

## Ponsonby, 4/22 Prosford Street

New York Modern...

Perfect for home entertaining, this stylish kitchen comes equipped with ample storage and a separate butler's pantry, facilitating effortless hosting and culinary creativity.

The spacious central dining and living area provides a welcoming atmosphere, enhanced by double oversized doors that open onto a sun-soaked, west-facing deck, inviting in light and gentle breezes.

Positioned on the first floor of a highly desirable boutique block, this unit combines luxury with functionality for an unparalleled living experience.

Enjoy peace of mind with two internal car parks and a designated storage room, ensuring convenience and security in your everyday life.

Experience the vibrant lifestyle that Ponsonby offers, with its trendy cafes, restaurants, and

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**For Sale**

Auction (unless sold prior)

**View**

[ljhooker.co.nz/CX6GUK](http://ljhooker.co.nz/CX6GUK)

**Contact**

**Jason Trowbridge**

021 358 888

[jtrowbridge.ponsonby@ljhooker.co.nz](mailto:jtrowbridge.ponsonby@ljhooker.co.nz)



**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 Ponsonby**

**(09) 376 7530**

Ponsonby Estate Agents Limited



boutique shops just a stone's throw away.

Inspections are highly recommended.

Auction on-site Tuesday 18th March 3:00pm (unless sold prior)

AgentSend to download documents: <https://www.agentsend.com/RKRH>

## More About this Property

|   |           |
|---|-----------|
| <b>Property ID</b>                            | CX6GUK    |
| <b>Property Type</b>                          | Apartment |
| <b>House Size</b>                             | 98 m2     |
| <b>Licensed Real Estate Agents (REAA2008)</b> |           |

**Jason Trowbridge 021 358 888**

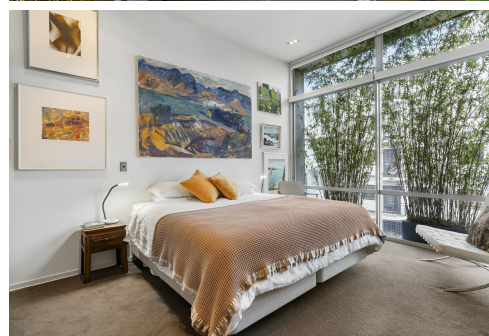
Investment Specialist | [jtrowbridge.ponsonby@ljhooker.co.nz](mailto:jtrowbridge.ponsonby@ljhooker.co.nz)

**LJ Hooker Ponsonby (09) 376 7530**

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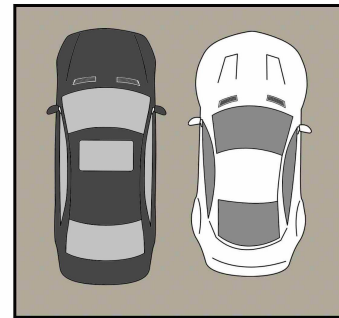
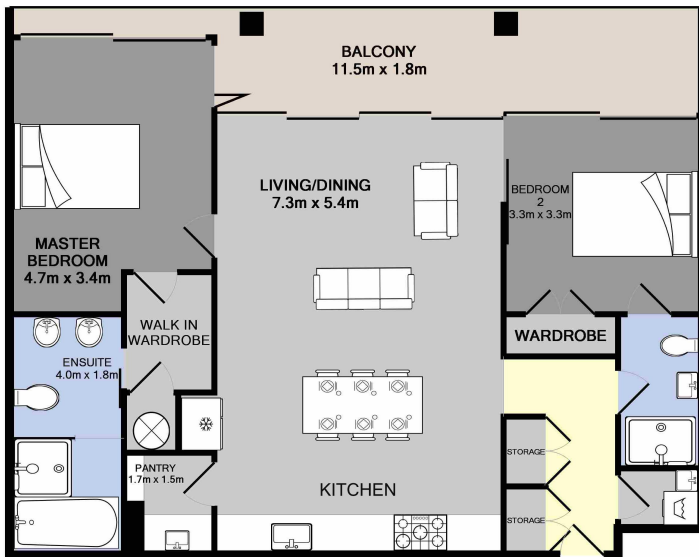
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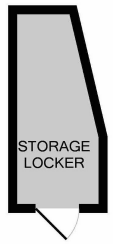
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Two Secure Undercover Parking



## 4/22 Prosford Street, Ponsonby

Total Approx. Floor Area 105 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given