



## FOR SALE

### BRAND NEW, HIGH-QUALITY, BARGAIN OF THE CENTURY! - URGENT SALE REQUIRED !!

THE PRESENT OWNER IS GOING OVERSEAS AND NEEDS TO SELL URGENTLY!

Therefore, the owner says, "First Come, first buy!"

Discover contemporary living in this stylish three-bedroom townhouse in the vibrant heart of Mount Wellington, where urban convenience meets comfortable living. Just moments from Auckland's largest shopping destination, this modern residence offers professionals and families alike an enviable lifestyle.

Thoughtfully designed living space, this exceptional townhouse boasts three generously sized bedrooms, including a master suite with its own ensuite bathroom. The property's three well-appointed bathrooms ensure ultimate convenience for the entire household, while the modern open-plan living area creates an inviting space for relaxation and entertainment.

Reverse-cycle air conditioning assures climate comfort year-round, while practical amenities such as built-in wardrobes and a quality dishwasher add to the home's everyday functionality. Security is paramount, and an installed alarm system provides peace of mind for residents.

The outdoor living spaces have been cleverly designed to maximize the enjoyment of New Zealand's outdoor lifestyle. Featured amenities include:

- A spacious deck perfect for morning coffee or evening entertaining
- Dedicated outdoor entertainment area for year-round gatherings
- Fully fenced 100 square meter section offering privacy and security
- Single carport for protected vehicle parking

Location excellence defines this property, positioned just minutes from the prestigious Sylvia Park Shopping Centre, home to over 250 retailers, dining options, and entertainment facilities. The suburb offers exceptional connectivity with:

- Easy access to Auckland CBD, just 10km away
- Proximity to multiple primary schools, including Sylvia Park School and Bailey Road School
- Convenient public transport options
- Beautiful local parks and recreational areas

Mount Wellington's rich cultural heritage and evolving urban landscape make it an increasingly

3 BED | 3 BATH | 0 CAR

#### PRICE:

Asking price \$868,000

#### OPEN FOR INSPECTION:

N/A



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