



FOR SALE

MOTIVATED VENDORS MOVING SOUTH - MUST SELL!

Unlock massive potential with this commanding 647sqm corner site, presenting a rare and lucrative opportunity for astute developers and investors. Positioned for success in a high-demand area, this substantial landholding offers the perfect canvas for significant intensification. Visualize the possibilities with ample scope to construct multiple contemporary 2-3 story townhouses, capitalizing on the dual street frontage to maximize access and returns in a market crying out for quality housing.

Alternatively, embrace the charm and flexibility of the existing classic Kiwi bungalow. It's the ideal scenario for those looking to land-bank for future gains or ambitious renovators ready to breathe new life into a character home. Whether you choose to develop immediately, restore the current dwelling, or hold as a strategic investment, the location ensures enduring value. Enjoy incredibly convenient living with top-rated schools, local shops, and essential amenities just a short stroll away.

FAQ:
 Bedrooms: 3
 Bathrooms: 1
 Garage: 2
 Carparks: 4
 Floor area: 160 sqm
 Land area: 647 sqm corner site (more or less)
 Section: Freehold
 Construction: Brick
 Year built: 1967
 Cooking & Hot water: Electric
 Heating: Heat Pump
 Zoning: Residential - Mixed Housing Suburban Zone
 Rates: tbc
 Rental: \$tbcpw
 School zones: Weymouth School, Te Matauranga, Waimahia Intermediate School, Reremoana Primary School, Finlayson Park School
 CV: \$810,000

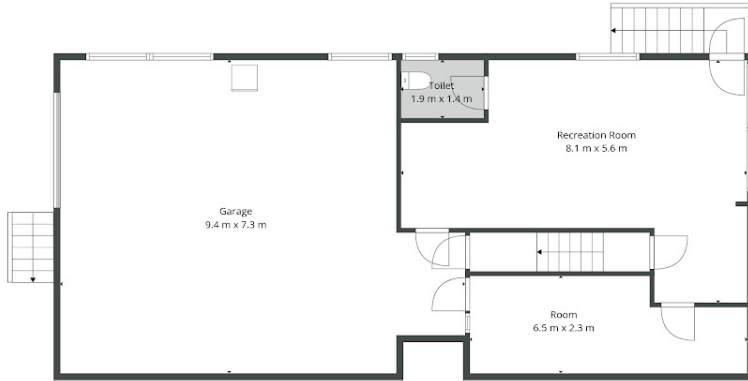
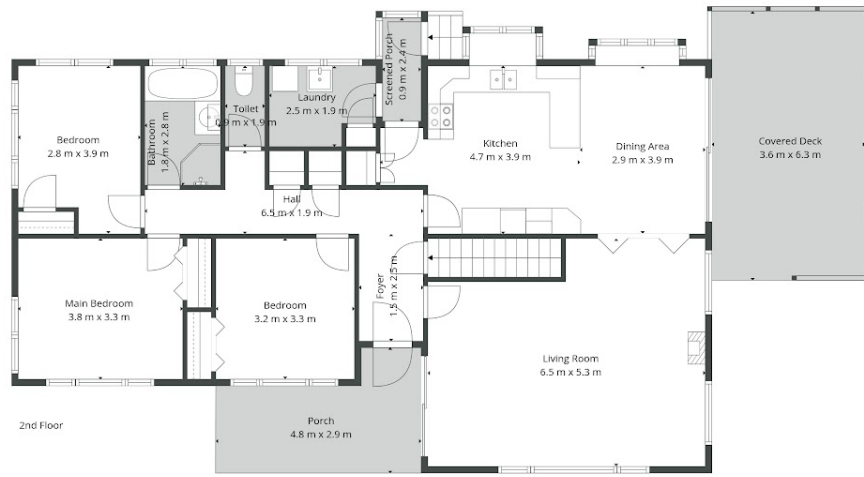
3 BED | 1 BATH | 1 CAR

PRICE:
 Enquiries Over \$749,000

OPEN FOR INSPECTION:
 N/A



Todd Sherley
021686000
 todd@eliterealty.net.nz
 www.eliterealty.net.nz



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.