



FOR SALE

HANDS OFF INVESTMENT AT THE SPENCER ON BYRON HOTEL

Get ready to experience the ultimate convenience and hassle-free investment opportunity at the Spencer on Byron Hotel complex located in the highly sought-after central Takapuna. Step into this stylish, fully furnished studio apartment on the 10th floor and prepare to be swept away by the breathtaking views.

Take advantage of the incredible amenities that come with it. From a well-equipped gym to a heated pool, spa, and even tennis courts, you'll have full access to a world of leisure right at your doorstep. Fancy a stroll on the beach? Takapuna beach is just a short seven-minute walk away, while trendy cafes and retail outlets are conveniently located around the corner. No need to worry about parking when you have a delightful café and restaurant within the building, making dining out a breeze.

With its lock-up-and-leave convenience and the added security of 24-hour reception, this studio apartment offers peace of mind and a worry-free lifestyle. It's the perfect choice for both savvy investors looking to make a smart move and individuals seeking a place to call their own.

Here's the exciting part: the apartment is currently vacant, and our owners have given us clear instructions to make a sale happen soon. Don't miss out on this incredible opportunity! We urge you to act quickly and secure your spot in this sought-after location. Buyers in the Mid \$300's should inspect.

Don't wait another moment. Embrace this chance to elevate your lifestyle and invest in your future. Reach out to us now to arrange a viewing and make this apartment yours before it's gone. We can't wait to show you around!

Property Expenses:

Body Corporate Levy \$3,543.27 GST exclusive per annum.

Council Rates - \$1,201.70 per annum

Rental appraisal \$500 per week

1 BED | 1 BATH | 0 CAR

PRICE:

Asking price \$365,000

OPEN FOR INSPECTION:

N/A



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