



## 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



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**For Sale**

Price by negotiation

**View**

[ljhooker.co.nz/CX0GUK](http://ljhooker.co.nz/CX0GUK)

**Contact**

**Denise Glozier**

027 254 9999

[d.glozier@ljhooker.co.nz](mailto:d.glozier@ljhooker.co.nz)

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

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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

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

**Denise Glozier 027 254 9999**  
 Licensee Sales Agent | [d.glozier@ljhooker.co.nz](mailto:d.glozier@ljhooker.co.nz)

**LJ Hooker Ponsonby (09) 376 7530**  
 Ponsonby Estate Agents Limited  
 53 Ponsonby Road, PONSONBY NZ 1011  
[ponsonby.ljhooker.co.nz](http://ponsonby.ljhooker.co.nz) | [ponsonby@ljhooker.co.nz](mailto:ponsonby@ljhooker.co.nz)

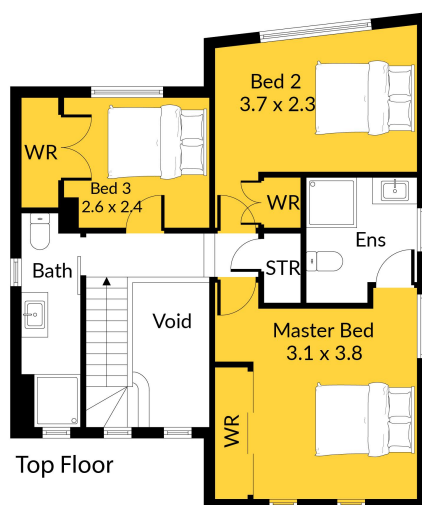
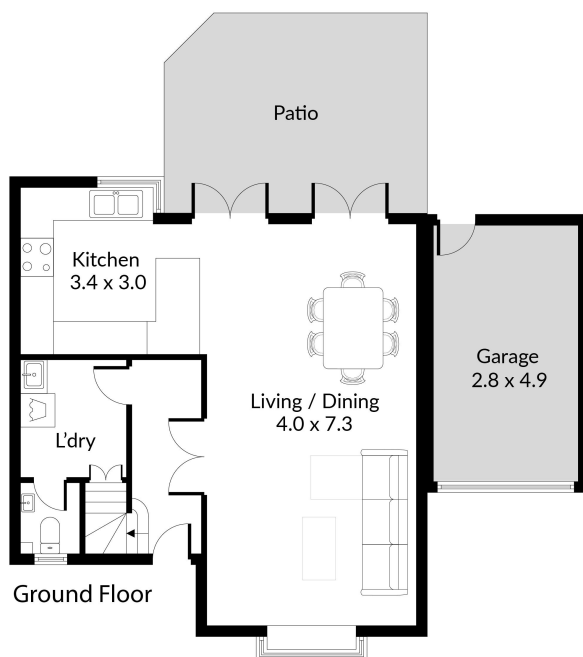


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81G Vermont Street, Ponsonby

Approximately 118 Sqm



**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.



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