



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

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

• 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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