UNIT 202/28 SHORTFIN PLACE, FLAT BUSH, MANUKAU CITY, AUCKLAND 2019

LUM&CO REAL ESTATE

SOLD

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 popular suburbs, Ormiston, this modern 1 bedroom apartment presents an outstanding opportunity for investors and First Home owners.

The well designed approx. 53sqm floor plan features open plan living, dining and kitchen areas, complemented by quality Bosch appliances and modern finishes. Less than 4 years old, this property includes double glazing, air conditioning and a generous deck with stunning sunsets views toward Sky City Tower. It provides year round comfort, while secure covered underground garage parking adds convenience and peace of mind.

Location: stroll to Ormiston Town Centre for New World, cafes, medical and retail. Walk your dog or kick a ball at Barry Curtis Park, Flat Bush's biggest green space. Zoned for Ormiston Junior College, Ormiston Senior College and Te Uho o Te Nikau Primary. Botany Town Centre and Westfield Manukau (shops, cinema, transport links) are both a short drive away, with easy access to East Tamaki and the Southern Motorway for commuters.

First home buyers: You may qualify for the Kāinga Ora First Home Loan through ASB, with just a 5% deposit. Eligible buyers may also receive a $5,000 ASB cash contribution towards legal fees, new furniture or moving costs, conditions apply. Get in touch and I can connect you with our ASB mortgage manager to check eligibility.

Investors information
• Currently rented $495 per week on a fixed tenancy until end November 2026.
• Option to keep Property Management company, who can provide a 24-month rent guarantee for the new owner (T&Cs 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.

Come and view this stunning apartment for yourself! Contact Tina Lum 021 653 818 to book a private tour.

1 BED | 1 BATH | 1 CAR

PRICE:
$475,000

OPEN FOR INSPECTION:
N/A

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202/28 Shortfin Place, Flat Bush
1 Bed Apartment

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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.

SCALE 1: 100

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.

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This floor plan including fumiture, 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.

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