



# FOR SALE

## FREEHOLD, MODERN, NO BODY CORP!

Elevated in a quiet cul-de-sac with wide urban views, this near-new freehold home offers an outstanding balance of style, comfort and convenience. Built in 2021, with no body corporate and presented in excellent condition, it is ideal for families, professionals or investors seeking an elegant, low-maintenance home in a well-connected location.

Spread across three levels, the modern home is thoughtfully designed for easy everyday living. It features three generous double bedrooms, each with built-in wardrobes, two modern bathrooms plus a separate guest toilet, and a light-filled open-plan kitchen, dining and living area that flows to a private deck and fully fenced backyard. A second living area adds flexibility and can easily work as a home office, media room or separate lounge.

Quality features include double glazing, full insulation, three heat pumps, dual sun-filter and blockout blinds, modern appliances, excellent storage and a carport, while the 10-year Master Build Guarantee offers added peace of mind.

Sylvia Park Shopping Centre, cafés, restaurants, the train station, local schools and early childhood centres are all minutes away. Motorway access makes commuting across Auckland easy, while Hamlin Park, the Panmure Basin and nearby reserves offer great options for recreation and weekend walks.

Modern, well-appointed and exceptionally well located, this is a home that will appeal to a wide range of buyers.

Viewings by appointment. Deadline Sale (unless sold prior) closing 4pm on Thursday 9th April 2026 - don't miss out!

### Key Features:

- Freehold title with no body corporate
- Built in 2021 with 10-year Master Build Guarantee
- 3 generous double bedrooms with built-in wardrobes
- 2 bathrooms plus separate guest toilet
- 2 living areas including home office space
- Private deck, fully fenced backyard and carport

## 3 BED | 3 BATH | 1 CAR

### PRICE:

Deadline sale. Deadline date  
09/04/2026

### OPEN FOR INSPECTION:

N/A



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## 12B Keate Place, Mount Wellington

Floor Plan for illustration purposes only

**Disclaimer:** Floor Plan measurements are approximate only (internal spaces exclusive walls). We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan, any person using this information should always rely on their own enquiries

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.