



Mount Albert, 23 Lloyd Avenue

Amazing Potential

Explore the possibilities and discover the charm of yesteryear with this well-appointed 4-bedroom, 2-bathroom character bungalow, nestled on a generous 736m2 freehold title. Zoned for apartment terrace development, this property presents a myriad of future opportunities, whether you're considering a swimming pool or potential growth.

Enjoy the convenience of ample parking for multiple vehicles, including space for a boat and motorhome. The location is exceptionally handy, just a short stroll to Mt Albert village, the train station, and regular bus services. You'll also find St Lukes Shopping Centre and major motorway links close by. The property is within the zones for top schools like Mount Albert Grammar and Gladstone Primary School.

With the property being empty, a quick settlement can be offered! Our motivated vendors are keen to sell, making this an excellent opportunity for astute homeowners or savvy investors. Act swiftly-this gem won't last long!



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.

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For Sale
By Negotiation

View
ljhooker.co.nz/CVPGUK

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

AgentSend: <https://www.agentsend.com/QVER>

Contact Steven Glucina 021 888 455 or Dee McDade 021 448 832

More About this Property

Property ID	CVPGUK
Property Type	House
Including	Ensuite
Licensed Real Estate Agents (REAA2008)	

Steven Glucina 021 888 455

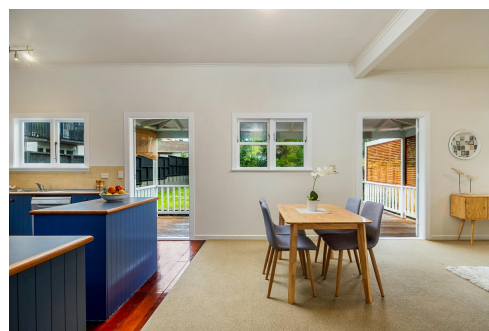
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