



## Mangere East, 29 Lavinia Crescent

### AUCTION THIS SATURDAY!

Auction Location: On Site (Unless Sold Prior)

#### ROOM FOR THE WHOLE FAMILY OR DEVELOPMENT POTENTIAL

Located in the heart of Mangere East, in a setting with well established cared for homes, this sunbathed property presents multiple options for the astute buyer.

It offers a fabulous home with room for the extended family, two rentals, or owner occupy and rent the other. With a land area of 708 sqm (more or less) this also gives you development options (Subject to Council Consents).

The main residence has three bedrooms plus a large kitchen, dining and lounge merged together. There is a separate toilet, bathroom and laundry. For the entertainer, there is a large deck at the rear of the house.



**For Sale**  
Auction

**View**  
[ljhooker.co.nz/1JT3GMQ](https://ljhooker.co.nz/1JT3GMQ)

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**LJ Hooker Central West**  
**(09) 836 3119**  
Total Transaction Realty Ltd

The minor dwelling has two generous bedrooms with an open plan kitchen, dining and lounge. The bathroom and toilet are separate.

This property is fully fenced, has ample parking for your boat, motorhome and additional vehicles as well as lawns front and back. It is located close to shops, transport, sports grounds, schools and motorway arterials.

Based on the location and recently let properties in the vicinity rental estimations could achieve a rental figure of \$650 - \$670 per week for the 3 bedroom and \$540 - \$560 per week for the two bedroom. (See Property Information Pack Available on Request)

Don't miss out on this great opportunity!!

View Saturday and Sunday 11:00 - 11:30am  
Or by Easy Appointment

Auction: Saturday 28 September 2024 at 1pm On Site (Unless Sold Prior)

## More About this Property

<b>Property ID</b>	1JT3GMQ
<b>Property Type</b>	Home and Income
<b>Land Area</b>	708 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

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29 Lavinia Crescent,  
Māngere East

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