



FOR SALE

PRIVATELY POSITIONED. SUNNY. SERIOUSLY FOR SALE.

Not all Grand Vesta townhouses are created equal — and this one has some compelling advantages. Tucked away in the rear corner of the development, with access from Rutherford Street, this appealing 80sqm freehold townhouse enjoys a quieter, more private position, an open north-facing aspect and just one immediate neighbour.

Add modern, warm, easy-care living and a welcoming community, and you have a package that's hard to overlook.

WHY THIS ONE DESERVES YOUR ATTENTION:

- A position with a difference: Rear-corner location, away from the busier streets, with greater privacy and only one immediate neighbour.
- Sunshine and natural light: An open north-facing aspect brings an added sense of light and space.
- More room to live: 80sqm of thoughtfully designed living, with two double bedrooms and two bathrooms, including an ensuite.
- Modern comfort, all year round: Double glazing, insulation and a heat pump help keep things warm and comfortable.
- Easy-care by design: Contemporary finishes, low-maintenance cladding and Colorsteel roofing mean more time enjoying life and less time on upkeep.
- Your own outdoor retreat: A private courtyard provides space to unwind or entertain.
- Parking at your doorstep: A dedicated off-street car park just outside the door — practical, convenient and secure.
- A location that works: Walk to the nearby park, kindergarten and schools, with local shopping, public transport and St Clair Beach all within easy reach.
- More than a townhouse: Enjoy the reassurance of a modern, low-maintenance home within an established development where neighbours and community are part of the appeal.
- Options for buyers: Currently tenanted on a periodic tenancy, offering flexibility for investors and prospective owner-occupiers, subject to the applicable tenancy arrangements.

THE VENDOR IS COMMITTED — AND THIS IS A DEFINITE SALE.

If you've been considering Grand Vesta, now is the time to take a closer look. With other townhouses competing for attention, this rear-corner position offers genuine points of difference

2 BED | 2 BATH | 0 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

Oct 26 at 2:15pm - 2:45pm



Lawrence Peeters
021992993

lawrence@thecollectiverealty.co.nz
www.thecollectiverealty.co.nz