



## Te Atatu South, 12 Ozich Avenue

Knock down or knock into shape - your call!

Located in one of Te Atatu's best areas and boasting 698m<sup>2</sup> of Mixed Housing Urban land providing a fantastic vista of the Waitakere Ranges from the full-length rear deck is this challenging but yet rewarding renovation opportunity.

This two-storey dwelling offers 180m<sup>2</sup> of living consisting of four bedrooms, two large areas two bathrooms and the downstairs kitchenette for a semi self-contained environment for teenage children or extended family. Not for the faint-hearted but yet an opportunity nevertheless is waiting for you to add your imagination bran and budget to bring this to classic back to life.

Situated in a cul-de-sac this Avenue property allows for a safe stroll to the rear gates of well-regarded range view intermediate. If you are a family with a budget and you are not frightened of hard work or whether you are a commercial property flipper, this property would suit both.



**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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### Auction

Tue 26th Aug @ 1:00PM

### View

Sun 10th Aug @ 11:00AM - 11:45AM

### Contact

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**Madu Kari**

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**LJ Hooker Southern Partners**  
09 298 4000



Our owners are committed to selling and will meet the market on the 26th of August 2025 at 1 pm on site where this home will be sold by public auction.

We welcome your inspection and your enquiries by phoning Darren Brady on 021 635 583 at LJ Hooker Southern Partners.

Sale by Auction - Tuesday, 26 August at 1.00pm on site (unless sold prior)

## More About this Property

Property ID	EZJ19
Property Type	House
House Size	180 m2
Land Area	698 m2
Including	Toilets (2)

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