedroom, two bathroom, two lounge transitional villa exudes panache and style mixing large light open plan living spaces with seamless indoor outdoor flow.





29 Arthur Street,
Freemans Bay
Where Eagles Soar...

Sold at auction

Vast city vistas lure the creative mind, the senses are teased, and magic is evoked; day or night, the light dances.





12 Pompallier Terrace, Ponsonby

From Paris to the Hamptons...

Sold by price by negotiation

Think utterly fabulous light filled airy spaces. An apartment alternative above and beyond the conventional. The villa facade melds into the options this magical single level home offers.





**75 Islington Street,
Ponsonby**
Ponsonby Pedigree...

Sold by auction

Stunning three bedroom home, modern open plan living in one of the best locations in Auckland.





6 Cowan Street, Ponsonby The Quintessential Ponsonby Villa...

Sold by acution

First time on the market in 40 years, the three bedroom home is in one of Ponsonby's most tightly held locations. Ponsonby at its best.





14 Pompallier Terrace,
Ponsonby
Bohemian Ponsonby...

Sold by auction

Simply the best. The ultimate opportunity to create your own vision and lifestyle. Prime location and land in Ponsonby.





25 Prosford Street, Ponsonby Ponsonby calling...

Sold by auction

Location. Location. Location.
Magical bohemia mixed with pure Ponsonby
potential, three bedrooms, three bathrooms
and two lounges.





26 Tole Street,
Ponsonby

Ponsonby opportunist...

Sold by auction

Far from average property with four generous bedrooms. Urban haven waiting for a creative make-over.





84 Islington Street,
Ponsonby
Ponsonby rough diamond...

Sold by auction

Sitting high and proud this Ponsonby villa is full of potential. Location. Opportunity. Seriously desirable.





**5 Mostyn Street,
Kingsland**

Kingsland keeper...

Sold with an asking price

Perfectly positioned three bedroom villa with a garden studio, morning sunshine and room for everyone.





43 Richmond Road,
Grey Lynn
Iconic two story grand villa...

Sold by auction

Highly desirable seven bedroom villa full of possibilities. Magnificent staircase, views and unlimited space.







9 Brentwood Avenue,
Mount Eden

Simply the best...

Sold by auction

Generous sized three bedroom villa,
one bathroom with carport and private
entertaining areas.





53 Williamson Avenue,
Grey Lynn

Big and bold...

Sold by auction

Stunning four bedroom character villa in the heart of Grey Lynn. Private, landscaped and charming.



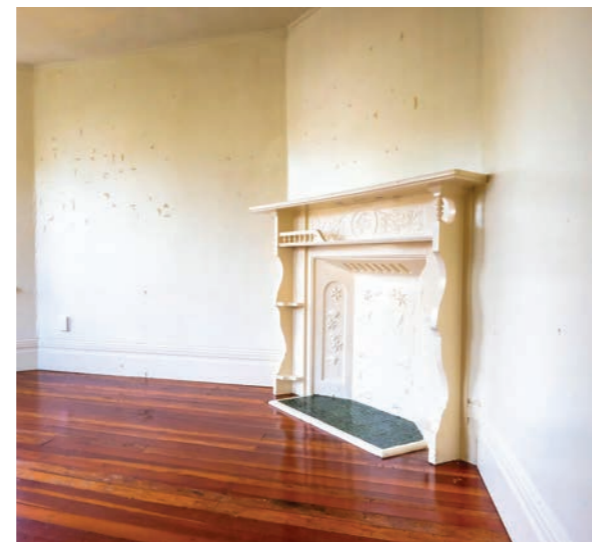
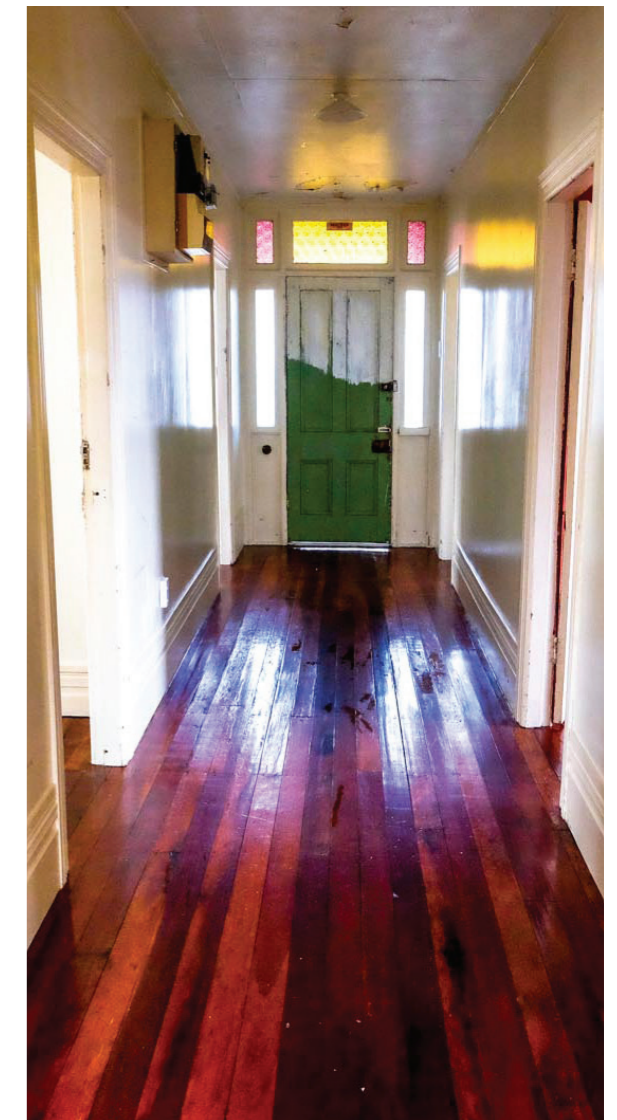
69 Islington Street,
Ponsonby

Location Plus...

Sold by auction

One of the best streets in Ponsonby. Three bedroom villa overflowing with possibilities.





35 Grosvenor Street,
Grey Lynn

Remember it is all about
potential...

Sold by auction



24 Hinemoa Street,
Birkenhead

A diamond in the raw...

Sold by auction

Blank canvas Bungalow in Birkenhead. Three to four bedroom home set in a private setting full of space and opportunity.





28 George Street,
Mount Eden

Le grand...Villa

Sold by auction

One of the most admired and largest villas in Mount Eden. Extremely rare five bedroom home with stunning original features.

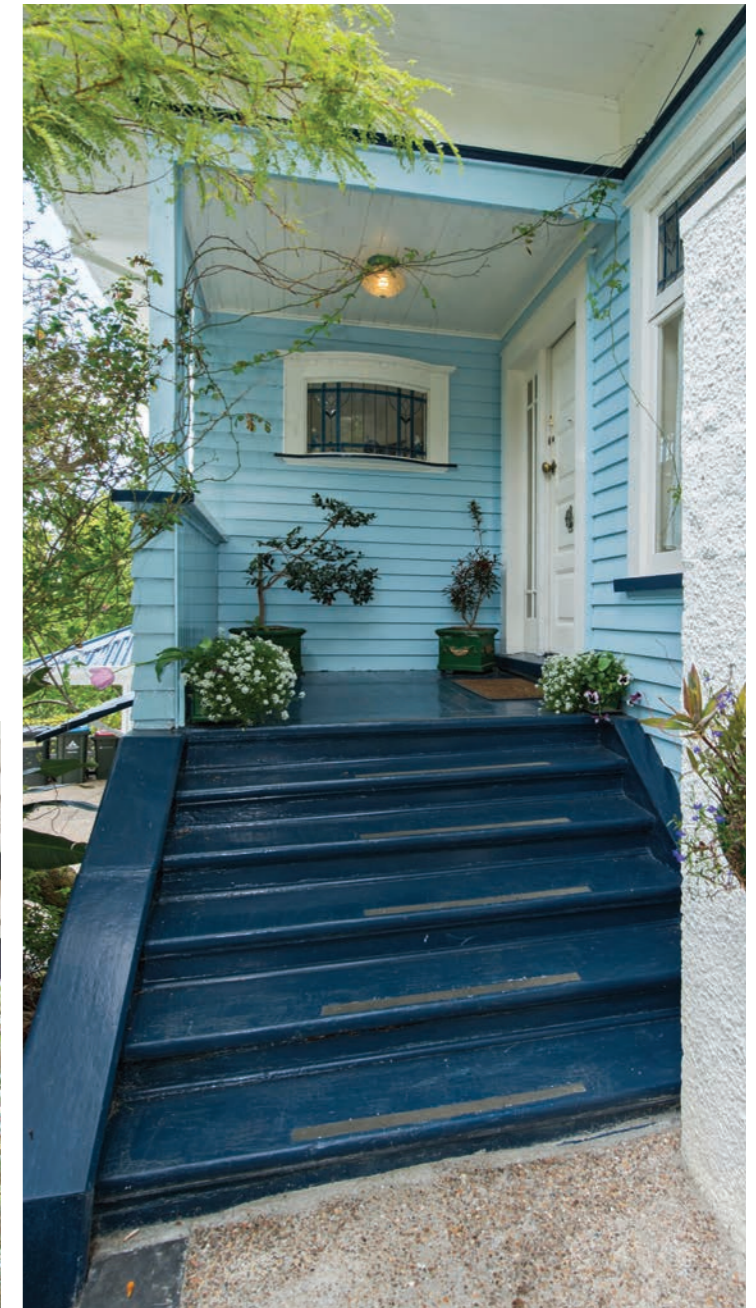




32 Dudley Road, Mission Bay Dudley manor...

Sold by auction

Spacious bungalow with vast views and comfortable living. Sought after location with the bonus of a downstairs flat.





11 Farrar Street, Grey Lynn

Dual income...

Sold by auction

Attractive modern bungalow, overflowing with space, sunshine and opportunity. Ideal location on a quiet street with room for the family plus more.



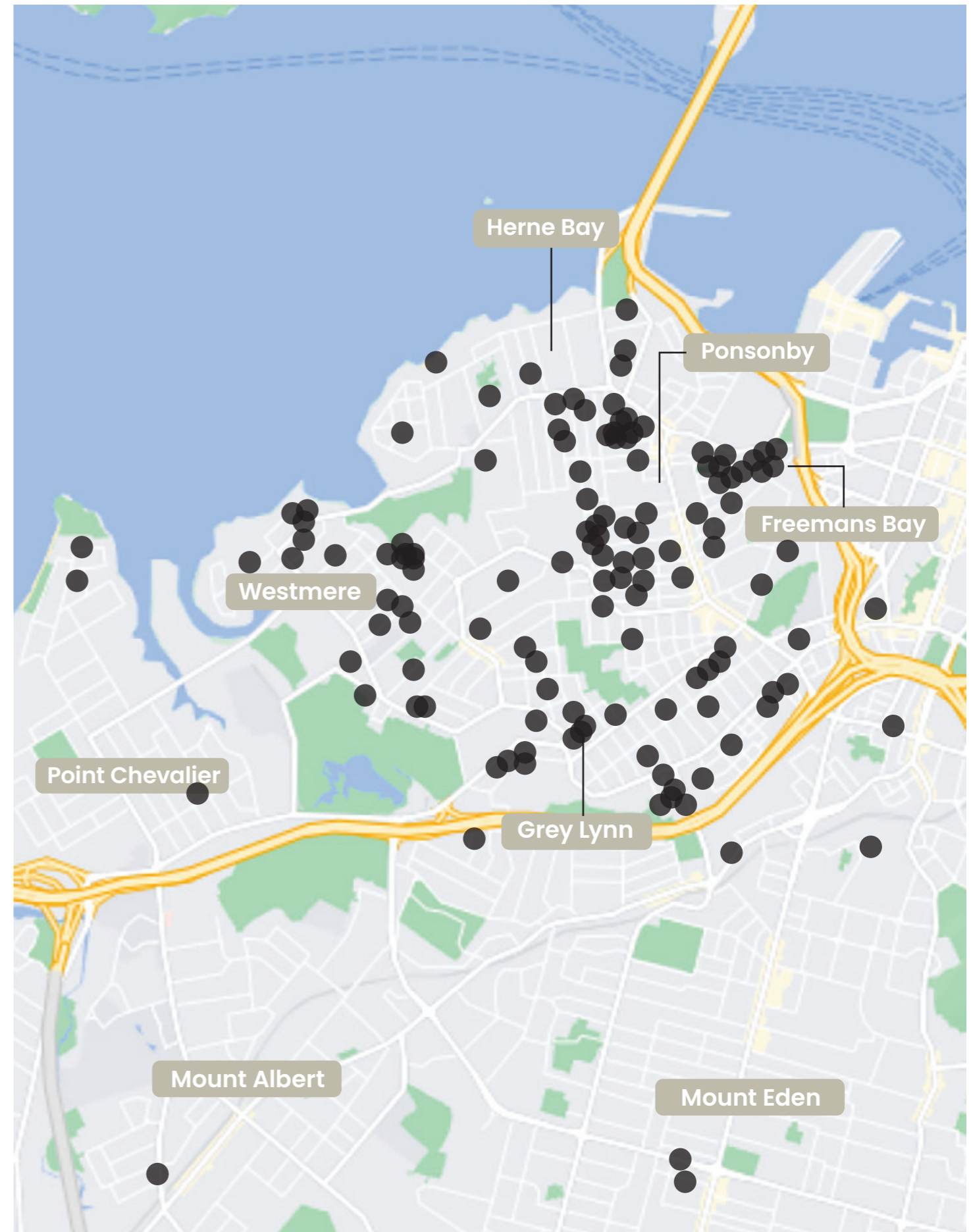
Sales track record...

There are enormous benefits to selecting a specialist to market and negotiate the sale of your property.

42 Scanlan Street, Grey Lynn
 13/81 Beresford Street, Freemans Bay
 44 Haughey Ave, Three Kings
 64 Summer Street, Ponsonby
 10 Lincoln Street, Ponsonby
 46 Summer Street, Ponsonby
 1 Clarence Street, Ponsonby
 1A/220 Victoria Street, Freemans Bay
 81 Vermont Street, Ponsonby x 2
 10 Scanlan Street, Grey Lynn
 49 Richmond Road, Grey Lynn x 3
 43 Sussex Street, Grey Lynn x 2
 17 Wiremu Street, Mount Eden
 38 Williamson Ave, Grey Lynn
 676 Great North Road, Grey Lynn
 88 Brown Street, Ponsonby
 8 Dean Street, Grey Lynn
 4 Kotare Ave, Westmere
 37 Turangi Road, Grey Lynn x 4
 29 Maxwell Ave, Grey Lynn
 91 Williamson Ave, Grey Lynn
 7 Elgin Street, Grey Lynn
 12 Kotare Ave, Westmere
 91 Old Mill Road, Westmere
 4A Kotare Ave, Westmere
 68 Summer Street, Ponsonby
 109A Williamson Ave, Grey Lynn
 14 Nixon Street, Grey Lynn
 9 Cowan Street, Ponsonby x 2
 10 Woodward Road, Mt Albert
 41 Turangi Road, Grey Lynn x 2
 90 Franklin Road, Freemans Bay
 88 Franklin Road, Freemans Bay
 92 Franklin Road, Freemans Bay x 2
 96 Franklin Road, Freemans Bay
 41A Turangi Road, Grey Lynn
 6/12 Sailsbury Street, Herne Bay
 30 Brown Street, Ponsonby
 27 Oban Road, Westmere x 2
 6 Flower Street, Eden Terrace x 2
 35 Francis Street, Grey Lynn
 36 Bond Street, Grey Lynn
 15/5 Edgars Road, Westmere
 20 Browning Street, Grey Lynn
 158 Garnet Road, Westmere
 15 Boscawen Street, Point Chevalier

90 Old Mill Road, Westmere
 16/5 Edgars Road, Westmere
 1/21 William Denny Ave, Westmere
 48 Edenvale Crescent, Mount Eden
 1/5 Edgars Rd, Westmere
 15 Clarence Street, Ponsonby x 3
 2/32 Ireland Street, Freemans Bay
 7/2 Herne Bay Road, Herne Bay
 11/81 Vermont Street, Ponsonby
 10 Westmoreland Street, Grey Lynn
 23 Browning Street, Grey Lynn
 78 Shelly Beach Road, Herne Bay
 5 Monmouth Street, Arch Hill
 50E Home Street, Arch Hill
 18 Cooper Street, Arch Hill
 33 Commercial Road, Arch Hill
 7/5 Edgars Road, Westmere
 14 Warwick Ave, Westmere
 10 Collingwood Street, Freemans Bay
 633A Great North Road, Grey Lynn x 2
 210 Balmoral Road, Balmoral x 3
 2B 38-40 Douglas Street, Ponsonby
 23 Ireland Street, Freemans Bay
 1/5 Larchwood Ave, Westmere
 22 Potatau Street, Arch Hill x 2
 13 Sprint Street, Freemans Bay
 60 Rose Road, Grey Lynn
 23 Bayfields Road, Herne Bay
 10 Dryden Street, Grey Lynn
 11 England Street, Freemans Bay
 5/135 Jervois Road, Herne Bay
 2/5 Edgars Road, Westmere x 3
 13 Northland Street, Grey Lynn
 1/209 Ponsonby Road, Ponsonby
 2/39 Brown Street, Ponsonby
 31 Franklin Road, Freemans Bay
 88 Summer Street, Ponsonby x 3
 1 John Street, Ponsonby x 2
 86 Clarence Street, Ponsonby
 40 Cooper Ave, Arch Hill
 5/23 Oliver Street, Point Chevalier
 101 Richmond Road, Ponsonby
 4/5 Edgars Road, Westmere
 10/5 Edgars Road, Westmere
 29a Anglesea Street, Freemans Bay
 2/13 Faulder Ave, Westmere x 2

1/1a Hakanoa Street, Grey Lynn
 21 England Street, Freemans Bay
 6 Wood Street, Freemans Bay
 22 Sherwood Ave, Grey Lynn
 85 Crummer Road, Grey Lynn
 32 Georgina Street, Freemans Bay x 2
 4 Maidstone Street, Grey Lynn x 2
 24 Harcourts Street, Grey Lynn
 46 Cooper Street, Arch Hill
 88 Warwick Street, Westmere
 42 Norfolk Street, Ponsonby
 2/5 Larchwood Ave, Westmere
 10 Lincoln Street, Ponsonby
 23 Hepburn Street, Freemans Bay
 12 Lincoln Street, Ponsonby
 4A Stuart Street, Grey Lynn
 2/39 Scanlan Street, Grey Lynn
 49 Old Mill Road, Westmere
 1/5 Edgars Road, Westmere
 2/67 Argyle Street, Herne Bay
 25 Prosford Street, Ponsonby
 9 Pompallier Terrace, Ponsonby
 27 Homewood Place, Chatswood
 31 Tiu Street, Point Chevalier x 2
 2/20 Shelly Beach Road, St Marys Bay
 66 O'Neill Street, Ponsonby
 59 O'Neill Street, Ponsonby
 5 Prosford Street, Ponsonby
 2/22 Prosford Street, Ponsonby
 42 Cardigan Street, Morningside
 3/333 Karangahape Road, Ponsonby
 14 Pompallier Terrace, Ponsonby
 75 Islington Street, Ponsonby
 1/63 Zita Maria Drive, Massey
 6 Cowan Street, Ponsonby
 12 Pompallier Terrace, Ponsonby
 18 Ponsonby Terrace, Ponsonby
 3/20 Shelly Beach Road, Saint Marys Bay
 84 Islington Street, Ponsonby
 90 Clarence Street, Ponsonby
 51 Clarence Street, Ponsonby
 15 Pompallier Terrace, Ponsonby
 29 Arther Street, Freemans Bay
 8 Pompallier Terrace, Ponsonby
 37 Islington Street, Ponsonby



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SERVICE ACTION RESULTS

190 Ponsonby Rd Phone 378 9974

WHAT BECOMES OF THE BROKEN WINDOW?

Standing in the doorway of this traditional villa, you could be forgiven for thinking the owners had popped out for afternoon tea in 1914 and never returned. It is all eerily, as they would have left it. There are plenty of signs that this was once a gracious villa. The mouldings, the fireplaces, the floorboards—it's all here, albeit under a few layers of dust. Neglect hasn't been kind to this home, but anyone looking for the original Grey Lynn virgin villa will delight in 31 Stanmore Rd. This is one of only a handful of period homes in the area that hasn't heard the word 'renovate'. If you are a purist searching for an undiscovered Grey Lynn treasure then you won't walk past this one. Curiosities abound in this time-warp home. Vintage coca-cola bottles, turn-of-the-century roller blinds and a floor lined with a 1925 copy of the Auckland Star are just some of the strange and wonderful discoveries to be made. If you are after something a bit more useful, don't worry, because you will also inherit a claw-foot enamel bath and a wood-fire cooking stove. If nothing has tempted so far, then perhaps you might consider the generous 0.5ha2 corner site, with plenty of development potential. Or the north-west aspect of the land, surrounded by a good calibre of homes.

The rooms are of a generous size for a villa of this vintage. There are four large rooms off the central hallway, all with the potential to become ample bedrooms. There is another large room at the back of the house, open to the kitchen extension on the side and with plenty of room for living and dining. First time buyers and adventurous spirits alike will have a grand time turning this forgotten gem into a refurbished masterpiece. With a bit of ripping and a lot of TLC, the structure underneath won't let you down. View today with Jason Trowbridge from Ponsonby Real Estate MREINZ, 378-9974.

DECEASED ESTATE AUCTION ON SITE 3PM SUN 27TH JUNE 1999

PLEASE! It's just cosmetic

One of a number of interesting features.

A peek of the formal dining and stained kitchen.

A newly installed drainage system

A bonus - original drapes stay

Jason Trowbridge 3789974 ah 360 4270 mob 025 358 888

EXTRA Property Extra Current to June 22nd 1999 Issue 62

WHAT BECOMES OF THE BROKEN WINDOW? COVER HOME FEATURED PAGE 5

Mary-Jane Tomasi ALBUM REVIEW

Native Nostalgia TIPPETTS GARDENING

Extra Classifieds FEATURED-PAGE 34



CUSTOM RESIDENTIAL

NEW LISTING

KINGSLAND 33 Oranau Road

THE QUINTESSENTIAL 33

From Heritage to Contemporary. Entering this villa you feel a sense of captivation. Old mixed with new, yet peace mixed with imagination run wild. 3 large bedrooms, the master complete with private ensuite, empty section in the garden setting. This home has space and privacy for all. From the garden outdoor gardens and decks to the large open plan living areas. The north westerly aspect allows summertime to be light and breezy and winters to be cosy and enjoyed around the fire.

AUCTION On Site Sunday 19th June at 2pm
Sat & Sun 11-1.45 pm
www.customresidential.co.nz/CR356

Jason Trowbridge 021 358 888

CUSTOM RESIDENTIAL

NEW LISTING

PONSONBY 77 John Street

QUINTESSENTIAL 77

From Heritage to Contemporary. Entering this villa you feel a sense of captivation. Old mixed with new, yet peace mixed with imagination run wild. 3 large bedrooms, the master complete with private ensuite, empty section in the garden setting. This home has space and privacy for all. From the garden outdoor gardens and decks to the large open plan living areas. The north westerly aspect allows summertime to be light and breezy and winters to be cosy and enjoyed around the fire.

AUCTION On Site Wednesday 19th February at 5.30 pm
Sat & Sun 12.45 - 1.30 pm & Wed 12 - 12.30 pm
www.customresidential.co.nz/CR356

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Three decades later...

Clear, concise guidance at all times.
I will get you more...

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