



FOR SALE

INVESTORS: 2 YEAR GUARANTEED RENT IN ELLERSLIE

Welcome to Park Avenue, Ellerslie - Prime Investor Opportunity

This architecturally designed 2 bedroom + study residence by award-winning Leuschke Group delivers premium quality in one of Auckland's most sought after suburbs. This double storey terraced townhouse offers strong rental demand, capital growth potential, and exceptional cash flow – perfect for astute investors building or diversifying their portfolio.

Why this one is a smart investment:

- * Modern kitchen with quality F&P appliances and timber cabinetry – appealing to quality tenants
- * Two double bedrooms each with an ensuite and spacious built in wardrobes – maximising rental appeal
- * Flexi room for use as a nursery, office or study
- * Three tiled bathrooms, plus separate laundry – enhancing desirability for families
- * Intertenancy soundproof walls - enhances privacy and quite enjoyment for tenants
- * Elegant flooring, ventilation system and a heat pump on each level
- * One off street allocated parking space
- * Investment Package: - 7% net return guaranteed for 2 years, Vendor pays Body Corporate fees + Auckland City Council Rates for 24 months, plus furniture package included.

Low maintenance back yard with artificial lawn and paved patio, communal central gardens, and premium fixtures this property is ready for tenants to move into.

Ellerslie's unbeatable location walking distance to train/bus, vibrant town centre cafes/shops/healthcare, reserves, and top schools – supports consistent tenant demand and long term capital appreciation in this suburb.

This exceptional Leuschke designed townhouse blends comfort, luxury living, and prime positioning – offering easy living in Ellerslie. In a market where typical Auckland net yields hover low (often 2-4% after expenses), this vendor backed package delivers positive cash flow from day one.

2 BED | 3 BATH | 1 CAR

PRICE:
Asking price \$885,000

OPEN FOR INSPECTION:
N/A



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LOWER FLOOR



UPPER FLOOR

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73/666B Great South Road

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.