

FOR SALE

MODERN DUAL KEY APARTMENT OPPORTUNITY IN PETONE

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propertyfiles.co.nz/Unit110CampbellTerrace

Welcome to Vela Apartments, Petone's much-anticipated brand-new development. Designed by the revered local architecture firm Novak + Middleton, every detail inside and out has been meticulously crafted to create a statement in modern apartment living. The complex features a luxurious rooftop deck with garden boxes and stunning views over Petone and Wellington Harbour.

On offer are the final remaining dual-key apartments (two apartments on a single title), a proven and reliable apartment format from one of Wellington's standout apartment developers. The dual-key configuration presents a desirable opportunity for astute investors and first-home buyers looking to offset their mortgage costs.

These "dual key" apartments feature a shared foyer entrance leading to two individual apartments, each with its own front door and living space. This setup is a favorite among experienced investors aiming to maximize rental returns, offering a more affordable alternative to purchasing two separate apartments while still delivering strong rental potential. Rent appraisals have been provided by a well-regarded investor-focused property management firm for both units at \$950 per week. This breaks down to \$520 for the one-bedroom apartment and \$430 for the studio apartment. The rental appraisal reflects a gross yield for this combined-key apartment of 6.33% assuming the asking price of \$780,000.

With a combined floor area of approximately 74 sqm, each apartment is a spacious one-bedroom unit. The larger of the two features a thoughtful wrap-around curtain to separate the bedroom from the living area, creating a flexible space that feels both open and private. Both apartments boast their own balconies, high-quality interior finishes, and premium designs. They also come fully equipped with kitchen and laundry appliances.

Campbell Terrace is a true gem in downtown Petone. Located less than 500 meters from the Petone waterfront, residents can enjoy a variety of picturesque seaside cafés and restaurants. Alternatively, step out the front door to explore Petone's excellent shopping options or easily

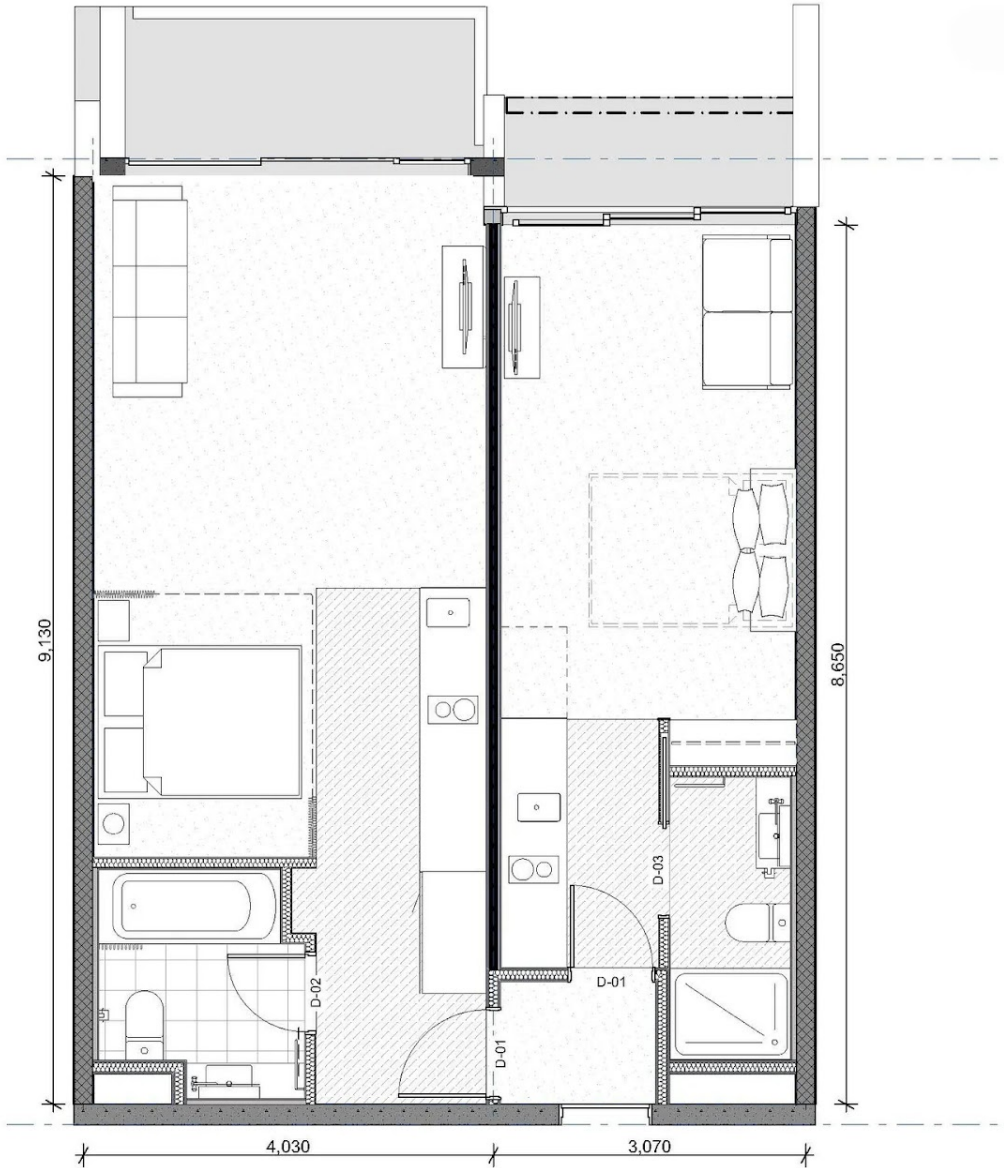
2 BED | 2 BATH | 0 CAR

PRICE:
 Asking price \$780,000

OPEN FOR INSPECTION:
 N/A



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 Venning Property



Approximate apartment area: 73.9m² (incl. decks)

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.