



92 Awanui Rise, Ardmore

PURCHASER COULD NOT PERFORM.... AVAILABLE

UP FOR GRABS AGAIN this is available again. Previous purchaser was unable to sell their own house to complete purchase here, so everyone gets another chance! THIER LOSS SHOULD BE YOUR GAIN!!

Relative to recent sale on "the Rise" at a much bigger price, this one is "TANTAMOUNT TO THEFT" at MOTIVATED VENDORS acceptable price.

92 Awanui Rise is one of just six properties up a private road, behind secure gates. This 60's built 4-bedroom gem with a dedicated office, to boot, has been stylishly upgraded in recent years. After almost 23 years of blissful living in this oasis, our owner, reluctantly, walks away to downsize to make way for the next lucky family to take up the reigns.

Perched at the top of the "Rise", your outdoor living area is a spacious north-facing deck complete with archgola enjoying all day sun, ideal for al fresco entertaining. The massive upstairs master bedroom boasts an impressive ensuite and walk-in wardrobe. Throw open the curtains in the morning and enjoy the panoramic views. Three more

4 2 5

FOR SALE
ENQUIRES OVER \$1,530,000

VIEW
Sun 26th Oct @ 2:30PM - 3:15PM

AGENTS
Wayne Espie
028 0907237
wespie.ponsonby@ljhooker.co.nz

AGENCY
LJ Hooker Ponsonby
(09) 376 7530
Ponsonby Estate Agents Limited

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

double bedrooms and a family bathroom completes the living accommodation.

Designer kitchen flows not just to your outdoor living space, but, open-plan dining and lounge with gas fireplace. A second formal lounge adjoins.

Double internal garage, a couple of carports house 2 more cars and your boat, still leaving plenty more parking for guests. Sheds for Africa!

Head past the spa pool and stroll down the native bushwalk and listen to the abundant bird life as you make your way to 2 generous paddocks where you will meet Jedi and Iain, the 2 friendly Alpacas, Iain & Jedi who can stay if you wish. Plenty of room to put some sheep too.

This is over 11,000sqm of the very finest rural living you will find in Auckland. Secluded yet still handy to motorways and airport.

New state of the art Biocycle system (in excess of \$50,000) is now fully installed & operational & NEW CCC ISSUED!!

MORE DETAILS

Property ID	CX4GUK
Property Type	House
House Size	278 m2
Land Area	1.1018 hectare
Including	Ensuite
Licensed Real Estate Agents (REAA2008)	

Wayne Espie 028 0907237

Specialist Property Marketer | wespie.ponsonby@ljhooker.co.nz

LJ Hooker Ponsonby (09) 376 7530

Ponsonby Estate Agents Limited
53 Ponsonby Road, PONSONBY NZ 1011
ponsonby@ljhooker.co.nz | ponsonby@ljhooker.co.nz





The contents of this Floor Plan are approximate only. Property Exposed take no responsibility for any error, omission or mis-statement. The plan is supplied for illustrative use only and should only be used as such by any person. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements are taken from visible internal walls only. Room names do not necessarily reflect the council's approved use. All measurements and details should be confirmed by any prospective purchaser.

PROPERTY
EXPOSED