



350 Te Rapa Road, Beerscourt

Golden opportunity in Te Rapa!

This is an opportunity not to be missed, situated on a generous 766sqm section, in a fantastic location in Te Rapa. This property offers two separate homes, a solid three-bedroom brick property and a separate one-bedroom home with a garage.

Both properties are currently rented and generate \$1,030 per week combined. At just under 6.0% gross return this demands investigation.

For investors and developers, this property presents an exciting opportunity with subdivision or development potential. Zoned residential high density. Explore the possibilities to maximize returns in this growing market. (Please note you will have to complete your own due diligence). Flanked by residential dwellings, used as office premises, this presents another potential opportunity with council consent.

A perfect spot for the extended family or live in one house and receive a passive income from the other. If you are looking for multi-family living, potential business premises, or an investment opportunity, this property has it covered.

Current owners have enjoyed the returns for the past 12 years - don't miss out on your chance to own this incredible opportunity!

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FOR SALE
\$899,000

VIEW
By Appointment

AGENTS
Shayne O'Hagan
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AGENCY
LJ Hooker Ngaruawahia
(07) 824 8601
Twin Rivers Real Estate 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**

Contact the listing agent Shayne on 021-975 932 to arrange a viewing or request further information.

MORE DETAILS

Property ID 7TNHFH
Property Type House
House Size 160 m2
Land Area 766 m2
Licensed Real Estate Agents (REAA2008)

Shayne O'Hagan 021 975 932
Compliance Officer / Business owner | shayne@ljh.nz

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