



3/12 Mears Place, Epsom

## GARDEN OF EDEN &#x2026;. IN EPSOM!

Finding a solidly built, spacious, fully renovated 2-bedroom brick and tile unit in DOUBLE GRAMMAR ZONE and Normal Intermediate, is arguably as difficult as finding the proverbial HEN'S TEETH.

NO BODY CORPORATE FEES here.

The secluded fully fenced, north facing back garden, safe for the canines & kids, with massive deck is your ideal entertaining space.

To keep them fit, on nice days let the teenagers walk to school in 30 minutes or so OR they can jump on the bus just around the corner.

A VERY RARE entry level opportunity in this neck of the woods.

Handy to all major arterial routes and just 20 minutes to the airport for your weekends away.

Greenwoods corner, literally on the doorstep, has cafes, bars & restaurants to die for.

Royal Oak has all your supermarket needs OR just jump on the bus to

2 1 2

### AUCTION

Thu 2nd Jul @ 1:00PM

### VIEW

Sat 6th Jun @ 1:00PM - 1:30PM

### AGENTS

Wayne Espie

028 0907237

wespie.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

Newmarket for your retail therapy.

It's hard to leave your own comfortable lounge with Netflix and other streaming options easily accessible, but if you do yearn for the big screen, the iconic LIDO THEATRE is just up the road.

Lock-up internal access garaging plus an extra space to boot.

AGENTS, bring your buyers. We Conject readily.

AUCTION on site 02nd July at 1pm (if not sold prior)

## MORE DETAILS

Property ID                   D1PGUK  
Property Type               Unit  
House Size                   129 m2  
**Licensed Real Estate Agents (REAA2008)**

**Wayne Espie 028 0907237**

Specialist Property Marketer/Auctioneer |  
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