



For Sale

1612 Great North Road, Waterview

\$888,000

2

1

Solid Brick & Tile with Modern Comforts

Set on a cross-lease section (fee simple half share of 989sqm), this stand-alone brick and tile home offers easy living in a superbly convenient location. Perfect for those starting out, down-sizing or savvy investors.

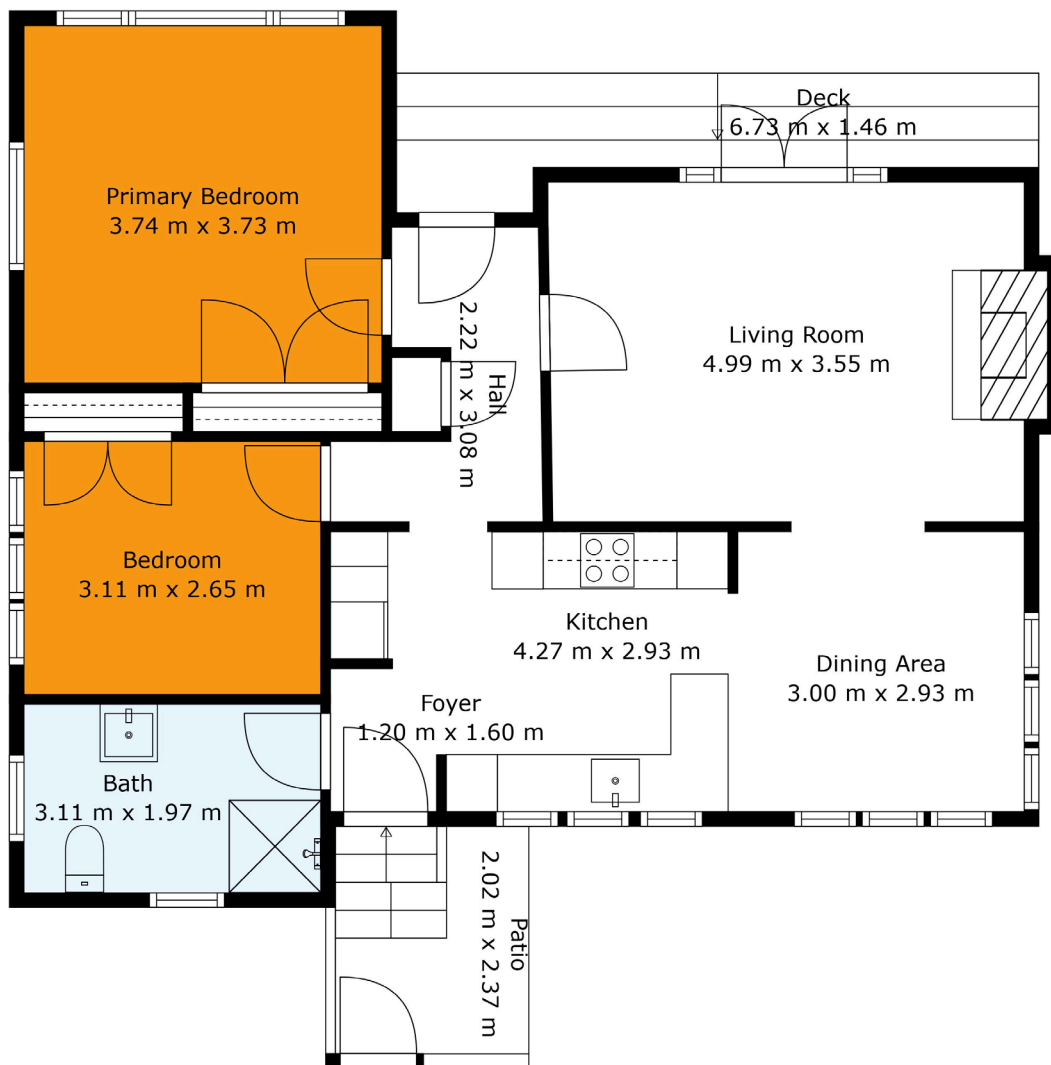
Inside, the updated interior features a modern kitchen, open-plan dining, and a sunny living room with beautiful timber floors. French doors open to a patio, fenced lawn, and garden - perfect for enjoying the afternoon sunshine and summer entertaining.

Two generous bedrooms are complemented by a modern bathroom. Comfort is assured with a heat pump and ceiling/underfloor insulation for year-round warmth.

Parking is well catered for with a single carport and rear shed, plus an additional gated carpark at the front.

Situated on bus routes and within walking distance to the train station, Avondale village, schools, Unitec, and local parks and walkways. Motorway access and the CBD are also close at hand, making this home a practical and appealing choice.

Chris Caldwell
Licensed Agent
 021 333 829
chris@homesell.co.nz



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: 1/2 share of 989 sqm (more or less)

Floor Area: 89 sqm (approx)

Legal Description: Flat 1 DP 184074 and Carport 1 DP 184074 on 1/2 SH Pt Lot 2 DP 16351

Rateable Value: \$930,000

Rates: \$3,228.70 pa

Chattels: blinds, curtains, oven, cook top, rangehood, dishwasher, waste disposal, light fittings, heat pump, heated towel rail, bathroom fan, alarm system, smoke detector

Disclaimer: Some of the information contained in this brochure has been provided to HomeSell/HomeSell Pro by the vendor or obtained from a third party or from sources such as Property Guru, Councils or LINZ title documents. HomeSell/HomeSell Pro has not verified the accuracy of or completeness of the information, and gives no warranty as to its accuracy, validity, or completeness. Prospective buyers should make their own enquiries or investigation as to its accuracy or completeness and seek independent legal advice if this information is material to their purchasing decision.

ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

At HomeSell Pro, you take care of the viewings and our licensed agents do the rest for a flat fee of \$12,500* No hidden costs. No worries. Call 0800 003 001 or visit www.homesell.co.nz

*\$2,500 paid upfront and \$10,000 paid on sale. Price includes GST.