



## FOR SALE

### DO UP - SELLING BELOW CV!

A unique chance is available in Auckland North Shore's most exclusive beach-side suburb. Offering 526m<sup>2</sup> (approx.) 94 Anzac Street is located in the heart of Takapuna - on prime land zoned Residential Terrace Housing & Apartments under the current Unitary Plan. The vendor wants out and is selling below a land value. Options galore here.

Option 1: Renovate and/or extend this solid four bedroom house with an original beautiful wood burner fire place. In its entirely original condition, this character-filled project appeals to renovation enthusiasts eyeing prime Takapuna.

Option 2: Renovate and set up your office as you desire in this prime location. It used to be a solicitor's firm office and has an approved Land Use Consent COU - to Offices.

Option 3: Develop the site. Drawings for 5 x 3 bedroom townhouses (floor area 135sqm each) with single parking available on request.

This is an amazing opportunity to secure a stunning site in one of the most sought after areas of the city.

The location here is truly remarkable. Takapuna is home to a variety of attractions, including some of the best beaches in the city. You're also close to some of the best local shopping and dining. Plus, you're only a short drive away from the city centre, making it easy to get out and explore all that Auckland has to offer.

Don't miss out on this incredible opportunity to experience the beauty of Takapuna. Act now and call us today 021817338 to find out more!

4 BED | 1 BATH | 1 CAR

#### PRICE:

Price by Negotiation

#### OPEN FOR INSPECTION:

N/A



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