

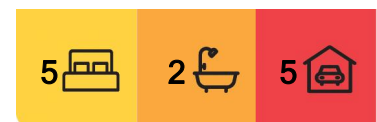


Total Floor Area: 232m²
Measurements are General Only, Not for Guaranteed Accuracy.

The Gardens, 12 Phoenicia Court

Now Sold

- SOLID BRICK and concrete tile roof, ensuring durability and modern style.
- Spacious 232 sqm home on 400 sqm freehold land.
- 5 bedrooms, including a master with an en-suite and walk-in wardrobe; other bedrooms feature large double wardrobes.
- Main bathroom includes a bath; additional third separate toilet for downstairs convenience.
- Two living spaces, one with a cozy Rinnai gas fireplace, offering versatile relaxation options.
- Open-plan kitchen with ample cupboard/storage, gas hobs, electric oven, and large dining area-perfect for entertaining.
- Fully fenced, north-facing sunny courtyard for families, pets, alfresco dining, and BBQs.
- Gas heating, hot water and hob.
- Newly carpeted double internal entry garage with workshop space and further off street parking



For Sale
Price on Application

View
ljhooker.co.nz/XCHYP

Contact
Mark Eklund
021 244 6692
mark eklund@ljhooker.co.nz



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.

LJ Hooker Drury
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- Fully insulated with alarm for added security
- In the sought-after area of The Gardens, near The Gardens School, motorways, Botanical Gardens, Manukau City, and public transport.
- With a motivated vendor this is a prime opportunity. ACT NOW !!!

For any further information or a Comprehensive Property Report, call Mark on 021 244 6692.

More About this Property

Property ID	XCHYP
Property Type	House
House Size	232 m2
Land Area	400 m2
Including	Ensuite Toilets (3)
Licensed Real Estate Agents (REAA2008)	

Mark Eklund 021 244 6692

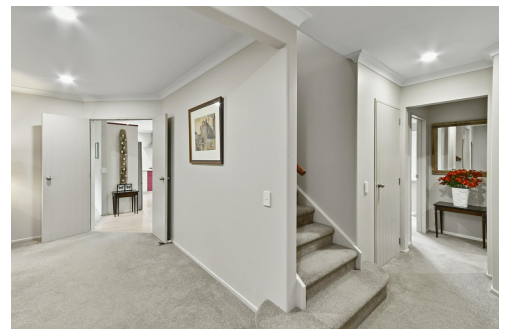
Sales & Marketing Consultant | mark eklund@ljhooker.co.nz

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