

UNIT 1/365 GLOUCESTER STREET LINWOOD

NICHE
REALTY



FOR SALE

CITY FRINGE - CLOSE TO CBD & NEW STADIUM!

Located at Unit 1, 365 Gloucester Street, Linwood this modern residence offers a perfect blend of contemporary comfort and prime location.

The layout features two double bedrooms upstairs both with their own well-appointed bathrooms, ensuring convenience for all occupants, while downstairs the open plan kitchen, living and dining space creates an inviting atmosphere for relaxation and entertainment, with great indoor outdoor flow to your own private courtyard.

The property's position provides excellent access to:

- Public transport routes
- Close to Margaret Mahy Playground
- Close to "One New Zealand Stadium"
- Array of local cafe's and restaurants

This townhouse represents an excellent opportunity for those seeking a low-maintenance lifestyle, whether you're a professional couple, small family, or looking to downsize, this property offers the perfect balance of modern comfort and style.

At Niche Realty, we value strong industry relationships and believe in creating mutually beneficial opportunities. We offer a generous 20% conjunctional commission to outside agents on the sale of our listings. If you have a buyer who may be interested in one of our properties, we'd love to work with you.

We look forward to welcoming you at our Open Homes!

"All information provided has been sourced with care and is believed to be accurate; however, interested parties are advised to conduct their own due diligence, including seeking legal or professional advice, to satisfy themselves on all aspects of the property."

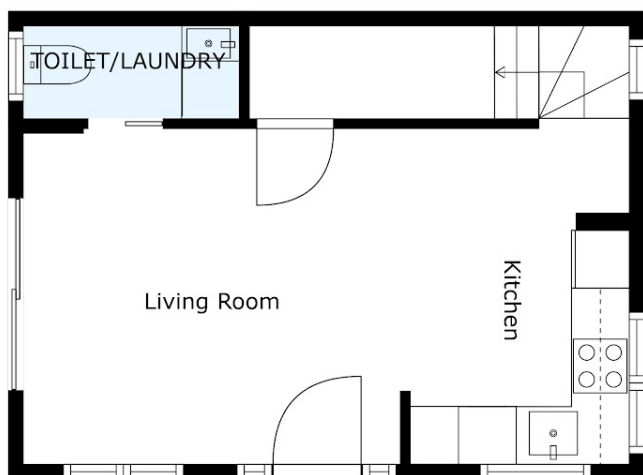
2 BED | 2 BATH | 0 CAR

PRICE:
Price by Negotiation

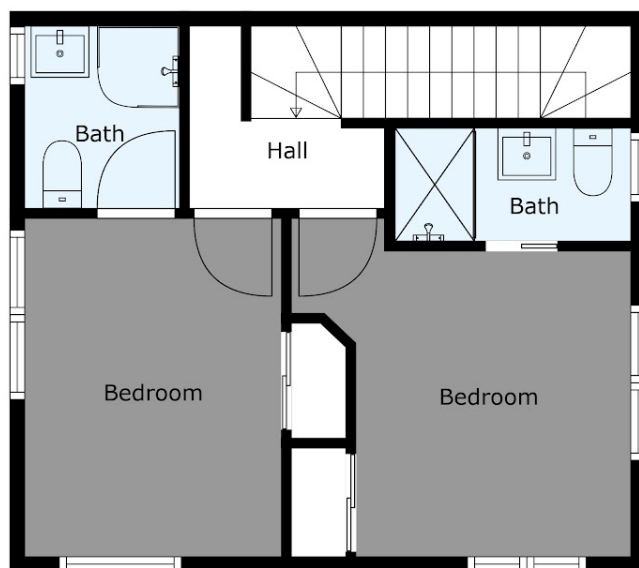
OPEN FOR INSPECTION:
N/A



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Floor 1



Floor 2

Floor Plan Is Not To Scale And Is For Illustrative Purposes Only. Sizes And Dimensions Are Approximate, Actual May Vary.

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.