



# Ponsonby, 81J Vermont Street

Priced to sell \$1,125,000 - well below CV

Be sure to grab this opportunity. Asking price reduced to \$1,125,000 (\$400,000 below CV)

Be enchanted own a piece of Ponsonby with this sought-after town house.

Built in the late 1980s and designed by renowned architect Andrew Patterson. Grace Square has been meticulously maintained. The Body Corporate is superior in its care of the properties.

- 2 living spaces good proportions
- Ample cupboards in large kitchen
- Well-designed layout
- Downstairs toilet and laundry
- 3 queen size bedrooms, upper level
- 1 bathroom on second level



**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**  
Priced to sell

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

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**Contact**  
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**LJ Hooker Ponsonby**  
**(09) 376 7530**  
Ponsonby Estate Agents Limited



- 2 toilets one on lower level for your convenience
- Garage Plus 1 off street

North facing Deck with room for an El fresco party.  
 With well-established gardens to admire.  
 A wonderful sunny spot.

Complete privacy with all the afternoon sun to enjoy the living spaces in this large town house.  
 Well maintained outdoor spaces in this inner city Sanctuary for dwellers and guests to enjoy.

Within 2 minutes walk to Ponsonby Road.

Body Corp notes available on request.

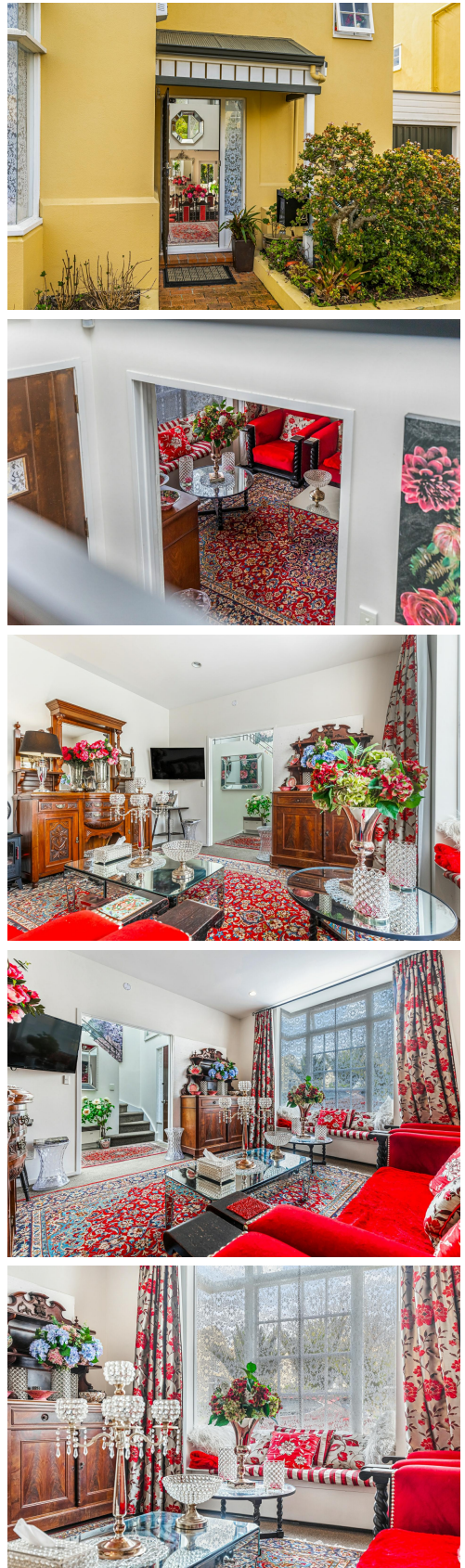
AgentSend: <https://www.agentsend.com/0HU0>

## More About this Property

Property ID	CVXGUK
Property Type	House
Including	Toilets (2)
Licensed Real Estate Agents (REAA2008)	

**Denise Glozier 027 254 9999**  
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