

103 Moa Road, Pt Chevalier



GROUND FLOOR

Local Sales Information

The following list of local sales may assist your decision as to where you see the value.

| Address | Sale Price | Sale Date | Land Area |
|----------------|-------------|-----------|--------------------|
| 28 Kanuka St | \$1,850,000 | May 18 | 893m ² |
| 92 Moa Rd | \$1,905,000 | Apr 18 | 622m ² |
| 106 Moa Rd | \$2,085,000 | May 18 | 805m ² |
| 16 Maryland St | \$2,220,000 | Mar 18 | 1402m ² |
| 34 Premier Ave | \$2,235,000 | Apr 18 | 578m ² |

Visit www.sellrealestate.nz & click 'property info' for more information



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Every sale is a team effort



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Professionals Sell Real Estate Ltd - Licensed Real Estate Agent (REAA 2008)



PT CHEVALIER
103 Moa Road

Asking \$1,895,000 - Make an Offer

NOTE: The technical info provided (incl. the floor & section sizes) has been sourced from organisations such as RPNZ, Property Guru, & the Council; & are broad guides for general information only. They are solely intended to provide a general understanding of the subject matter & to help you assess whether you need more detailed information. We recommend you seek your own independent advice on everything material to your purchasing decision.



Parklike Paradise

You'll simply love coming home to 103 Moa Rd with its parklike surroundings and private location at the end of the right of way.

The 1950's home has a retro feel to it and is positioned on the site to enjoy maximum sunshine, offering an open plan living space with 3 bedrooms, family bathroom, two toilets, separate laundry, while below there is a garage plus large basement where future development potential could be explored. All situated on a 1998m² site where you can sit back, relax and leave the hustle and bustle of the city behind you.

There's the added bonus of a solar electrical system, water storage tank and heat transfer system and the kids will enjoy the built-in trampoline and purpose-built basketball court!

We don't see too many homes comparable to this for sale in Pt Chevalier so come on down and take a look around. You'll be impressed with all that is on offer here.



LEGAL DESCRIPTION

| | |
|--------------------|---------------------------------|
| 2017 CV: | \$1,925,000 |
| Legal Description: | Lot 9 DP 37719 |
| Cert of Title: | NA1107/1 |
| Land Area: | 1998m ² more or less |
| Floor Area: | 168m ² approx |
| Rates: | \$5,119.68 |