



## Ponsonby, 81G Vermont Street

### Gracious Grace Square

This is a great opportunity to be a resident of the best kept secret in Ponsonby. Architecturally designed by Andrew Patterson, and boasts beautifully maintained gardens.

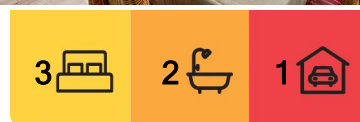
The Vendor has recently renovated so you can enjoy:

- 2 refreshed bathrooms (3 toilets)
- Separate laundry
- 3 x bedrooms (one with ensuite)
- New flooring throughout
- HRV system and heat pump
- New roof
- The walls have been recently painted in white giving the home a modern look with ease - just move in and add your own touches to the decor!

Featuring a well-designed kitchen with plenty of cupboards and ample storage as well as a



**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**  
[ljhooker.co.nz/CX0GUK](https://ljhooker.co.nz/CX0GUK)

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

large utility/laundry/store room and a toilet on the bottom floor for convenience.  
There are great spaces for living with flow from the lounge via a double set of French doors to an open, flat, private, and sun-filled courtyard.

There is a single garage with additional off-street parking.

This location is second to none and suitable for any stage of life you may be at - young or old!

Take a short stroll to Ponsonby Road to be in Auckland's best array of restaurants, bars, cafes, boutique shopping, ice cream parlours, and an array of local art and unique stores.

A wonderfully central Ponsonby location - come and join the Auckland city life in the heart of Ponsonby.

Full information pack with Body Corp Pre-Disclosure documents are available.

To download information - AgentSend: [www.agentsend.com/6BMR](http://www.agentsend.com/6BMR)

## More About this Property

<b>Property ID</b>	CX0GUK
<b>Property Type</b>	Townhouse
<b>House Size</b>	130 m2
<b>Including</b>	Ensuite Toilets (3)
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Denise Glozier

Licensee Sales Agent | [d.glozier@ljhooker.co.nz](mailto:d.glozier@ljhooker.co.nz)

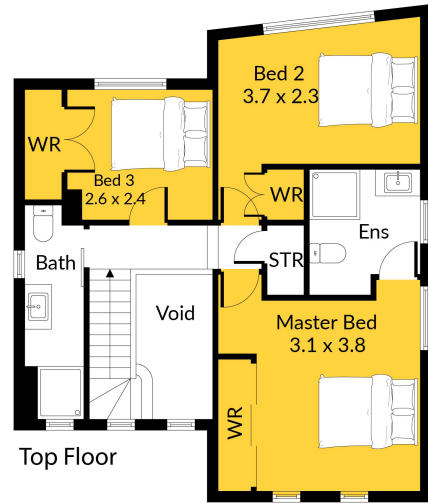
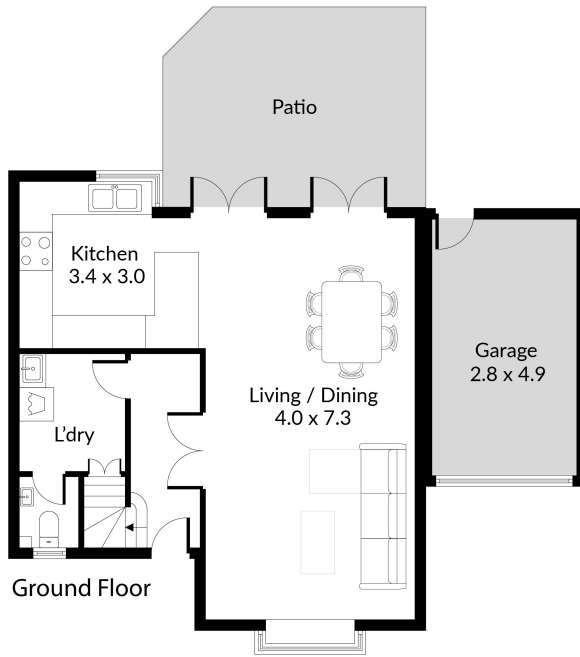
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**Disclaimer:**

The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the salesperson/real estate agency.

