



SOLD

RARE DUAL INCOME – TWO UNITS ONE TITLE

Being Sold by Tender - Can Be Sold Prior!
(Viewing by Appointment)

Discover exceptional versatility and value with Flat 1 and Flat 2, 1123 Fergusson Drive, Clouston Park. On the market for the first time in 35 years, this unique property offers two self-contained units on one freehold title, a rare find in a sought-after Upper Hutt location.

Positioned on a flat 526sqm (more or less) section, each unit provides 65sqm of comfortable, practical living. With two bedrooms and one bathroom per unit, the property is ideal for investors seeking strong dual income potential, or extended families wanting independent living arrangements

Each unit features:

- Two well-proportioned bedrooms
- One bathroom
- Approximately 65sqm of single level living
- Light filled open plan kitchen, dining, and living
- Easy care layout with scope to upgrade and add value

Property highlights:

- Two x two bedroom units on one title
- Flat 526sqm section more or less
- Excellent rental and multi generational potential
- First time on the market in 35 years
- A rare opportunity to secure a flexible, high demand property type
- *Currently tenanted both these units are Healthy Homes Compliant.

Located in the heart of Clouston Park, this address places you in a well established, family friendly neighbourhood known for its flat terrain, and convenient access to local amenities. Shops on Fergusson Drive and Clouston Park Road are close by, along with parks, schools, and transport links that make everyday living effortless.

Commuting is simple with quick access to State Highway 2 via Totara Park Road or Mangaroa Hill Road. Metlink bus routes 110 and 112 also provide reliable public transport connections throughout Upper Hutt.

4 BED | 2 BATH | 0 CAR

PRICE:
\$715,000

OPEN FOR INSPECTION:
N/A



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