



51 Normanby Road, Karaka

BANK THE LAND - LIVE THE LIFESTYLE

Positioned perfectly and offering exceptional future potential, this is a rare opportunity to secure a substantial 1.0110-hectare (more or less) holding of valuable land, currently zoned Residential - Mixed Housing Suburban Zone.

For the astute buyer, this property offers the best of both worlds - live the lifestyle now while banking the land and exploring its future development potential.

Subject to Auckland Council for approval of your proposed scheme, the site has the potential to accommodate a 19 to 22 lot subdivision, providing an exciting opportunity to unlock significant value from the underlying land.

In the meantime, you can enjoy the benefits of the existing 450sqm dwelling, comprising seven bedrooms, three bathrooms and a three car garage. The home is perfectly livable and provides substantial accommodation, although it is fair to say the dwelling needs some love and attention to realise its full potential. For the right buyer, this presents an opportunity to improve, renovate and make the property your own while considering the longer-term development possibilities.

7 3 3

FOR SALE
Asking Price \$3,750,000

VIEW
By Appointment

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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.



The owners have already commissioned four scheme plans exploring subdivision options for the property and these are available to prospective purchasers on request.

Alternatively, perhaps your strategy is simply to secure the land now, enjoy the lifestyle and investigate the development and capital growth potential further down the track.

Whether you're a developer looking for your next project, an investor seeking a substantial landholding, or a family wanting space, privacy and flexibility while retaining future options, this property presents a compelling combination of lifestyle, land and opportunity.

The primary school at Hingaia offers convenience to parents with young children and the prestigious campus of Academic Colleges Group Strathallan is located an easy twenty minute walk away.

Commuting to Auckland's CBD takes approximately forty minutes while the International and Domestic Airports are an easy twenty-five minute drive outside peak commuting times.

Additional local features include close proximity to Karaka Sports Park, Pukekohe Golf Club, superb local cafes and restaurants along with the shopping districts of Takanini, Papakura and Pukekohe township.

Bank the land. Live the lifestyle. Unlock the potential when the time is right.

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	13RHYP
Property Type	House
House Size	450 m ²
Land Area	1.011 hectare
Including	Toilets (5)
Licensed Real Estate Agents (REAA2008)	

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