



## Grey Lynn, 4/471 Richmond Road

### ABSOLUTELY LAST CHANCE TO DANCE

WOW ! NEXT TO A GIVEAWAY PRICE  
SET DATE OF SALE MONDAY 17th June 5pm  
Owners hold & keep if NOT sold by then.

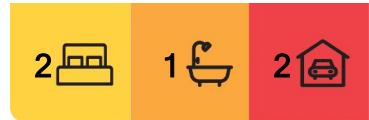
Purchasers who had the property under contract were UNABLE to complete the purchase, purely down to NOT being able to get enough from their own sale, so you may have ONE LAST CHANCE or owners keep it & rent it. COULD BE YOUR CHANCE TO SECURE MILES UNDER CV.

This very secure lifestyle basks in all day sun, can't ever be built out, one of 5 terrace homes in this tightly held unique block in the trendy West Lynn Village. Double side by side garaging with internal access and a private shared enclosed garden makes it perfect to entertain your family and friends.

A great location directly across the road for a smorgasbord of bars, cafes and eateries



**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.



**For Sale**  
ALL OFFERS PRESENTED MONDAY 17th  
June 5.00pm

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

**Contact**  
**Steven Glucina**  
021 888 455  
[sglucina.ponsonby@ljhooker.co.nz](mailto:sglucina.ponsonby@ljhooker.co.nz)  
**Dee McDade**  
021 448 832  
[dmcdade.ponsonby@ljhooker.co.nz](mailto:dmcdade.ponsonby@ljhooker.co.nz)

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

(Malt, the Gypsy Tea Rooms, Freida's Wine Bar, Honey Bones for brunch, the award-winning Lilian and Harvest by Huckleberry Health foods to name few). Perfect for busy professionals, savvy investors seeking blue chip real estate or a fabulous lock up 'n leave bolt hole, immersed in all the action of this well-known leafy suburb. The bus is at the doorstep and less than \$10 uber to the city. A short stroll to the popular Grey Lynn Park, Cox's Bay, the Westmere Beach and famous Butchery, the motorway link is down the Bullock Track to any direction across the city. It doesn't get much better than this! and unfortunately, it's for sale because of ill health.

Inspect without delay, these opportunities are rare.

Seriously for Sale!

To download the property files please visit the following link: <https://agentsend.com/G9BP>

## More About this Property

<b>Property ID</b>	CTAGUK
<b>Property Type</b>	Townhouse
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Steven Glucina 021 888 455

Principal Officer | [sglucina.ponsonby@ljhooker.co.nz](mailto:sglucina.ponsonby@ljhooker.co.nz)

### Dee McDade 021 448 832

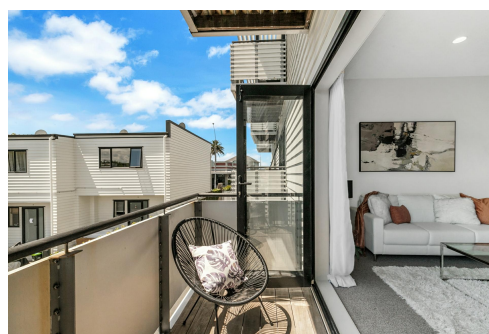
Salesperson | [dmcdade.ponsonby@ljhooker.co.nz](mailto:dmcdade.ponsonby@ljhooker.co.nz)

### LJ Hooker Ponsonby (09) 376 7530

Ponsonby Estate Agents Limited

53 Ponsonby Road, PONSONBY NZ 1011

[ponsonby.ljhooker.co.nz](http://ponsonby.ljhooker.co.nz) | [ponsonby@ljhooker.co.nz](mailto: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.

**LJ Hooker Ponsonby**  
**(09) 376 7530**

Ponsonby Estate Agents Limited