



## Otara, 46 Ferguson Road

READY, SET, RESERVE \$500,000

DECEASED ESTATE - DO-UP | DEVELOP | LANDBANK | OCCUPY

Executors of the Estate have given clear instructions to sell!

A Rare Opportunity offered as a deceased estate for the first time in 18 years, this flat and sundrenched 698m2 (more or less) slice of real estate is packed with potential.

Zoned Mixed Housing Urban, this site offers a wide range of options, renovate the existing home or develop the land (subject to council approval).

### Property Features:

Zoned for Residential - Mixed Housing Urban

Freehold Land Area 698 m2 (more or less)

3 Bedrooms, 1 Bathroom, Open Plan Living & Kitchen



**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**  
Sale by Auction

**View**  
[ljhooker.co.nz/ECJ19](https://ljhooker.co.nz/ECJ19)

**Contact**  
**Kevin Ratnayake**  
021 216 6176  
[kevin@ljhsouth.co.nz](mailto:kevin@ljhsouth.co.nz)  
**Chamalee Ratnayake**  
021 071 3555  
[chamalee@ljhsouth.co.nz](mailto:chamalee@ljhsouth.co.nz)

**LJ Hooker Southern Partners**  
**09 298 4000**



Freestanding Garage  
Plenty of Off-Street Car Parks  
In close proximity to the city, local cafes, shops, and weekend markets.  
Easy access to motorway links and Auckland Airport.

This is a must-sell estate - early inspection is highly recommended.

Call Chamalee on 021 071 3555 / 09 263 6176 for more information.

In Room Auction - Tuesday 22nd July at 5:00pm  
Auction held at LJ Hooker Southern Partners - 1/319 Great South Road, Papakura,  
Auckland 2110

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 Southern Partners - Southern Suburbs Realty Ltd. We recommend you seek your own independent legal advice if these sizes are material to your purchasing decision.

## More About this Property

|               |             |
|---------------|-------------|
| Property ID   | ECJ19       |
| Property Type | House       |
| House Size    | 90 m2       |
| Land Area     | 698 m2      |
| Including     | Toilets (1) |

**Kevin Ratnayake 021 216 6176**  
Licensed Salesperson | kevin@ljhsouth.co.nz  
**Chamalee Ratnayake 021 071 3555**  
Licensed Salesperson | chamalee@ljhsouth.co.nz  
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