



RayWhite.

# The Sold Collection.

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SOLD PROPERTIES BY JASON TROWBRIDGE

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 **Jason Trowbridge**  
Ray White Ponsonby

Megan Jaffe Real Estate Ltd - Licensed (REAA 2008)  
Ray White Ponsonby | 3 Pompallier Terrace, Ponsonby

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## Jason Trowbridge

INVESTMENT SPECIALIST

*Thirty years in Auckland real estate. A long stretch of careful work across Ponsonby, Grey Lynn, Freemans Bay, Herne Bay, St Mary's Bay and Kingsland.*

Jason Trowbridge, a distinguished figure in Auckland's real estate scene for over thirty years, is renowned as one of the city's top Realtors. Specializing in inner-city and Central Western Bays properties, particularly in areas like Ponsonby, Grey Lynn, Freemans Bay, Herne Bay, St Mary's Bay, and Kingsland, Jason has earned recognition for his exceptional knowledge and achievements.

As a total professional, Jason stands out with his unique approach. Beyond being a seasoned property consultant, he brings a passion and liveliness that lights up conversations. Quick to grasp the intricacies of business deals, Jason commits to giving more than 100% in terms of passion, integrity, and honesty. His expertise as a skilled negotiator is evident in his record of premium sales, setting high benchmarks in areas like Ponsonby, Grey Lynn, Freemans Bay, Kingsland, and Grafton.

Jason treats his real estate business as a boutique enterprise, combining a substantial database, outstanding track record, and industry knowledge. He values a tailored, individualized approach, working closely with each client to provide effective advice and guidance. His commitment to the sale process is evident in his investment of time, including regular updates and meetings, even accommodating breakfast meetings at 7 am.

In marketing, Jason emphasizes a well-managed, honest approach, aiming for maximum exposure and premium sales results. His clear focus on the client and property, rather than promoting the company, sets him apart. Understanding the uniqueness of each property, Jason makes strategic decisions about marketing expenditures to maximize sale prices.

For Jason, real estate is not just a job; it's a lifestyle. Having started his career alongside Auckland's property masters, he values the importance of experience in navigating the complexities of real estate. As an astute listener, Jason has successfully negotiated numerous sales in challenging circumstances, building lasting relationships with clients over two decades.

More than 90% of Jason's business comes from referrals, a testament to his success and exceptional results. In a market where experience is crucial, Jason Trowbridge stands as a reliable professional, dedicated to protecting his clients' positions and ensuring successful outcomes.

**Jason Trowbridge**  
021 358 888 | [jason.trowbridge@raywhite.com](mailto:jason.trowbridge@raywhite.com)

JT / PONSONBY / GREY LYNN

FROM THE AGENT

# Continuously setting the standard...

A highly skilled negotiator working with vendors across Ponsonby and Grey Lynn. A confidential conversation over coffee is always a great place to begin - no pressure, no pitch, just an honest read on what your home could do.

*"Jason went above and beyond our expectations and worked really hard to get the best for us."*

- A RECENT VENDOR



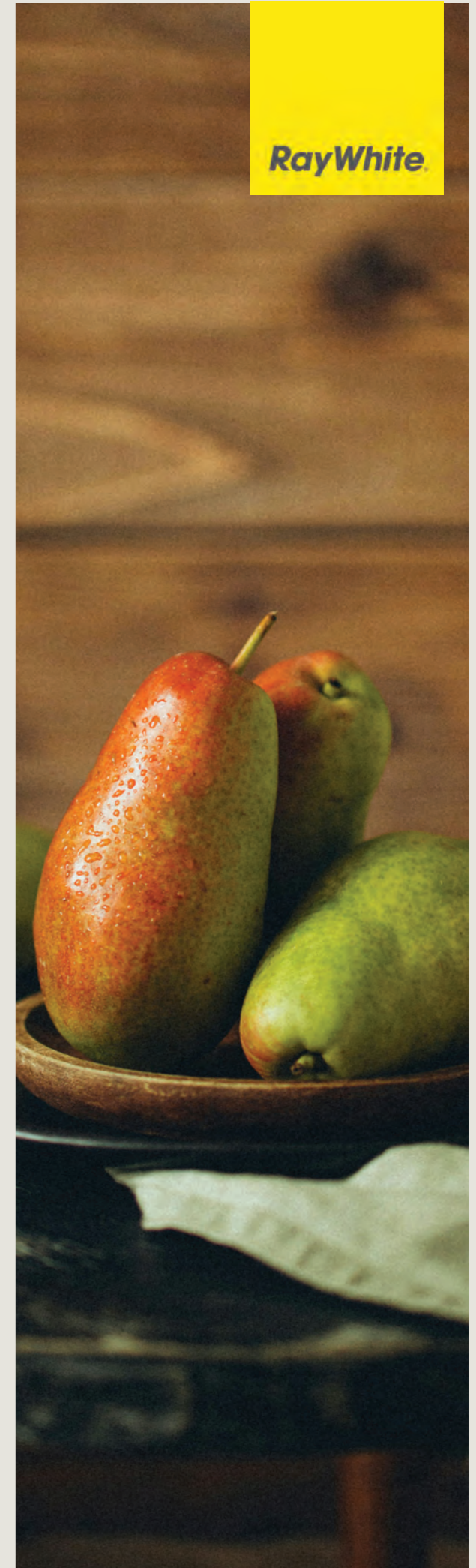
## Jason Trowbridge

Ray White Ponsonby

021 358 888

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RayWhite





SOLD BY TENDER

## 16 Harbour View Road POINT CHEVALIER

Point Chevalier Beachfront Original... Privately positioned on the water's edge, this rare beachfront residence offers resort-style living with uninterrupted views across the bay.





SOLD BY AUCTION

## 1 Weona Place WESTMERE

Urban Escapism...  
Architecturally designed Westmere home offering generous scale, seamless indoor-outdoor living, a resort-style pool and spa, and elevated harbour views in a tightly held peninsula location.





SOLD BY ASKING PRICE

**10/22 Prosford Street  
PONSONBY**

Sumptuous Penthouse...  
This sumptuous penthouse in Ponsonby spans 142m2 with two bedrooms, offering 3.1-meter stud high ceilings and massive sliding doors flowing onto the northwestern decks.





SOLD BY ASKING PRICE

8/22 Prosford Street  
PONSONBY

Location, location, location...  
This single-level, open-plan apartment featured an european-inspired gourmet kitchen, complemented by a spacious dining and living area with double-sized doors leading to west-facing decks.





SOLD BY ASKING PRICE

## 1603 Hereford Street FREEMANS BAY

Where Eagles Soar...  
Arguably one of Auckland's most sought-after lifestyle buildings with award-winning architecture, offering stunning 16th-floor views, abundant amenities including gym, pool, games room, and library.





SOLD BY ASKING PRICE

## 4 Te Wiata Place AVONDALE

Swinging Sixties...  
Exceptional fusion of minimalism and style, this solid 1960s gem awaited your personal touch, boasting open-plan living and dining, situated on a highly sought-after, family-friendly street, with an outstanding elevated location.





SOLD BY AUCTION

84 Islington Street  
PONSONBY

Urban Escapism...  
An immaculately renovated haven that  
certainly goes above and beyond.



SOLD BY ASKING PRICE

## 4/22 Prosford Street PONSONBY

New York Modern...  
New York modern, a stylish two bedroom apartment in the heart of Ponsonby, with a sun-drenched west-facing deck, two secure internal car parks and designated storage.





SOLD BY AUCTION

## 90 Clarence Street PONSONBY

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





SOLD BY AUCTION

### 15 Pompallier Terrace PONSONBY

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





SOLD BY AUCTION

## 18 Pompallier Terrace PONSONBY

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





SOLD BY AUCTION

**29 Arthur Street**  
**FREEMANS BAY**

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



SOLD BY NEGOTIATION

## 12 Pompallier Terrace PONSONBY

From Paris to the Hamptons...  
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.





SOLD BY AUCTION

## 75 Islington Street

PONSONBY

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

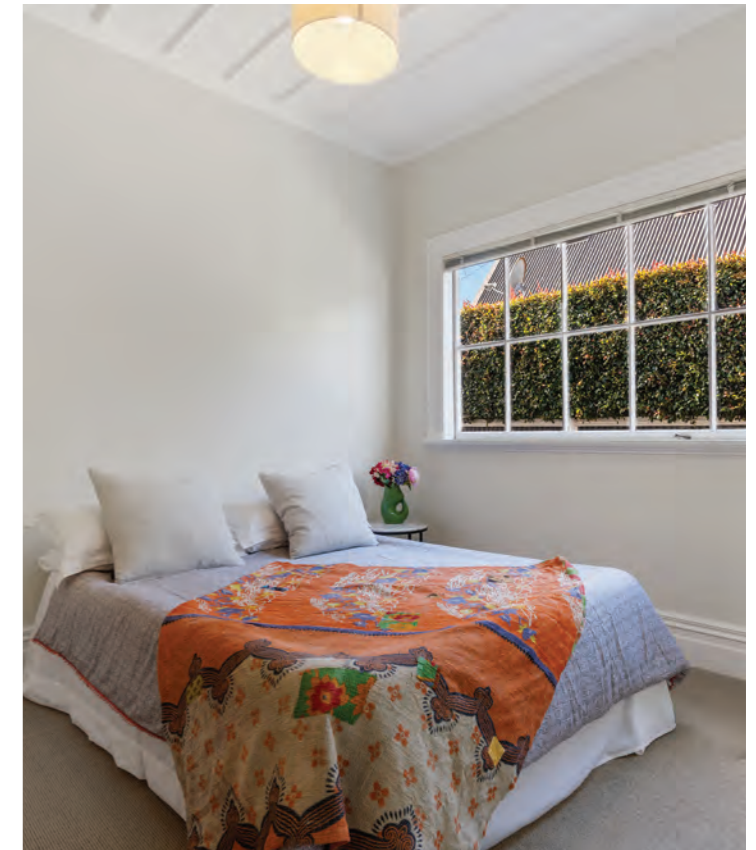




SOLD BY AUCTION

## 6 Cowan Street PONSONBY

The Quintessential...  
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.





SOLD BY AUCTION

## 14 Pompallier Terrace

PONSONBY

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





SOLD BY AUCTION

## 25 Prosford Street PONSONBY

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





SOLD BY AUCTION

## 26 Tole Street PONSONBY

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





SOLD BY AUCTION

## 84 Islington Street PONSONBY

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





SOLD BY ASKING PRICE

## 5 Mostyn Street KINGSLAND

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

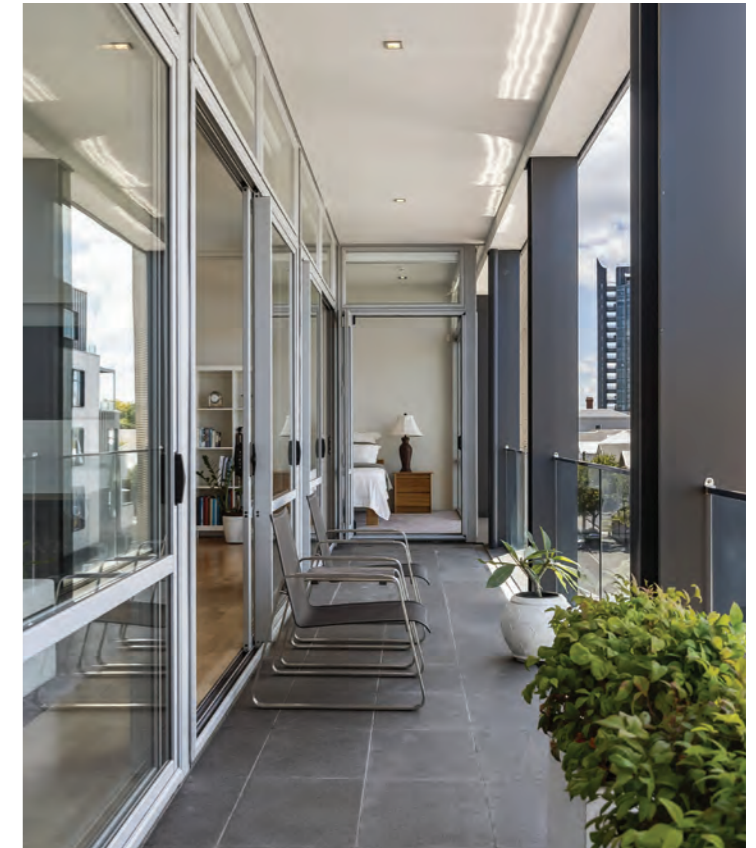




SOLD BY AUCTION

## 9/22 Prosford Street PONSONBY

Luxury Penthouse in Ponsonby...  
Spacious single-level Ponsonby residence with high-stud ceilings, open-plan living and gourmet kitchen, north-west facing terrace with city views, two ensuite bedrooms plus a flexible third, three car parks and secure lock-up-and-leave living.





SOLD BY AUCTION

43 Richmond Road

GREY LYNN

Iconic Two Story Grand Villa...  
Highly desirable seven bedroom villa full of  
possibilities. Magnificent staircase, views  
and unlimited space.







SOLD BY AUCTION

**9 Brentwood Avenue  
MOUNT EDEN**

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





SOLD BY AUCTION

## 53 Williamson Avenue

GREY LYNN

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



SOLD BY AUCTION

## 69 Islington Street

PONSONBY

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





SOLD BY AUCTION

35 Grosvenor Street  
GREY LYNN

Remember it is all about potential...



SOLD BY AUCTION

**24 Hinemoa Street  
BIRKENHEAD**

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





SOLD BY AUCTION

28 George Street  
MOUNT EDEN

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

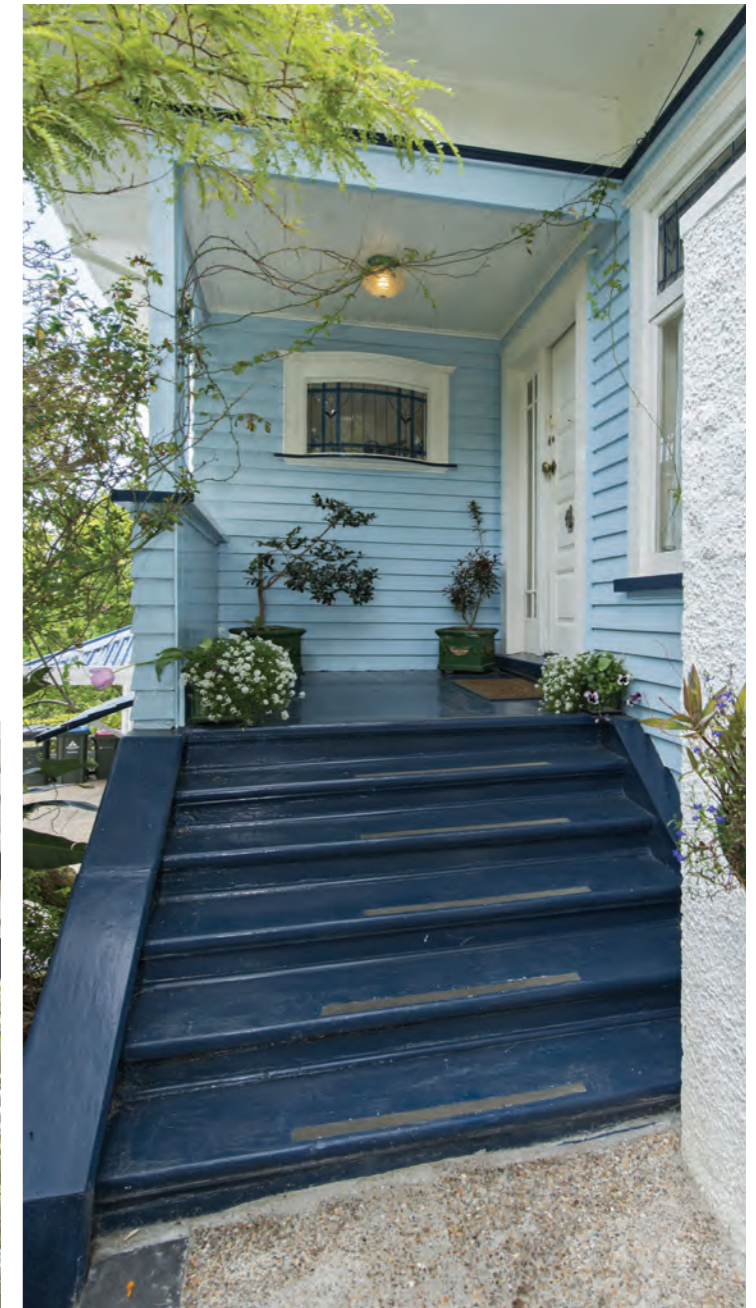




SOLD BY AUCTION

### 32 Dudley Road MISSION BAY

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





SOLD BY AUCTION

## 11 Farrar Street

GREY LYNN

Dual Income...  
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.

## Ponsonby

42+ SOLD

- 64 Summer Street
- 10 Lincoln Street
- 46 Summer Street
- 1 Clarence Street
- 81 Vermont Street x 2
- 11/81 Vermont Street
- 88 Brown Street
- 9 Cowan Street x 2
- 6 Cowan Street
- 30 Brown Street
- 88 Summer Street x 3
- 68 Summer Street
- 15 Clarence Street x 3
- 86 Clarence Street
- 90 Clarence Street
- 51 Clarence Street
- 2B 38-40 Douglas Street
- 1/209 Ponsonby Road
- 2/39 Brown Street
- 101 Richmond Road
- 66 O'Neill Street
- 59 O'Neill Street
- 1 John Street x 2
- 9 Pompallier Terrace
- 14 Pompallier Terrace
- 12 Pompallier Terrace
- 15 Pompallier Terrace
- 8 Pompallier Terrace
- 5 Prosford Street
- 25 Prosford Street
- 2/22 Prosford Street
- 75 Islington Street
- 84 Islington Street
- 37 Islington Street
- 3/333 Karangahape Road
- 18 Ponsonby Terrace
- 42 Norfolk Street
- 12 Lincoln Street

## Grey Lynn

34+ SOLD

- 42 Scanlan Street
- 10 Scanlan Street
- 2/39 Scanlan Street
- 49 Richmond Road x 3
- 43 Sussex Street x 2
- 38 Williamson Ave
- 91 Williamson Ave
- 109A Williamson Ave
- 14 Nixon Street
- 37 Turangi Road x 4
- 41 Turangi Road x 2
- 41A Turangi Road
- 29 Maxwell Ave
- 7 Elgin Street
- 676 Great North Road
- 633A Great North Road x 2
- 8 Dean Street
- 35 Francis Street
- 36 Bond Street
- 20 Browning Street
- 23 Browning Street
- 4 Maidstone Street x 2
- 24 Harcourts Street
- 4A Stuart Street
- 85 Crummer Road
- 22 Sherwood Ave
- 60 Rose Road
- 10 Dryden Street
- 13 Northland Street
- 1/1a Hakanoa Street
- 17 Wiremu Street

## Freemans Bay

19+ SOLD

- 13/81 Beresford Street
- 1A/220 Victoria Street
- 2/32 Ireland Street
- 23 Ireland Street
- 90 Franklin Road
- 88 Franklin Road
- 92 Franklin Road x 2
- 96 Franklin Road
- 31 Franklin Road
- 10 Collingwood Street
- 11 England Street
- 21 England Street
- 6 Wood Street
- 32 Georgina Street x 2
- 23 Hepburn Street
- 13 Sprint Street
- 29a Anglesea Street

## Herne Bay

5+ SOLD

- 6/12 Sailsbury Street
- 78 Shelly Beach Road
- 23 Bayfields Road
- 5/135 Jervois Road
- 2/67 Argyle Street

## Other sububs

17+ SOLD

- 44 Haughey Ave, Three Kings
- 210 Balmoral Road, Balmoral x3
- 27 Homewood Place, Chatswood
- 6 Flower Street, Eden Terrace x2
- 1/63 Zita Maria Drive, Massey
- 42 Cardigan Street, Morningside
- 48 Edenvale Crescent, Mount Eden
- 10 Woodward Road, Mt Albert
- 15 Boscawen Street, Point Chevalier
- 5/23 Oliver Street, Point Chevalier
- 31 Tiu Street, Point Chevalier x2
- 2/20 Shelly Beach Road, St Marys Bay
- 3/20 Shelly Beach Road, St Marys Bay

## Westmere

24+ SOLD

- 4 Kotare Ave
- 12 Kotare Ave
- 4A Kotare Ave
- 91 Old Mill Road
- 90 Old Mill Road
- 49 Old Mill Road
- 15/5 Edgars Road
- 16/5 Edgars Road
- 1/5 Edgars Road
- 2/5 Edgars Road x 3
- 4/5 Edgars Road
- 7/5 Edgars Road
- 10/5 Edgars Road
- 14 Warwick Ave
- 88 Warwick Street
- 27 Oban Road x 2
- 158 Garnet Road
- 1/21 William Denny Ave
- 1/5 Larchwood Ave
- 2/5 Larchwood Ave
- 2/13 Faulder Ave x 2

# Past editorial pieces

**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 villa will delight in 21 Stammore Rd. This is one of only a handful of period homes in the area that hasn't heard the word 'reno-wate'. If you are a purist searching for an undiscovered Grey Lynn treasure then you won't walk past this one. Curatorship showed in this time-warp home. Vintage coca-cola bottles, turn-of-the-century roller blinds and a floor lined with a 1955 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 cooling stove. If nothing has tempted so far, then perhaps you might consider the generous 635sqm 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 simple 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 touring this forgotten gem into a refurbished masterpiece. With a bit of rejigging and a lot of TLC, the structure underneath won't let you down. View today with Jason Trowbridge from Ponsonby Real Estate MBREINZ, 378-9974.

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

PLEASE! It's just cosmetic.

A peek of the formal dining and stained kitchen.

One of a number of interesting features.

A newly installed drainage system. A bonus - original drapes stay.

**Jason Trowbridge 3789974 ah 360 4270 mob 025 358 888**

**EXTRA** Property Extra

The Auckland Inner City Edition

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 Orakau Road**

**THE QUINTESSENTIAL 33**

From time to time, the property is offered to the market under this chosen characterful title, you can feel the resonance of its original form. 2 generous bedrooms open plan lounge with fireplace, dining & kitchen, separate living area, 2nd bathroom, woodwork, hardwood floors, built-in cupboards and oven, air conditioning, double garage, lift-up garage and one car park. Handy to transport, and a beautiful sight to see. The 1/2 acre section offers the bonus of the private estate.

**AUCTION** On the Sunday 19th June at 2pm

**VIEW** Sat & Sun 11am - 5pm

**WEB** www.customresidential.co.nz

**Jason Trowbridge 021 358 888**

**CUSTOM RESIDENTIAL**

**NEW LISTING**

**QUINTESSENTIAL 77**

From Heritage to Contemporary. Entering this villa you feel a sense of captivation. Old meet with new, yet peace mixed with imagination run wild. 3 large bedrooms, the master complete with private ensuite, enjoy well-lit in the garden setting. This home has up and going for us. From the spacious outdoor garden and deck to the large open-plan living area. The north westerly aspect allows summer's best light and breezes and makes it a beautiful and enjoyable place to live. This property is full of surprise and huge potential to add personal touches. Make yourself parking with this magical home and you will find a very rare offering. Simply a property that ticks all the boxes - a private oasis in this highly sought after location. Naturally time will be of the essence! Viewing is strongly recommended.

**AUCTION** On Sat Wednesday 17th February at 5.30pm

**VIEW** Sat & Sun 12.45 - 1.30pm & Wed 12 - 12.30pm

**WEB** www.customresidential.co.nz

**Jason Trowbridge 021 358 888**

**Custom Residential Ltd - Unmissable Value**

Phone 09 350 8800 Web customresidential.co.nz Office 100 Great North Road Auckland 1010

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YOUR LOCAL PONSONBY AGENT

# It's not just business, it's personal...

Decades of extraordinary results. As a vendor's agent exclusively, every strategy, every negotiation, every decision is made with one goal - getting you the best possible result.

**JT** Jason Trowbridge  
Ray White Ponsonby

Megan Jaffe Real Estate Ltd - Licensed (REAA 2008) | Ray White Ponsonby | 3 Pompallier Terrace, Ponsonby

SELECTED REVIEWS

JT / PONSONBY / GREY LYNN

## What clients say about Jason Trowbridge

*"It's extremely rare to find a master of his craft at this level. We cannot recommend Jason more highly to any other vendors."*

Gary Hill

16 HARBOURVIEW ROAD, POINT CHEVALIER

### Above and beyond all the way

Jason's ability to enable you, the owner, to not have to deal with the entire process of selling a property is hugely advantageous. We simply didn't want to make decisions that could affect our outcome.

From home staging, organising the exterior wash, internal cleaning, organising fresh flowers, ensuring nothing was left to chance - Jason organised it all. His contacts are invaluable. With over three decades in the industry, it's extremely easy to see why Jason is tremendously successful.

His ability to read situations and understand buyer behaviour is invaluable. Jason guided us as a true professional, ensuring our property was a standout in the current market. We feel Jason's ornate ability and vast connections within the local Ponsonby community give him tremendous advantage over many others.

His skill, desire and passion to deliver an extraordinary result for us was even more fine-tuned than when we worked with Jason on other property transactions some 20 years ago. It's extremely rare to find a master of his craft at this level.

Thank you, Jason, for your expertise, guidance and professionalism. We cannot recommend Jason more highly to any other vendors.

GARY 16 HARBOURVIEW ROAD, POINT CHEVALIER

### Professional and personal approach with high skill set, excellent communication and great result.

Jason recently sold my property for me. From day one his approach was fantastic.

Prior to me listing, he checked in with me to see if I needed any more information to help with my sale decision, but not in a pushy way. Once I had listed, his communication throughout the sale process was constant and excellent. His marketing preparation was on point, detailed and of high quality. His time allocation and commitment were good.

I ended up with a hassle-free sale process... and best of all, a sale within a week of being on the market. I highly recommend Jason if you want a skilled agent with a personal approach.

CRAIG 4/22 PROSFORD STREET, PONSONBY

### Excellent, professional and a great communicator.

Dealing with Jason was an absolute pleasure. His knowledge, professionalism and positive attitude made the sale of our apartment a pleasurable experience rather than a stressful one. We thoroughly recommend Jason to anyone thinking of buying or selling in the Ponsonby or surrounding area.

ANNIE & PAUL 9/22 PROSFORD STREET, PONSONBY

### Great results!

Jason went above and beyond our expectations and worked really hard to get the best for us. Jason's support, advice and communication helped us on our road to success. We couldn't recommend Jason more highly.

SUE & JULIAN 4 TE WIATA PLACE, AVONDALE

### We made the right choice !

When we decided to sell our apartment we selected two agents to interview, one the advertised top seller in Ponsonby and the other Jason, who had previously sold a property within our building.

Our decision proved to be simple, as Jason was personable, enthusiastic, and his honest evaluation of our property gave us the confidence that he knew our market and could deliver a sale at a satisfactory level in a tight apartment market.

On Jason's recommendation we chose to sell by auction and he provided an innovative marketing plan to achieve the result we were looking for.

Unfortunately we never made it to the auction stage, as he provided two extremely interested purchasers and we accepted a pre-auction offer a mere eleven days after our first open home.

In reflection it was an extraordinary achievement in what was, and still is, a tough market and testament to Jason's energy, dedication and enthusiasm.

Obviously, based on his results, personality and professionalism, we would have no hesitation in recommending Jason to market your property.

VALERIE & OWEN 10/22 PROSFORD STREET, PONSONBY

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