



## 35 Great South Road Manurewa

### DEVELOPMENT WHOPPORTUNITY

Currently 2 properties on separate crosslease titles.

1/35 is a 3 bedroom home with extensions & currently rented for \$650/week with good parking.

2/35 is a 2 storey home with concrete flooring up & down. Top floor has 4 bedrooms, family room, sep dining, huge kitchen, ensuite + main bathroom & an internal staircase to the downstairs separate 1 bedroom fully self contained flat. There are 2x internal double garages at each end of the house.

Nestled in the heart of manukau, this awesome property sits on a massive 3129m<sup>2</sup> of usable land.

We have preliminary designs of 10 townhouses, including the 5 bedroom home with 3 bathrooms & 2 lounges, and 2 x shops with accommodation at the front in place of 1/35. This is now ready for you to take advantage of. Our Vendor has bought so he will now leave this massive opportunity for you to capitalise on.

Call now for further details.

Warren & Kim

8 4 10

**FOR SALE**

Price Upon Application

**VIEW**

[ljhooker.co.nz/4MTHCG](http://ljhooker.co.nz/4MTHCG)

**CONTACT**

Warren Rawiri-Walsh 0274 222 425

Kim Vaireka 0275 224 181

**LJ HOOKER MANUKAU**

(09) 261 2449



PLEASE NOTE: Specified floor and land area sizes have been obtained from sources such as Property Guru, Auckland Council (LIM) or Title documents. They have not been measured by the Salesperson or LJ Hooker Manukau/ Real Estate Brokers Limited. We recommend you seek your own independent legal advice if these sizes are material to your purchasing decision.

## More About this Property

<b>PROPERTY ID</b>	4MTHCG
<b>PROPERTY TYPE</b>	Residential
<b>LAND AREA</b>	3,129 m <sup>2</sup>
<b>HOUSE SIZE</b>	670.00 m <sup>2</sup>
<b>INCLUDING</b>	Air Conditioning, Toilets (4), Alarm, Close to Schools, Close to Shops, Close to Transport, Secure Parking, Terrace/Balcony

Licensed Real Estate Agents  
(REAA2008)



## LJ Hooker Manukau - Real Estate Brokers Ltd

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### DISCLAIMER

The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.



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