



For Sale - 76 Whenuapai Drive, Whenuapai

By Negotiation

STYLISH FLETCHER LIVING - PRIME WHENUAPAI LOCATION

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If location and style top your wish list, this beautifully presented Whenuapai townhouse delivers on all fronts. Built by Fletchers in 2018 and set on a FREEHOLD title, this light-filled, low-maintenance home is ideal for first home buyers, savvy investors, or downsizers seeking comfort, convenience, and space.

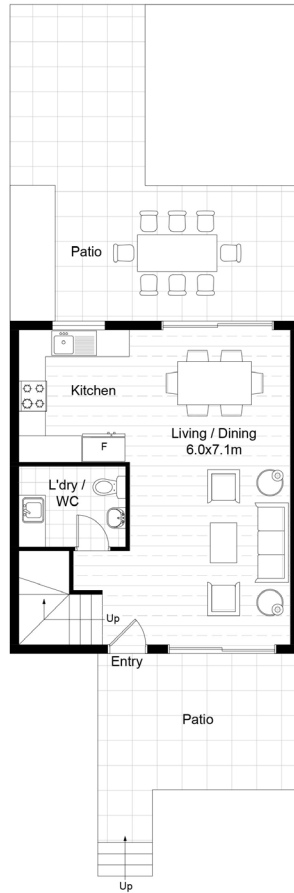
Tucked quietly away from the main road and enjoying a sun-soaked northerly aspect, the home is spread over two well-designed levels. The open-plan living, dining, and kitchen area flows seamlessly to a sunny front patio and generous rear patio/courtyard - complete with garden shed - offering effortless indoor-outdoor living.

Upstairs features two generously sized bedrooms and a stylish bathroom, while a guest toilet in the laundry downstairs adds extra convenience. A heat pump ensures year-round comfort, and there's an off-street carpark plus plenty of on-street options for visitors.

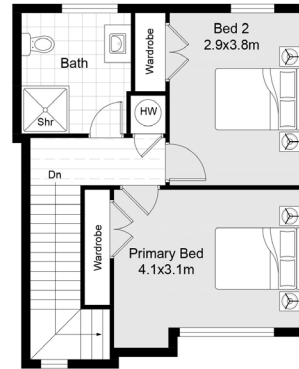
The location is a standout - just a short stroll to local shops and cafes, with quick access to motorways, Westgate, Hobsonville, and commuter ferry. Albany and the CBD are both within easy reach off-peak.

Currently tenanted with potential for investors to roll the lease over, this is a smart move in a high-demand area. Act fast!

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GROUND FLOOR PLAN



TOP FLOOR PLAN

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Land Area:	121 sqm (more or less)
Floor Area:	91 sqm (approx)
Legal Description:	LOT 92 DP 501334, 1/32 SH LOT 703 DP 501334
Rateable Value:	\$730,000 (2024)
Rates:	\$2,571.66 pa
Chattels:	blinds, fixed floor coverings, garden shed, oven, cook top, rangehood, dishwasher, waste disposal, clothes dryer, light fittings, heat pump, bathroom fan, smoke detectors

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