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HEADING SOUTH: INVESTING DOWN UNDER

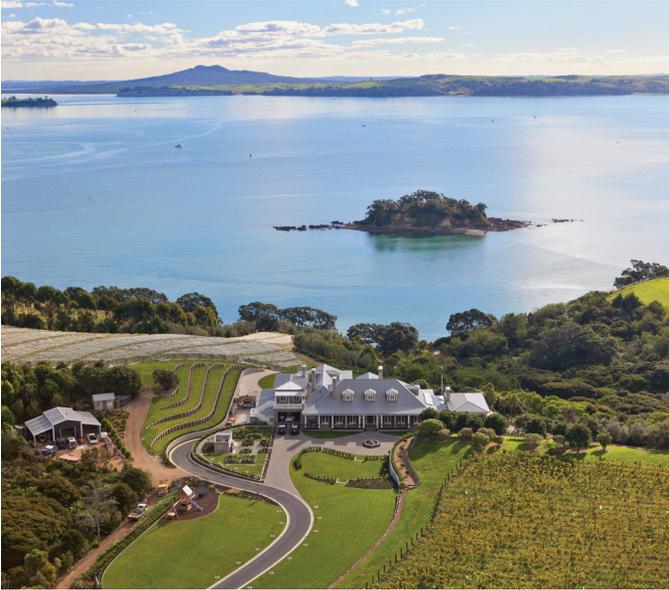
By Carly Dolan

From stately farms to vivacious vineyards to sparkling sea and sunshine, the Australian and New Zealand real estate markets offer a diverse and luxurious range of properties for investors and vacationers alike.

There are many reasons to invest in these southern lands. For one thing, there is the impressive stability of the property markets: Australia's market has been one of the most consistent anywhere in the world over the past

three decades, comfortably riding the financial crash. And for another, New Zealand boasts a blend of no capital gains tax and favourable exchange rates from US dollars, British pounds and euros.

We've headed down under, to the vast continent of Australia and the stunning islands of New Zealand, to find some of the best investment opportunities currently on the market in the southern hemisphere.



Te Rere Cove, Church Bay, New Zealand

This NZ \$22 million (US \$18 million) luxury waterfront estate on New Zealand’s internationally-acclaimed Waiheke Island encompasses 34 acres of prime land, including a six-acre vineyard that produces Syrah, Chardonnay, Sauvignon Blanc and Pinot Gris. The architecturally-designed plantation-style home won New Zealand’s ‘Master Builders Award’ for the best house in Auckland and Northland in 2012, and sits on the ridgeline to maximise views across the Hauraki Gulf to

Auckland. Bayleys real estate agent Clive Lonergan says properties in Auckland have increased in price over the past 12 to 18 months by 13 per cent, and the market is still surging forward. “It may be possible to have a compound increase of up to 50 per cent in five years,” says Mr Lonergan. “And there is also the wine-making business to take into consideration, as wine consumption is now also increasing worldwide.” **Find out more at bayleys.co.nz**



Whitsunday, Queensland, Australia

If you’re heading to Australia for its world-famous beaches, then this AU \$2.95 million (US \$2.7 million) southern Whitsunday property is the perfect investment for your getaway. Their area offers endless recreational activities, and the property comes with a registered mooring, private pontoon and over-water decks – perfect for fishing. With a glittering constellation of tropical islands in the backyard, this property is all about the location. “This fertile coastal belt is one of Queensland’s most magnificent,” says Mackay Marina’s Deborah

Griffiths, “making it the fastest growing in regional Queensland, promising excellent capital growth for unique properties such as this waterfront beauty.” The house is set on two titles, lending even greater options for investors, with potential for the adjoining block to be developed into two villas with shared recreational facilities. Deborah conservatively estimates the property’s rental value to be up to AU \$1,600 per week. **Email deborah.griffiths@mackaymarina.com to find out more**

INVESTMENTS



Peak View Ridge, Wanaka, New Zealand

With a stunning lake and mountainous surrounds, this south New Zealand home is one of the region's most substantial and luxurious residences. Positioned on two acres of land, on a ridgeline overlooking Lake Wanaka and Mount Aspiring National Park, it will be sold by negotiation. "If a purchaser wanted to replicate the property today on this site and with this spec, then an estimated cost calculated

by Colliers International is in excess of NZ \$9 million (US \$7.3 million)," says Terry Spice, co-director of Luxury Real Estate New Zealand. "We are looking for a purchaser that appreciates all the effort and quality that the owners have put into this magnificent residence and the foresight of purchasing the best land position within the exclusive Aspen Grove community." **For more information, visit www.luxuryrealestate.co.nz**



Hunter Valley, New South Wales, Australia

This 150-acre estate lies in the thriving wine and mineral region of the Hunter Valley in New South Wales – a district named in 2013 as one of the best places to invest in property in Australia (thanks to its AU \$21 billion (US \$19 billion) mining industry and tourism growth. Just two hours from the country's largest city, Sydney, Milbrovale was awarded Australian Home of the Year

when it was built in 1997 and includes the large luxury residence, a large farm, guest accommodation and a 50-acre vineyard. The investment opportunities here are extensive, including the further development of the farm and vineyard, or using the estate for corporate retreats or an equestrian business. **Find out more at www.luxuryrealestate.com**