



# FOR SALE

## MASSIVE OPPORTUNITY AWAITS!

An exceptional development opportunity exists on this expansive 2448m2 site in prime Mangere. Featuring flat land with a large existing dwelling and essential services nearby, the property offers significant potential for subdivision, multi-unit development, or simply enjoy the existing substantial family home. Plus a self contained unit at the rear offers you and the family maximum flexibility.

### FAQ:

Bedrooms: 7

Bathrooms: 4

Garage: 2

Carparks: 4

Floor area: 360 sqm

Land area: 2448 sqm (more or less)

Section: Freehold

Construction: Brick & Weatherboard

Year built: 1979

Cooking & Hot water: Electric & Gas(mains) + Electric in unit

Heating: Heat Pump

Zoning: Residential - Mixed Housing Suburban Zone

Rates: \$tbc

Rental: \$tbcpw

School zones: Papatoetoe North School, Kingsford School, Mangere East School, Kedgley

Intermediate, Aorere College

CV: \$2,100,000

9 BED | 4 BATH | 2 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

N/A



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