

## FOR SALE

### MODERN DUAL KEY APARTMENT LIVING IN PETONE

For more info copy & paste this link into your browser:  
<https://propertyfiles.co.nz/212JacksonStreet>

Welcome to Apartment 211, a dual key apartment (which includes two apartments on the same title) located in The District at 73 Jackson Street, Petone. You'd be forgiven for thinking this building is a heritage staple on the Petone skyline with its modern brick exterior. Completed in 2020 by a reputable developer, it was designed by leading firm Solari Architects and is a nod to classical New York style architecture.

This is a truly stunning apartment positioned in a fabulous location. Apartment 211 has a shared foyer entrance for the two individual apartments, with their own front doors and living areas behind the entrance foyer.

With a combined floor area of 74 sqm (approx), each apartment is a generous one bedroom. The bedroom is bright and airy, with ample storage space and large windows that offer views of the surrounding area. Whether you're relaxing at home or entertaining guests, this apartment provides the ideal setting. Both apartments have their own balconies, and interior fit outs are high quality with premium finishes and design, including whiteware and laundry appliances.

Not only is this apartment perfect for first-time buyers or couples looking for a cozy space, but it also offers great potential for investors. Since completion, these dual key apartments have been rented by the developer and now Apartment 211 is available for purchase for \$770,000.

Dual key apartments are a proven product with experienced investors looking to maximise rental returns – they are more affordable than purchasing two individual apartments as they are packaged together for maximum rents, currently between \$950 and \$980 per week. Based on the weekly rent above and a purchase price of \$770,000, this apartment has a gross yield between 6.42% and 6.62%.

The apartment is just a short walk away from an array of trendy cafes, restaurants, boutique shops and supermarkets, ensuring that all your daily conveniences are within easy reach. Petone's vibrant atmosphere also offers a variety of outdoor activities, including scenic walks

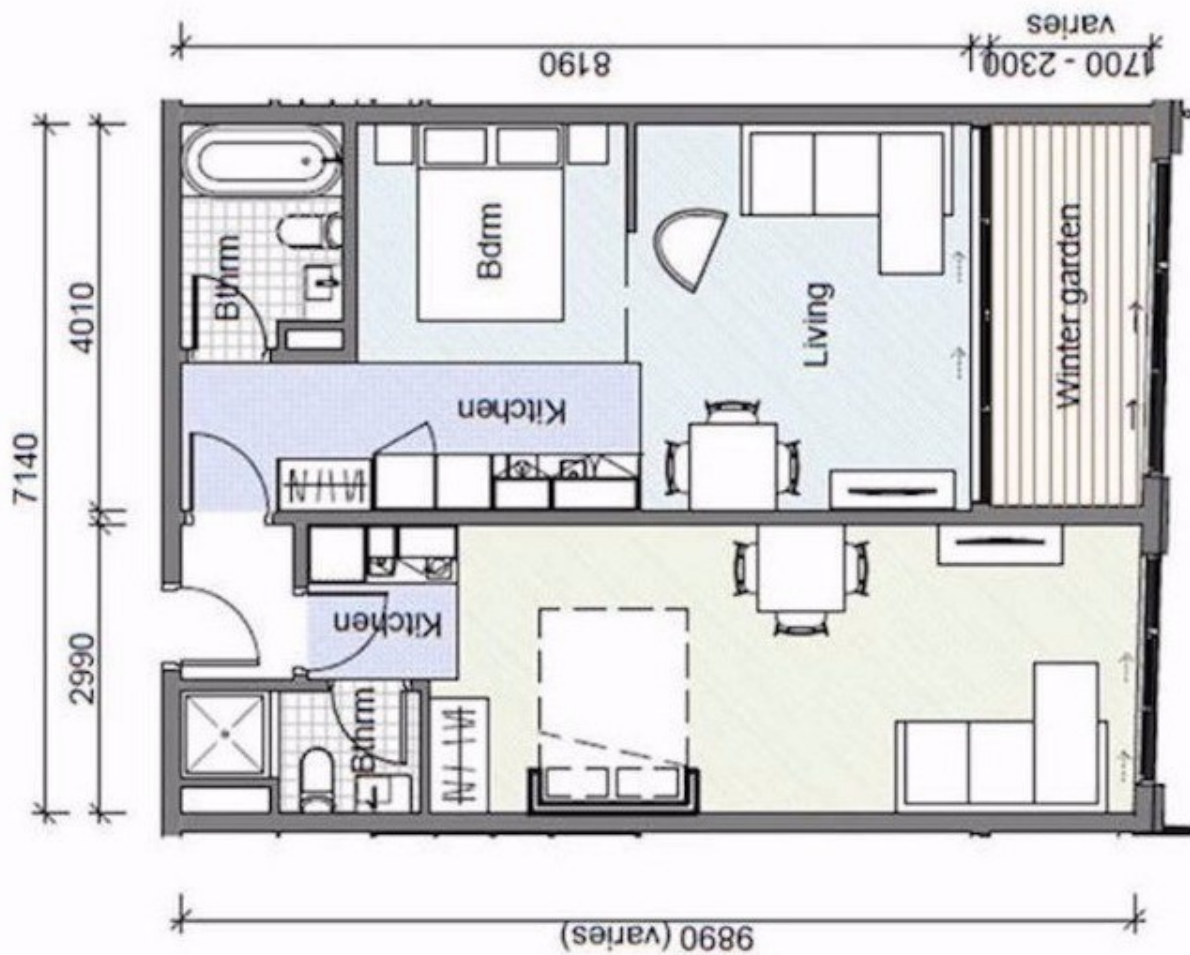
2 BED | 2 BATH | 0 CAR

PRICE:  
Asking price \$770,000

OPEN FOR INSPECTION:  
N/A



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Venning Property



2 Typical Unit - Type B  
 A-011 1:100  
 75m<sup>2</sup> - 79m<sup>2</sup>

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.