



## FOR SALE

### BRILLIANT LAYOUT IN SUGARTREE

Vendor is moving overseas - this freehold property must be sold.  
Perfect for owner occupiers or smart investors.  
2 double bedrooms both with windows  
2 modern bathrooms and 1 secure car park.  
62m<sup>2</sup> internal + 8.5m<sup>2</sup> east-facing balcony  
Bank-friendly apartment in the Auckland CBD,  
Vacant Possession - move in or rent out immediately  
Small pet friendly (BC approval)

Sleek kitchen with modern German appliances  
Light-filled, east-facing aspect - enjoy morning sun  
Functional layout, ideal for comfortable city living

Free access to rooftop residents' lounge and common gardens  
Well-managed, secure building

Close to universities, transport, dining, and shopping  
Ideal for professionals, couples, or city downsizers

Owner-occupier focused apartment  
Strong resale & rental appeal  
Vendor motivation = opportunity for buyers

Agents, Conjunctional Sale is warmly welcomed.  
Contact Lisa Zhang now to arrange a viewing - motivated vendor, don't miss out.

2 BED | 2 BATH | 1 CAR

PRICE:  
Asking price \$736,000

OPEN FOR INSPECTION:  
N/A



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