



Grey Lynn, 3/8 Shirley Road

OVER PAR RENO UNDER PAR PRICE!

Charming spacious one bedroom Brick n tile unit nestled away off the street down a private drive. Just 4 units in the block and NO BODYCORP fee to pay. Recently, trendily fully renovated , all you need is your furniture & a fridge.

Vacant possession available NOW! ENQ over \$700K

The secluded sunny west facing secluded outdoor deck & garden is just icing on the cake.

Ideal first home for Singles/Couples and Downsizers OR it's a "cash cow" for the savvy investor. Apart from time spent renovating, the owners have had 11 years occupancy without missing a week's rent!

Handily located for transport hubs with Western Springs Park &



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
ENQUIRIES OVER \$700K

View
[ljhooker.co.nz/CU5GUK](https://www.ljhooker.co.nz/CU5GUK)

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

Museum of Transport & Technology and zoo in one direction & Grey Lynn shops in the other.

Prepare to fall in love with this gem.

Simply put, it covers ALL bases for ALL buyers.

More About this Property

Property ID	CU5GUK
Property Type	Unit
House Size	55 m ²
Licensed Real Estate Agents (REAA2008)	

Wayne Espie 028 0907237

Specialist Property Marketer | wespie.ponsonby@ljhooker.co.nz

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