



1313/53 Cook Street, Auckland Central

## Motivated Overseas Vendor - Must Be Sold !!

Positioned in the heart of Auckland's CBD, this freehold, bank-friendly two-bedroom apartment in the sought-after Aura building offers an outstanding opportunity for both owner-occupiers and savvy investors. Centrally located just metres from SkyCity Casino, Victoria Park, Wynyard Quarter, and the Viaduct, with the University of Auckland and AUT within easy walking distance. Motorway access is conveniently located at the top of the road.

### Key Features:

- Freehold, Stratum in Freehold title.
- 2 double bedrooms, 1 bathroom.
- Secure building with on-site manager.
- Swimming pool, gym, spa & steam room.
- Move-In Ready, simply bring your bags and settle in. Whether you're a first-home buyer, city professional, or investor, this versatile apartment ticks all the boxes.

2 1 0

### FOR SALE

Price by negotiation

### AGENTS

Kevin Su  
021 066 8888  
ksu.ponsonby@ljhooker.co.nz

### AGENCY

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

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• Rental appraisal: \$500-550/p.w

BC Levy: \$6,422.70/p.a (including cold & hot water and building insurance)

City Council Rates: \$1,639.81/p.a

Contact Kevin today to arrange a viewing or request further information.

## MORE DETAILS

Property ID CZXGUK  
Property Type Apartment  
House Size 49 m2  
**Licensed Real Estate Agents (REAA2008)**

**Kevin Su 021 066 8888**

Head of Property Management/Salesperson |  
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