



## Manurewa, 3A James Road

### DO-UP OPPORTUNITY

Make your offer.

Experienced renovators or first homes DIY enthusiasts, this is your chance to shine.

A fantastic opportunity with great location and layout awaits your elbow grease and cosmetic touch, to reap the rewards this well appointed home surely offers.

Whether you chose 'do-up and sell', or make it 'home'; and despite the current condition, this property holds immense promise.

Nicely elevated with a sun-filled northerly outlook, this home boasts three generously sized bedrooms, an inviting open plan living environment, great road appeal, a sunny deck plus the bonus of internal garaging and good OSP.

**For Sale**

To be sold by deadline sale (by 15 Oct)

**View**

[ljhooker.co.nz/WDHYP](http://ljhooker.co.nz/WDHYP)

**Contact**

**Steve Reilly**

021 930 352

[steve.reilly@ljhooker.co.nz](mailto:steve.reilly@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 Drury**  
**+64 9 2947500**  
 TNB Property Services Limited

Securely fenced and just a stroll to town, shops, schools and public transport, it's all at your fingertips.

Transform this home into what it once was, and you'll surely realise the benefits of your hard work.

Call Steve today and turn this battered home into your masterstroke.

The owners instruction is SELL! Don't dilly-dally.

Come, view and make your offer. There will be a winner.

Deadline Sale: Closing 4.00pm 15th October 2024 (Unless sold prior)

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 About this Property

Property ID	WDHYP
Property Type	House
House Size	110 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

### Steve Reilly 021 930 352

Sales & Marketing Consultant | [steve.reilly@ljhooker.co.nz](mailto:steve.reilly@ljhooker.co.nz)

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