



## Mount Eden, 14 Altham Avenue

EDEN PARK 1987 ALL BLACKS WIN WORLD CUP

AND YES..... YOU WILL BE A WINNER TOO, BUYING THIS 1920's HERITAGE BUNGALOW, LITERALLY ON THE DOORSTEP OF EDEN PARK for \$1.987 M

ALMOST CERTAINLY BEST PRICED 4 BEDROOM 4 BATHROOM STYLISH HOME IN MT EDEN FOR MANY A YEAR

VENDOR ABANDONS BIG SMOKE FOR GREENER PASTURES AFTER 33 AWESOME YEARS OF OWNERSHIP.

NOW UNDER CONTRACT - BACKUP'S WELCOMED THOUGH

Extended and renovated, over the past 33 years, with over over 250sqm of floor area, this stylish bungalow located in the heart of Mt Eden/Kingsland, has it all, and some.

The fully self-contained rear quarters would be ideal to work from home OR use it for



**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.



**For Sale**  
\$1,987,000

**View**  
[ljhooker.co.nz/CUUGUK](https://www.ljhooker.co.nz/CUUGUK)

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

extended family or teens.

There is much more here than meets the eye from the street. Four bedrooms, four full bathrooms & off road parking for just as many restored jalopies.

Meticulously maintained and "hiding behind" electronic gating for your ultimate security, this "enigma" has EVERYTHING.

Even in Auckland's worst flooding in over 100 years last year, there was NO FLOODING here!

JAZZ was the flavour of the 20's. You will be hard pressed to find a "jazzier home" than this in the fringe of the CBD.

LOCATION, they say, is to "die for". Leave the cars at home & walk less than 5 minutes to Kingsland Village for an eclectic mix of cafes, bars & restaurants.

Jump on the train & be in Newmarket or Britomart in a flash. If you have a "Gold Card" - that is a day trip to Waiheke for free!

Excellent schooling options and access to motorways is a breeze.

If rugby, cricket or live concerts is your thing, Eden Park is literally not much further than a hop step & jump from home.

Proudly marketed by Wayne Espie

AgentSend

<https://www.agentsend.com/D3SF>

## More About this Property

<b>Property ID</b>	CUUGUK
<b>Property Type</b>	House
<b>House Size</b>	253 m <sup>2</sup>
<b>Land Area</b>	506 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Wayne Espie 028 0907237**

Specialist Property Marketer | wespie.ponsonby@ljhooker.co.nz

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