



8.5m x 7.5m  
1 bedroom & 1 bathroom  
Floor area: 57.15m<sup>2</sup>  
Balcony: 6.60m<sup>2</sup>  
Total: 63.75m<sup>2</sup>  
Prices Starting from  
\$475,000



## Papatoetoe, 5 Coronation Road

### 1 Bedroom - Union Station Apartments at Papatoetoe

#### LOCATION

Your perfect purchase when location matters:

- Prestigious Private School (Kings College) 2.3km-5 mins.
- Top Metropolitan Golf Club (Royal Auckland and Grange Golf Club) 2.6km-5 mins.
- Major Shopping Centre (Westfield Manukau City) 4.4km-10 mins.
- NZ's second biggest hospital (Middlemore Hospital) 2.1km-3 mins.
- Papatoetoe Centennial Pool & Leisure Centre 1.1km-3 mins.
- Auckland Domestic & International airport terminals, hotels and shopping precinct 7.7km-14 mins.
- Auckland CBD 20.1km-25 mins.
- Papatoetoe Train Station 200 metres.
- And so much more within easy reach.

#### APARTMENTS

#### HOME + LIFESTYLE.



**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

Starting from \$475,000

#### View

By Appointment

#### Contact

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**LJ Hooker Drury**

**+64 9 2947500**

TNB Property Services Limited

Each apartment is designed to respect the elements, allowing natural light and air to flow into living room spaces.

Key specifications include:

- Incorporating acoustic design to meet Building Code benchmarks.
- Fully insulated exterior walls, roof and double glazing to meet the requirements of the Building Code.
- Windows/Glass doors aluminum powder coated frames with double glazing.
- Mix of recessed ceiling LED and surface mounted lights, selected pendant lights.

Dimmers on selected lights.

- Wall mounted air-conditioning units in all apartments.

#### Kitchen

- Selected engineered stone countertop with matte-black porcelain subway tiles for splash back.
- Stainless steel 2 bowl undermount kitchen sink.
- Modern digital touch control 55 dishwasher and smart slide-in electric range with smart dial.

#### Bedroom

- Spacious, light and airy
- Floor to ceiling double-glazed windows
- Purpose built wardrobes to all bedrooms.

#### Bathroom

- Classic chrome tapware and fittings.
- Tiled shower floors and walls, with toughened, framed safety glass screen.
- Wall mounted vanity set.
- Heated towel rails.
- Floor mounted, back to wall toilet suit with dual flush function and soft close lid.

#### Comfort & Security

- 24-hour maintenance available to ensure convenience and reliability
- Round-the-clock security for peace of mind
- Permanent on-site manager for quick assistance and supervision
- Consistent care and attention to your safety and comfort at all times

#### INVESTMENT POTENTIAL

Papatoetoe and the surrounding area is growing.

With a resident population of 87,000 and 15% growth over the last 12 years, Papatoetoe is a vibrant community located in easy reach of the light industrial areas of Otahuhu, Manukau, Mangere and Wiri.

Union Station Apartments-Papatoetoe is superbly positioned for a healthy return and future growth.

#### SHORT TERM RENTAL Airbnb READY

We've obtained approvals to allow you to have your apartment managed for short term rental guests through booking platforms such as Airbnb, booking.com, Vrbo, Expedia, etc. so you can enjoy up to 8% investment yield or use the apartment for your own personal leisure as desired. \*



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All apartments have access controls to each floor and are managed under the appropriate regulations of the Body Corporate Management and onsite Apartment Manager to ensure comfort and convenience for all residents and guests.

\* Subject to terms and conditions.

\* Subject to market conditions.

## More About this Property

Property ID	YFHYP
Property Type	Apartment
House Size	64 m2
Land Area	3661 m2
Including	Toilets (1)
Licensed Real Estate Agents (REAA2008)	

**Brent Worthington 0292965362**

Principal & Licensed Agent | [brent.worthington@ljhooker.co.nz](mailto:brent.worthington@ljhooker.co.nz)

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