



**SOLD**

## POTENTIAL PACKED HOME + MODERN GRANNY FLAT

Perfectly positioned in the heart of Newlands, this rare offering features two separate dwellings on one title. The original three-bed, one-bath home at the front is ready for renovation, while the modern two-bed, one-bath dwelling built in 2018 at the rear is move-in ready. Whether you're looking for home-and-income, multi-generational living, or a project with genuine add-value, with a BEO of \$865,000, look no further.

### House One:

Located down a quiet cul-de-sac, the original 1970s circa 140sqm<sup>^</sup> weatherboard home was built for easy living but now requires renovation & rejuvenation:

- \*New colorsteel roof in 2018 - the work has already been started for you.
- \*Sunny, open-plan living, kitchen, and dining with underfloor heating.
- \*Three bedrooms, all with built-in wardrobes.
- \*Family bathroom with a separate bath and shower, and a separate WC.
- \*Separate laundry.
- \*Workshop room behind garage.
- \*Single garage and additional off-street parking.
- \*Sunny, flat front lawn.
- \*Internal pictures are of house two.

### House Two:

This circa 80sqm<sup>^</sup> dwelling built in 2018 is perfect for modern, low-maintenance living and features everything you need:

- \*Double-glazed and a heat pump for year-round comfort.
- \*Spacious, light, and bright open-plan design.
- \*Modern kitchen with breakfast bar, cooktop, double sink, walk-in pantry, and plenty of storage.
- \*Two double bedrooms with generous wardrobing.
- \*Well-appointed tiled bathroom and laundry cupboard.
- \*Private outdoor area.

Just minutes from New World, schools, public transport, and easy access to the CBD, this property offers endless possibilities. Move into the modern rear dwelling while you renovate the front, explore subdivision potential, or create a home and income setup, the choice is yours.

**5 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$800,000

**OPEN FOR INSPECTION:**  
N/A



**Grace Henderson**  
**0275472234**  
grace@luxerealty.co.nz  
[www.luxerealty.co.nz](http://www.luxerealty.co.nz)