



## Ponsonby, 23 Prosford Street

### Future Masterpiece

Location & opportunity with this character villa, which has to be a rare find in one of Ponsonby's most desirable areas and it's ready to deliver your dreams. It has the ability to refurbish into one of Ponsonby's most prestigious and grandest homes. You may consider popping the roof to take full advantage of the sunny north facing aspect and potential views overlooking popular St Mary's Bay.

Full of warmth and character, this classic wonderfully carpeted 3-bedroom home, offers a perfect Ponsonby lifestyle with plenty of charm. The inviting large front veranda leads into a bright and relaxing living room. Outside, the property continues to impress with a fantastic spacious level backyard perfect for entertaining with a spacious garden studio including ensuite perfect for extended family, teenagers, guests, home office, or pool house, making this property as functional as it is charming. It's positioned on the preferred side of the street to take full advantage of the sun and potential views. Remember you can always change the layouts, but you can't change the sun or location.



**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**

Price by negotiation

**View**

Sat 15th Mar @ 1:00PM - 1:30PM

**Contact**

**Dee McDade**

021 448 832

dmcdade.ponsonby@ljhooker.co.nz

**Steven Glucina**

021 888 455

sglucina.ponsonby@ljhooker.co.nz

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

Ponsonby Estate Agents Limited

Perfectly situated close to so many attractions, the home is within easy reach of vibrant cafes, trendy boutiques, popular bars and award-winning restaurants. Families will appreciate local schools, and the nearby parks, the popular Pt Erin Pools, while professionals have easy access and commute to the office in the CBD.

Don't miss your chance to secure this fantastic opportunity!

Call Dee McDade 021 448 832 or Steven Glucina 021 888 455 for more information or to arrange an inspection.

All sensible offers will be considered as the vendor is motivated to sell!

Copy this link to download relevant documents - <https://lvtre.co/9ZVjdT>

## More About this Property

<b>Property ID</b>	CX2GUK
<b>Property Type</b>	House
<b>Including</b>	Toilets (2)
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Dee McDade 021 448 832

Salesperson | [dmcdade.ponsonby@ljhooker.co.nz](mailto:dmcdade.ponsonby@ljhooker.co.nz)

### Steven Glucina 021 888 455

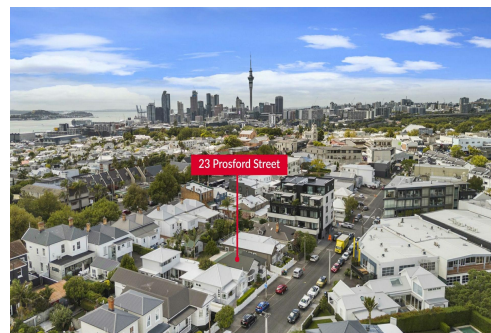
Principal Officer | [sglucina.ponsonby@ljhooker.co.nz](mailto:sglucina.ponsonby@ljhooker.co.nz)

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