



## FOR SALE

### DOWNSIZERS OR WORKING FROM HOME, IMMEDIATE EQUITY GAIN

This freehold spacious sunny, and near-new home in Auckland's central city is seriously for sale within the award-winning Sugartree Centro Building. Perfect for downsizers seeking a modern, lock-and-leave CBD lifestyle for people working from home.

Current CV: \$960,000

Rental Appraisal: \$1,050 per week

110m<sup>2</sup> approx of well-designed living, this residence features 3 bedrooms, 2.5 bathrooms, and the rare bonus of two side-by-side car parks.

Completed just 2 years ago, this pristine property is ideal choice for discerning owner-occupiers or savvy investors.

Elegant, high stud ceilings

Northeast-facing with excellent sun & Sky Tower views

Vacant & ready for immediate possession

European appliances & luxurious modern finishes

Comparatively moderate body corporate fees

Positioned on the elevated podium level

Heat pump for year-round comfort

Pet and bank friendly

Excellent access to public transport & motorways

Our motivated vendor has made other plans and is inviting all offers.

3 BED | 3 BATH | 2 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

N/A



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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.