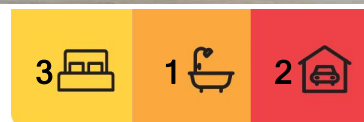


## Avondale, 17/42 Holly Street

### Freshly Renovated Home - Move-In Ready!

This beautifully refreshed property that feels just like new! Recently renovated with brand-new carpet, modern flooring, and a fresh coat of paint throughout.

- Low-maintenance three-level townhouse offers a generous 132 m2 floor area and a modern design perfect for comfortable living.
- The external cladding of this property is installed with the CAVITY system (CCC issued in May 2005).
- The first floor features an open-plan living area, a contemporary kitchen, a second toilet, and a spacious lounge that extends to an elevated balcony.
- The upper level provides three double bedrooms, offering ample space for the whole family.



**For Sale**  
Please Call

**View**  
[ljhooker.co.nz/CXZGUK](http://ljhooker.co.nz/CXZGUK)

**Contact**  
**Kevin Su**  
021 066 8888  
[ksu.ponsonby@ljhooker.co.nz](mailto:ksu.ponsonby@ljhooker.co.nz)



**Disclaimer:** 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.

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**(09) 376 7530**  
Ponsonby Estate Agents Limited

- The lower level includes a double garage with undercover parking for two cars, additional storage, and visitor parking at the front for added convenience.

- Located within walking distance to Avondale College and Avondale Primary School, this home is also just a short stroll or drive to the heart of Avondale, where you'll find a wide range of amenities. Enjoy easy access to the North-Western Motorway and a 10-minute walk to the train station, ensuring effortless commuting.

Don't miss out on this fantastic opportunity!

To download property documents please copy and paste the links below:

<https://vltre.co/fzf0Vz>

Disclosure statement documents:

[https://drive.google.com/drive/folders/1syrSmgCgC1IXmyu65EIOVXVHg5oyi4FA?usp=drive\\_link](https://drive.google.com/drive/folders/1syrSmgCgC1IXmyu65EIOVXVHg5oyi4FA?usp=drive_link)

## More About this Property

<b>Property ID</b>	CXZGUK
<b>Property Type</b>	House
<b>House Size</b>	132 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Kevin Su 021 066 8888**

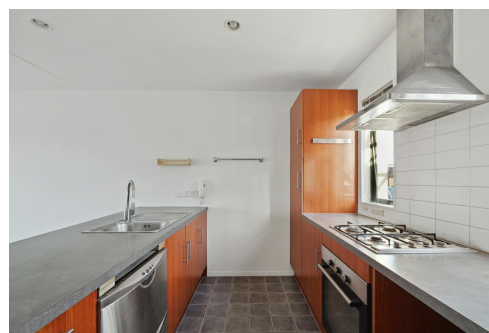
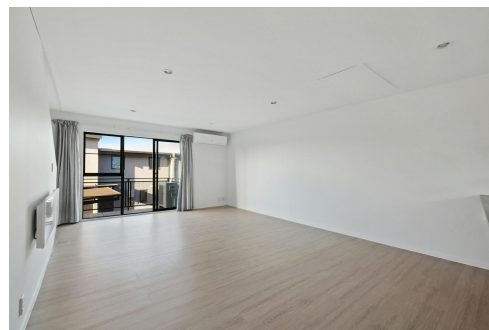
Salesperson | [ksu.ponsonby@ljhooker.co.nz](mailto:ksu.ponsonby@ljhooker.co.nz)

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