



## Papatoetoe, 3/35 Wallace Road

Affordable First Home - Prime Location

This beauty is worth a look, affordable entry level into this most sought after location, in the heart of St George Street shopping hub. This sunny cosy brick and tile unit features 2 double bedrooms, separate lounge, bathroom with shower and convenience of a separate toilet and sep laundry. With unparalleled accessibility to all amenities - conveniently located next to New World, with train station and buses all just a stroll away. A low maintenance yard with garden shed for extra storage and there is a carport plus parking for a second car. You can park the car and walk everywhere.

First time on market in 27 years, seize the opportunity and customise this beauty to make it your own.

Perfect for retirees down sizing, first home buyers and investors this desirable property is an opportunity not to be missed. Fantastic tenant presently residing here.

2

1

3

**For Sale**  
By Negotiation

**View**  
[l.jhooker.co.nz/6Z6GFF](http://l.jhooker.co.nz/6Z6GFF)

**Contact**  
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**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.

**LJ Hooker Papatoetoe**  
**(09) 277 7717**  
Goldbrook Realty Ltd



## More About this Property

Property ID	6Z6GFF
Property Type	Unit
House Size	70 m <sup>2</sup>
Including	Toilets (1)
Licensed Real Estate Agents (REAA2008)	

**Steve Gill 0274 496 860**

Licensed Salesperson | [steve.gill@ljhooker.co.nz](mailto:steve.gill@ljhooker.co.nz)

**Lynn Goldsmith 0274 745 950**

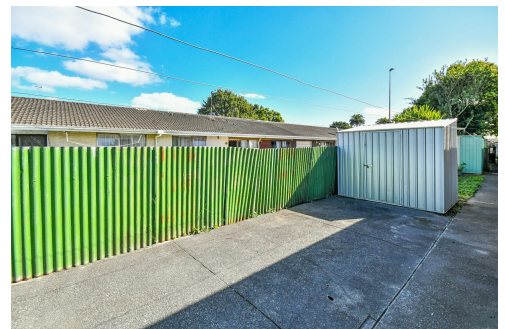
Principal and Salesperson | [lynn.goldsmith@ljhooker.co.nz](mailto:lynn.goldsmith@ljhooker.co.nz)

**LJ Hooker Papatoetoe (09) 277 7717**

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