



7 Catania Place, Conifer Grove

Stunning & Affordable Opportunity in Conifer

Discover a home where space, sunlight and lifestyle blend seamlessly. Solidly built in classic brick and tile, this well-presented residence sits proudly in a quiet cul-de-sac within one of Conifer Grove's most sought-after pockets.

Perfectly suited to families, retirees, investors or outdoor enthusiasts, this property offers exceptional value in a location where demand consistently remains high.

The home features three generous double bedrooms, including a master with ensuite, a convenient office space, a large family bathroom and spacious living areas that allow the new owner to move straight in and enjoy or add their own personal touches over time.

A large formal lounge and separate dining room are complemented by a modern kitchen that truly forms the heart of the home. These spaces flow effortlessly to a sun-drenched patio and beautifully landscaped grounds, creating a warm and connected environment ideal for everyday living and entertaining.

With all main living areas positioned to capture maximum sunlight, the

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AUCTION

Thu 12th Mar @ 6:00PM

VIEW

By Appointment

AGENTS

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AGENCY

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TNB Property Services 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**

home feels welcoming, comfortable and practical throughout every season. Everyday convenience is hard to beat. Schools, kindergarten, daycare, shops, cafés, restaurants, public transport, motorway access and local health services are all close at hand. Coastal walkways, cycle tracks and nearby reserves further enhance the appeal of this outstanding lifestyle location.

Set on a fully fenced 843sqm section, with approximately 210sqm of floor area, double internal-access garaging and immediate vacant possession, the message from the owners is clear. Their much-loved former family home is now surplus to requirements and ready for its next chapter-available at auction or prior.

Timing to buy in the market is widely accepted as NOW!

Motivated owners + Prime location = Opportunity. Act now.

KEY FEATURES:

- Solid brick and tile construction.
- Close to all modes of transport for easy commuting.
- Three generous double bedrooms; two bathrooms.
- Floor area 210sqm(mol) + fully fenced 834sqm section.
- Prime cul-de-sac location.
- An array of amenities all close by.
- Conifer Grove homes are always in high demand.
- Offering vacant immediate possession with instructions to SELL

Contact Steve Reilly for more information
021 930 352 | steve.reilly@ljhooker.co.nz

PLEASE NOTE: Specified floor and land area sizes have been obtained from sources such as Property GURU, Auckland Council (LIM) or Title documents. They have not been measured by the Salesperson or LJ Hooker - TNB Property Services Limited. We recommend you seek your own independent legal advice

MORE DETAILS

Property ID	11GHYP
Property Type	House
House Size	210 m2
Land Area	843 m2

Licensed Real Estate Agents (REAA2008)

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