







# 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!



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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

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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