



# SOLD

## UNDER CONTRACT (PENDING TITLE SEARCH ONLY).

Looking to comfortably house extended family? Or maybe dabble in AirBNB in this frequently visited part of Auckland?

This could be the property you've been waiting for!

### THE HOME

Not one, but two driveways - this property has access from Maude St and George St. The home's main entrance is on the ground floor, a roomy rumpus/office with decent storage off to the left and stairs leading up on your right.

Upstairs you have spacious open plan living with a modern kitchen replete with mod cons, and wonderfully large decking overlooking ample lawn - nicely screened by hedging on the Council verge. Soak up those afternoon rays - with a G&T or a book - while keeping an eye on the kids at play. Perfect.

Three bedrooms will comfortably accommodate your family. The family bathroom has both a separate shower and tub. And you'll love the feel of plush near new carpet, the convenience of endless hot water (Gas HW upstairs) and overall easy living.

### THE FLAT

The entrance here is on George Street. A concrete path leading to the front door, this space is configured as two bedroom accommodation with a lounge, large sunny deck overlooking a private lawn, a bathroom and tea and coffee room. The carpet is near new and the walls have had a lick of paint this year too. Complete the refresh and realise its full potential!

### THE LOCATION

Hard to beat! 37 Maude St is an easy stroll from everywhere you would want to go locally. Enjoy wonderful local cuisine at The Riverhead or Beekeepers Wife. Walk the kiddies to Riverhead School or the park. And the greater area is a hub for relaxation, events and recreation. Think:

5 BED | 2 BATH | 1 CAR

PRICE:  
\$1,113,999

OPEN FOR INSPECTION:  
N/A



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Lower level



Upper level



**NORTHTOWEST** | @realty

Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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