



Blockhouse Bay, 7A Shipton Place

OWNERS SETTLED ON NEW HOME ALREADY

EXPECTATION SLASHED

ASKING PRICE OVER \$350K BELOW CV /

Under contract, backups welcomed

OWNERS HAVE BOUGHT A NEW HOME HIGHLY MOTIVATED TO SELL NOW.

EARLY SETTLEMENT NO PROBLEM.

BEST BUY IN BLOCKHOUSE BAY?

LONGEVITY of tenure is the best pointer to a property's LIVEABILITY.

After nigh on 20 years of blissful occupation, & now that the kids have grown up, so the excellent schooling from infants to end of High School is not their concern anymore, it is time to UPLIFT & DOWNSIZE. It is walking distance to all these educational meccas & if the kids are still at home when they start Uni, the bus stop is literally on your doorstep too.

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For Sale
\$1,249,000

View
[ljhooker.co.nz/CUYGUK](https://www.ljhooker.co.nz/CUYGUK)

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

No less than three heat pump/air conditioning units keep your ambient temperature just where you want it to be year-round. Your outdoor living gets all the afternoon sun, not to mention the awesome sunsets over the Waitakere Ranges on the horizon. Sea views to boot.

With three generous double bedrooms and a couple of bathrooms, along with double internal garage, this is an unparalleled suburban family abode that will suit you and your children from kindergarten to high school graduation and beyond.

The quiet cul-de-sac has the bonus of entry to Shipton Reserve for the kids to play safely until the sun goes down without you needing mow all but the tiniest lawn at home. Easy access to public transport, motorways & airport. What more do you need? Oh yes, shopping! Supermarkets close by whether you turn left or right at the top of the road.

AGENTS: CONJUNCTIONALS WELCOMED

More About this Property

Property ID	CUYGUK
Property Type	House
House Size	198 m²
Licensed Real Estate Agents (REAA2008)	

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