



**35 Wright Road
Point Chevalier**

Asking \$1,639,000 Make an Offer



www.sellrealestate.nz

team@sellrealestate.nz

Lawrence von Sturmer 027 227 9294

Jo de Beer 0274 694 148

Derek von Sturmer 0275 337 357

Ross Brader 0800 735 546

Sell Real Estate Ltd - licensed real estate agents



35 Wright Road

Asking \$1,639,000

A rare opportunity to buy a North facing bungalow on a freehold section in sought after Wright Road.

Completely tidy as is or if you choose, there's plenty of scope to renovate, extend and create your dream home. The large living room has flow to the front deck and the kitchen dining area has doors to the rear deck and the 572m2 fully fenced garden.

Other features include a family bathroom, separate laundry, insulation, alarm system, gas heating, cooking & hot water.

Prime for an extension and further landscaping, add-value opportunities in this top location don't come up very often, don't miss out! For sale by negotiation, just make an offer, it's that easy!

Visit www.sellrealestate.nz & click the 'property info' tab for more details.



Legal Description

LOT 2

DP 17969

CT NA793/58

CV \$1,500,000

Rates \$3,543.94

Land 572m2
more or less

Floor 104m2 approx



Local Sales Information

Address	Sale Price	Sale Date	Land Area
31 Maranui Ave	\$1,605,000	Jul 18	587m2
36 Muripara Ave	\$1,620,000	Oct 17	574m2
46 Formby Ave	\$1,650,000	Feb 18	592m2
54 Wainui Ave	\$1,660,000	Feb 18	600m2
36 Moa Rd	\$1,725,000	Apr 18	670m2
18 Premier Ave	\$1,753,000	Nov 17	622m2
89 Huia Rd	\$1,770,000	May 18	612m2
19 Dignan St	\$1,815,000	Feb 18	665m2

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.

