



## Wattle Downs, 7a Carnoustie Drive

### Presentation, Location and Motivation

Step into this beautifully refurbished 3-bedroom home, offering light-filled open-plan living with seamless flow to a private, covered patio - perfect for year-round entertaining.

Tucked away up a quiet driveway, the home features a double internal-access garage and is just minutes from scenic coastal walks, the local golf course, bar, and restaurant.

Vacant and ready for immediate possession, with a motivated overseas vendor - this is an opportunity you won't want to miss.

Put this one at the top of your must-see list!

Contact Johnny Cleven today

0274 816 422 | [johnny.cleven@ljhooker.co.nz](mailto:johnny.cleven@ljhooker.co.nz)

3

1

2

#### Auction

Sun 24th Aug @ 2:30PM

#### View

Sat 9th Aug @ 2:00PM - 2:30PM

#### Contact

**Johnny Cleven**

0274816422

[johnny.cleven@ljhooker.co.nz](mailto:johnny.cleven@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**  
**+64 9 2947500**  
 TNB Property Services Limited

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 About this Property

Property ID	ZCHYP
Property Type	Townhouse
House Size	125 m2
Land Area	324 m2
Licensed Real Estate Agents (REAA2008)	

**Johnny Cleven 0274816422**  
Sales & Marketing Consultant | johnny.cleven@ljhooker.co.nz

**LJ Hooker Drury +64 9 2947500**  
TNB Property Services Limited  
1/233 Great South Road, DRURY NZ  
drury.ljhooker.co.nz | drury@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**  
**+64 9 2947500**  
TNB Property Services Limited





**Total Floor Area:- 125m<sup>2</sup>**

Measurements Are Deemed Highly Reliable But Not Guaranteed Accurate.



**LJ Hooker Drury**  
**+64 9 2947500**  
 TNB Property Services Limited

**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.