



FOR SALE

BIG ON SPACE. EVEN BIGGER ON RETURNS.

This opportunity won't stick around for long – spacious, high-yielding apartments like this are in hot demand! Currently commanding strong rent, this two-bedroom, dual-level leasehold apartment delivers serious cash flow.

Expect an impressive 11% NET RETURN ON INVESTMENT at the asking price.

Compare that to term deposits sitting around 4%—it's not a question of why you should buy, but how could you not?

The Numbers That Matter:

Rental Income: \$625 per week = \$32,500 p.a.

Less Expenses:

Ground Rent: \$12,377.32

Operating Expenses: \$5,498.16

Council Rates: \$1,971

NET INCOME: \$12,653 p.a.

Looking to Live In?

You'll love the light-filled, sun-soaked spaces with soaring high-stud windows. At a generous 67sqm, there's loads of room to relax or entertain. The open-plan living and dining flow seamlessly on the lower level, while two double bedrooms offer privacy and comfort upstairs. Two secure car parks complete the picture — a rare find in the inner city.

Top Location, Unmatched Convenience

Tucked just off Queen Street, you're walking distance to AUT, Auckland University, Aotea Square, and the Town Hall. Zoned for Auckland Grammar School, it's a smart move for families too. Plus, with restaurants, cinemas, and boutique shopping all nearby, you'll have the best of the city right at your doorstep.

Whether you're an investor chasing unbeatable returns or a home buyer seeking space, light, and location — this one ticks all the boxes.

Act fast — properties like this don't wait around!

2 BED | 1 BATH | 2 CAR

PRICE:

Asking price \$120,000

OPEN FOR INSPECTION:

N/A



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