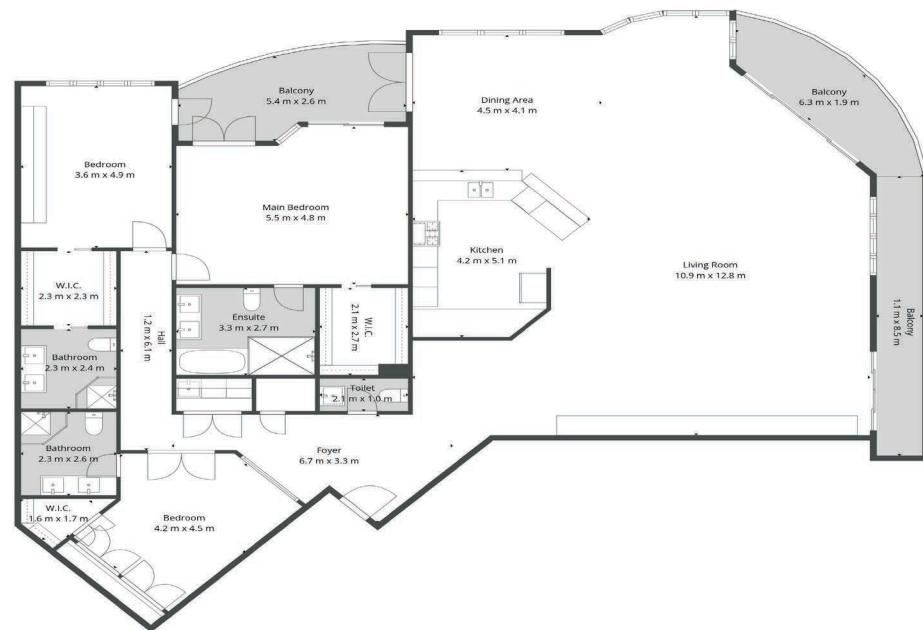




ALISON PARKER

Alison joined Premium Real Estate in 1998 after a successful career in Auckland's Eastern suburbs, returning to her roots on the North Shore. A top performer in the \$1,000,000+ market, she was Premium Takapuna's No. 1 Salesperson for 2008–2010 and No. 2 across the entire group in 2013/14.

Renowned for creativity, innovation, and consistently exceptional results, Alison achieved record residential sales of \$10 million (2006) and \$8 million (2007). Specialising in Takapuna's high-end apartments, beachfront, and clifftop homes, she has built a strong reputation for exceeding expectations and helping clients realise their property dreams.

021 983 533

AlisonParker@premium.co.nz

+64 9 916 6000

premium.co.nz

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Disclaimer: Whilst every effort has been made to ensure the information contained herein is accurate, no liability can be accepted for copy error or omission.
Please note: This property may sell at any time. If you have an interest in this property it is important to register so with the agent concerned, so as to avoid missing out on the opportunity to purchase.

THE ROCKS TAKAPUNA | PB/7 THE PROMENADE

PROUDLY MARKETING BY:
ALISON PARKER 021 983 533



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FINE HOMES | FINE APARTMENTS | FINE LIFESTYLES
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The Grand Penthouse | Takapuna Beachfront

Hear the waves, feel the luxury, live the dream.

Commanding the premier position on Takapuna Beach, this Grand Penthouse at The Rocks is truly in a class of its own. Spanning an impressive 240sqm (approx.) of internal space, all on one level, with two sun-drenched decks, it captures uninterrupted

views of Rangitoto and the Waitemata Harbour from almost every angle. Step inside and be greeted by three magnificent ensuited bedrooms, each with a walk-in wardrobe - including a grand master suite that redefines indulgence. The three-metre stud height and lofty open spaces create a sense of scale and sophistication rarely found in apartment living. Designed for effortless entertaining and everyday enjoyment, the expansive living and dining zones flow seamlessly to the decks - perfect for hosting friends or simply unwinding to the rhythm of the waves. North-facing and bathed in natural light, this residence offers the ultimate lock-and-leave lifestyle with no compromise on space, style, or quality. Enjoy resort-style living every day with a private Rocks gymnasium and relaxing sauna and a heated swimming pool, set within beautifully landscaped native

gardens that create a tranquil coastal haven. Just steps from the iconic Takapuna Beach Café, and moments from cafés, restaurants, boutiques, the Sunday market, shopping mall, theatre, and movies - every day here feels like a holiday.

With a four-car secure basement garage, lock-up storage room, and pet-friendly living on application, this is truly an entertainer's dream and a beachfront sanctuary beyond compare.

The Rocks - where beachfront living reaches its pinnacle. This is a home that embodies effortless coastal elegance and a lock and leave lifestyle.

premium.co.nz/80809
PRICE | AS ADVERTISED

Legal Description:	Unit PB and Accessory Unit 1, 7 Deposited Plan 323716 CT 95544
Rates:	\$14,972.00p.a
Body Corporate:	\$37,160.00 p.a
CV:	\$5,950,000
Accommodation:	3 bedrooms (all incl ensuite), open plan living
Carparks:	4 underground, secure carparks and a large storage room and extra bonus is the visitor carparking.
Chattels:	Fixed floor coverings, light fittings, blinds, curtains,wall oven, smoke detectors, dishwasher, microwave, marble dinning table, speakers, kitchen fridge/freezer, built in cabinet in lounge, built in cabinet in master bedroom and third bedroom, waste disposal unit, rangehood, heated towel rails, stove, bathroom extractor fan,dryer, washing machine, central vac system, garage door opener remote control,broadband/fibre optic, intercom,
Facilities:	Gym, sauna, swimming pool.

