100 VICTORIA STREET, PUKEKOHE, AUCKLAND, AUCKLAND 2120

LUM&CO REAL ESTATE

FOR SALE

FALLEN SALE: 9 LOTS WITH RC, BC AND EPA APPROVALS

100 Victoria Street, Pukekohe is a rare, shovel ready development opportunity. Set on approx. 1,012 sqm freehold site, this development opportunity includes RC and BC and EPA for a 9 lot residential project.

This consented site allows a streamlined transition from acquisition to delivery in one of Auckland's rapidly developing regions.

Project Highlights
• Resource Consent, Building Consent approved for a 9 townhouses
• 1,012 sqm freehold site in central Pukekohe
• Features of new townhouse designs
- 2.7m floor to ceiling for ground floor.
- 2 bedroom, study and 2.5 baths per townhouse
- 9th unit (1 bedroom, 1 bathroom) serves as a bonus to development sales.
• Construction company ready to start work - Build contract at additional cost, available upon request

Investment Advantages
• Move quickly to construction with council consents already in place
• Recent sales of similar new builds show healthy projected profit
• Sales of New Builds priced to meet first home buyer and property investor demand

Regional Information and Lifestyle Appeal
• Family friendly with schools, Pukekohe town centre, retail, parks and positioned for long term expansion
• Close to motorways, train stations, bus stops, approx. 40 mins drive to Auckland Airport,
• Employment hubs and future development zones
• Costco Drury contributing a $1.45 billion dollar economic uplift and projected more than 3,400 jobs
• Strong rental demand and competitive house pricing
• Population Growth: 6.3% rise and more than 100,000 new jobs expected across the wider region

3 BED | 1 BATH | 2 CAR

PRICE:
Price by Negotiation

OPEN FOR INSPECTION:
N/A

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100 Victoria Street I Lot 4

Ground Floor

First Floor

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Lum & Co Real Estate gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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.

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