



1 Jubilee Avenue Devonport

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TOP5%
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BAYLEYS

Bayleys Real Estate Ltd, Takapuna,
Licensed under the REA Act 2008



Torpedo Bay Beach one minutes walk from the property



PROPERTY INFORMATION

LEGAL DESCRIPTION	Lot 1 Deposited Plan 31457
CAPITAL VALUATION	\$ 1,525,000
LAND VALUE	\$ 1,200,000
IMPROVEMENT VALUE	\$ 325,000
RATES	\$ 4,350.87 inc GST p/a
LAND AREA	483sqm (more of less)
FLOOR AREA	150m ² (more or less)
BEDROOMS	Three/Four
BATHROOMS	One
GARAGING	One plus carport
LEVELS	One
CHATELS	Stove Fixed Floor Coverings Blinds Curtains Light Fittings, Drapes, Garden Shed, HRV , Rangehood, Security System, TV Aerial, Washing Machine Taps,
EXCLUDED CHATELS	Light fitting in front living room, light fitting in hall, white dome light fittings in various rooms



Mouth Watering Potential in Top Cheltenham Street

Built circa 1887 and been in the same family since the late 1800s, this beautifully positioned character villa is a testament to the craftsmanship of the era. Maintained, but virtually untouched in terms of layout and design, you will feel the inspiration of history as you enter the wide and lofty hallway which runs the length of the home. Five main rooms each with untouched period detailing which include; original fireplaces, big bay windows looking over the harbour to the city, kauri floors, and towering batten and board ceilings. With its architectural integrity safely preserved, this potentially stunning home provides a blank canvas to create your dream home. Excellent views are a surprise bonus. Swims at Torpedo Bay or Cheltenham, walks on the mountain, cricket at the park, the convenience of the village and city ferry are all to be enjoyed within a few minutes stroll of this very sought after opportunity. Spacious, quality do-ups are rare in Cheltenham. One family has been unable to part with this homes ambiance for over a century, now its your turn to feel the magic.





Jackson Boys sailing at Torpedo Bay

The tale of a jewel in Jubilee Ave.....

Occupied by the same family for 118 years, the home boasts links with a succession of trailblazers who've all left their mark in New Zealand history – in photography, the rights of women and children, and design.

Originally built around 1888 for the Burgess family, 1 Jubilee has been home to the Jackson family since 1898– and generations of Jacksons have created countless happy memories there.

Most recently, it was the home and design studio of Gifford Jackson, ONZM, who was born in the house in 1922 and lived there until his death late last year at the age of 93. Widely regarded as 'the godfather of New Zealand industrial design', Gifford designed a diverse range of products – including the Felton Mix shower head, Bic stackable in-trays, numerous Fisher & Paykel appliances, radios, petrol pumps, electric fence components and many more – which have been part every New Zealander's life.

Most astonishing of all was niece Sarah Ward's discovery of a WWI army trunk on bare ground under the house. She and her husband opened it to find her grandfather's WWI lemon-squeezer hat and uniform, unused puttees, belts, holsters, a cache of WWI and WWII training manuals, and even an army-issue prayer book and some family letters and photos.

When Frederick Ernest "F.E." Jackson and his wife Jane moved to the house in 1896, they named it "Lymm Villa" after the Cheshire town where Jane's mother was born.

Jane's parents were celebrated photographers George and Elizabeth Pulman, who had a studio in Auckland's Shortland Street and who left a legacy of historically significant work. Elizabeth – who is believed to be New Zealand's first professional female photographer – developed a particular fascination with photographing Maori, including prominent figures such as Rewi Maniapoto, and members of King Tawhai's family. Elizabeth's work was back in the headlines recently, when 13 rare examples of her Maori portraits were auctioned in the U.K.

The tale continues.....

Jane and F.E. raised nine children in Jubilee Ave. Living so close to the water inspired F.E. to build the racing yacht *Thistle*, which was a fixture in harbour racing for years. The family also had a horse, which grazed on the then-empty section behind their house.

Sarah was another of the family's trailblazers. Her work running a children's home led to a lifelong commitment to women and children's welfare. Among her many achievements, Sarah was one of the country's first women JPs, sat in the Children's Court, was District Agent responsible for inspecting all foster and children's homes in Auckland, was on the executive of the NZ Society for the Protection of Women and Children, and a life member of the National Council of Women.

Gifford returned at the end of the war and took a job as Fisher & Paykel's first designer – but the bright lights and opportunities of New York beckoned and in 1949 he moved there. He spend the next 17 years there honing his skills with some of America's top design firms and talents – in that heady *Mad Men* era – before returning to New Zealand in the late 1960s and setting up his own studio in his parents Jubilee Ave home.

For Gifford's nieces and nephews, the house has held a lifetime of happy memories. But with his passing they have decided it's time for another family to love the house and write their own Jubilee Ave story.



Gifford Jackson with his sail moat models in the back garden of Jubilee Ave





SITUATION

As Devonport has grown and prospered, this location has become even more appealing and sought after. After all, you need only walk a minute from your door to enjoy a choice of restaurants, cafes, movies and amenities. From the new library, to medical facilities, banks and a great supermarket or if you wish you can take your coffee across the road and sit on a bench seat enjoying Auckland's busy marine activities or perhaps take the two minute stroll and catch the ferry to the city or Waiheke. Along the waterfront you have a choice of sandy beaches to swim or relax, or the sailing club may be more to your liking. With two mountains to choose from and Cheltenham Beach a ten minute stroll away your daily exercise will without doubt be pleasure too. A choice of great schools, every manner of sporting choices including a golf course are all on your doorstep and if you wish to commute to the city you have a choice of ferry, car or a great bus service. This is without doubt a location to cherish.

1 Jubilee Avenue, Devonport
www.bayleys.co.nz/1450671

Thurs 7th April, 2016 (unless sold prior)
28 Northcroft Street, Takapuna

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Meet - Victoria Bidwell

Specialising in quality residential properties and waterfront in Takapuna to Devonport, Milford and Northcote/ Birkenhead Points since 2002 Victoria is a multi-award winning agent and recognised as a committed and successful professional. With over \$300,000,000 of successful sales under her belt she is well established as Bayleys top Salesperson on the North Shore. For the past two years she has been the top individual residential agent for Bayleys New Zealand wide and the top woman agent for Bayleys nation wide. Bayleys national Top Achiever since 2006 she has been consistently in the top 10 sales people for Bayleys New Zealand wide. She has been recognized internationally winning Best Property Marketing from the prestigious International Property Awards in London. She is the leading waterfront agent for Bayleys nationwide, a number of significant waterfront and top end residential sales on the North Shore have been handled by Victoria. She has completed record breaking sales in a number of suburbs and her \$11,500,000 sale in Takapuna was at the time the highest ever residential settled sale for the North Shore.



Victoria's early career was in the rare field of Professional Ballet - "life as a dancer required large doses of dedication, hard work and commitment". From Ballet Victoria trained in recruitment - rising to a top performing recruitment consultant before forming and co-directing the highly regarded Wellington company GBL Personnel.

Victoria has a strong client service ethos and firmly believes in the importance of professional marketing. This has been recognized with the top National awards for her residential property marketing and Waterfront property marketing.

Who you choose as agent is your most important decision when deciding to sell your home. If you want an experienced professional, proven to achieve outstanding results in all markets, call Victoria Bidwell - her direct no nonsense approach will not only live up to, but will exceed your expectations.

Awards

- International Property Awards London – Winner Best Property Marketing
- Winner Bayleys National Waterfront Marketing Award
- Winner Bayleys National Residential Marketing Award
- Bayleys National Top Achiever 2006/7, 2007/8, 2009/10, 2011/12, 2012/13, 2013/14, 2014/15
- Bayleys National Top 5% Residential Sales 2006/7 2007/8, 2008/09, 2009/10, 2010/11, 2011/12, 2012/13, 2013/14, 2014/15
- Top Salesperson Bayleys North Shore 2006/7, 2007/8, 2008/9, 2009/10, 2011/12, 2013/14, 2014/15
- Bayleys Takapuna Sales Person of the Year, 2004/2005/2006/2007/2008/2009/2010/2012/2013/2014/2015
- Judge for the top rated property T.V. programme The Block NZ
- Real Estate Consultant to T.V. 3 for The Block NZ 2013 and 2014
- Over \$300,000,000 of sales

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