



3/6 Maru Road, Takanini

## Motivated Vendor Must Sell

If you're searching for a move-in ready home or a hassle-free investment, this immaculate fully renovated two-bedroom brick and tile unit could be the perfect match. With the vendors already having purchased elsewhere, their motivation to sell presents a fantastic opportunity for buyers. The home includes a single lock-up garage and is fully Healthy Homes compliant, providing peace of mind for investors and homeowners alike.

Convenience is key with this property, located within walking distance to a large reserve as well as nearby train and bus services, making it ideal for commuters. The property is also positioned within the popular school zones for Rosehill College and Conifer Grove Primary and Intermediate, adding further appeal for families.

Whether you're taking your first step onto the property ladder or looking to invest, this tidy and well-presented home offers excellent value in a sought-after area. Don't delay - contact us today to arrange your inspection.

With a solid rental income potential, this property presents an estimated 5% yield, making it an excellent addition to any investment portfolio.

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**FOR SALE**  
\$579,000

**VIEW**  
Sun 5th Apr @ 1:00PM - 1:30PM

**AGENTS**  
Johnny Cleven  
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**AGENCY**  
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TNB Property Services Limited

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**

PLEASE NOTE: Specified floor and land area sizes have been obtained from sources such as Property GURU, Auckland Council (LIM) or Title documents. They have not been measured by the Salesperson or LJ Hooker - TNB Property Services Limited. We recommend you seek your own independent legal advice.

## MORE DETAILS

Property ID 11CHYP  
Property Type Unit  
House Size 70 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

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