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LAWRENCE PEETERS

REAL ESTATE MARKETING CONSULTANT

MOBILE 021 992 993

OFFICE 03 477 6838

WEB lawrencepeeters.co.nz

EMAIL lawrencep@bayleymetro.co.nz



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Kaikorai 66 Oates Street

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Kaikorai 66 Oates Street

It's always rewarding helping first home buyers onto the property ladder and this is a wee ripper - with just the right amount of 'move in and enjoy' and 'add some value over time' and grow your investment. Nestled into the north facing hill below Roslyn, this elevated position affords maximum sun and a great outlook. Walls have been removed to create an open plan living and a deck added, and one large bedroom had a partition wall added to create two smaller bedrooms, making it a three bedroom home. The living room has a Yunca woodburner, and within the past two years the current owner has added a Toshiba heatpump, replaced the hot water cylinder (now in basement), replaced the stove, replaced the roof (now Colorsteel) and all the spouting. Roughcast cladding, constructed in 1951. There's Batts ceiling insulation, currently not underfloor. Parking is on-street only. There's a further two rooms downstairs; one utility and one laundry room, both ideal for storage and with the potential to further develop this area, possible opening them up to create a north facing studio room, with plumbing available for a bathroom. A rental assessment as is came in at \$480 to \$520 per week. In this price range first home buyers may be eligible for a First Home Grant. A link to this and property information including the LIM and rental assessment is online. Access for a building check is easy too. Vacant possession. Handy to everything location with walkways both down the hill and up to the Roslyn Village.

- LEGAL DESCRIPTION**
Lot 5 DP 6376
- RATEABLE VALUE**
\$310,000
- DCC RATES**
\$2,377.64
- LAND AREA**
509sqm
- FLOOR AREA**
80sqm