



FOR SALE

SOLID HOME WITH GRANNY FLAT!

Discover the allure of this stylish weatherboard home, offering a generous floor area of approximately 200m², nestled on a spacious freehold section of around 802m². With its 5 bedrooms and 2 bathrooms, this property is a canvas of possibilities waiting to be explored.

The upper level boasts 3 spacious bedrooms, a family bathroom complete with a relaxing bathtub, and an open-plan modern kitchen that flows seamlessly into the dining and spacious living area. The indoor/outdoor flow to the fully fenced backyard is perfect for hosting BBQ parties and spending quality family time together.

The lower level is designed with flexibility in mind, featuring two bedrooms, an additional bathroom, a separate laundry room, and a single garage with storage space. This layout is perfect for extended family living, a granny flat, or a teenager's retreat. There is lots of parking in front of the house, along with convenient dual property access for vehicles.

Situated in a quiet cul-de-sac in a highly desirable neighborhood. Easy access to North/South motorways and just a 10-minute drive (approx.) to the Birkenhead ferry terminal. Two bus routes are within walking distance, and you'll find the Birkenhead domain, Highbury Shopping center, Eskdale reserve park, New World, outdoor swimming pool, skate park, and tennis club all just a 3-4 minute drive away. Enjoy the fresh air and picturesque views on several nearby walking trails leading to the Chelsea Sugar Factory.

With development potential (subject to Auckland Council approval) recently modified under the proposed Plan Change 78 - Intensification, this property offers an exciting investment opportunity.

5 BED | 2 BATH | 1 CAR

PRICE:
Price by Negotiation

OPEN FOR INSPECTION:
N/A

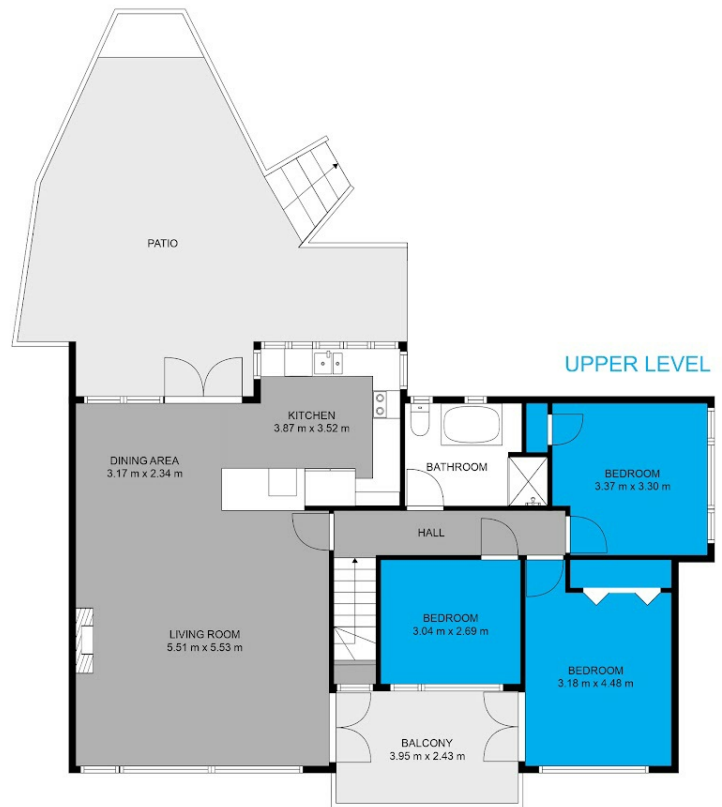


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NORTH

LOWER LEVEL



9 Berne Place, Birkenhead

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