



FOR SALE

INVEST SMART IN THE HEART OF FLAT BUSH

Welcome to 202-28 Shortfin Place - a modern, low maintenance apartment offering immediate rental income in the heart of Flat Bush.

Positioned in one of Flat Bush's most sought after suburbs, Ormiston, this modern 1 bedroom apartment presents an outstanding opportunity for investors and owner occupiers.

The well designed approx. 54sqm floor plan features open plan living, dining and kitchen areas, complemented by quality Bosch appliances and contemporary finishes throughout. Less than 4 years old, this property includes double glazing, air conditioning and a generous deck with stunning sunsets and views toward Sky City Tower. It provides year round comfort, while secure covered underground parking adds convenience and peace of mind.

Enjoy a prime East Auckland location close to Ormiston Town Centre, Ormiston Junior and Senior Colleges, Sir Barry Curtis Park, public transport and motorway access.

Currently tenanted until November 2026, the property offers immediate rental income, making it a smart opportunity in a high demand location.

Investors information

- Currently under a fixed tenancy until end November 2026.
- Body Corporate fees approx. \$3,738 per year.
- Rates approx. \$2,335.45 per year

There is also the option to retain Property Management company, who can provide a 24-month rent guarantee for the new owner (terms and conditions apply).

This modern one bedroom apartment is perfect for investors seeking a premium, modern apartment with immediate returns and long term security in a thriving East Auckland location.

There is potential to achieve a rental yield of over 5%, making it an ideal investment to add to your property portfolio.

Whether you are an investor seeking a secure, tenanted property or a home buyer ready to move in early December before Christmas. Enquire now for more information to secure this

1 BED | 1 BATH | 1 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

Jul 19 at 1:00pm - 1:30pm



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📍 202/28 Shortfin Place, Flat Bush
1 Bed Apartment

LUM & CO
REAL ESTATE



Areas are measured to the outside of exterior walls and to the centre of intertenancy walls. All areas are approximate only and may change. Layouts, positions and specifications are subject to further change as per the sales agreement. Furniture and furnishings are indicative only and are not included.

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.

SCALE 1:100

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Lum & Co Real Estate gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

