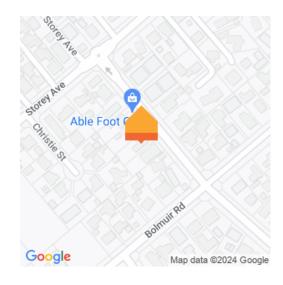


Your home is worth more with Lugton's



New Build Duplex Townhouse: Means the property is in excellent condition with modern amenities and materials, potentially reducing maintenance costs in the short term. Freehold Title: Owning a property with a freehold title provides full and permanent ownership of both the land and the building, giving you more control over the property. Tenancy in Place with Airbnb Manager: The property is currently generating income through short-term Airbnb stays, managed by a professional who pays you \$620.00 weekly rent. Well Maintained: A wellmaintained property is likely to have fewer immediate repair or renovation needs, potentially reducing your initial investment. 3 Bedrooms and 2 Bathrooms (Ensuite): A three-bedroom property with two bathrooms, including an ensuite, offers versatility in terms of tenant options, and it can be appealing to a wide range of potential renters. Internal Single Garage with Loft Storage: A garage provides convenience and added value to the property. Loft storage can be a bonus for additional space. Private and Secure: Privacy and security are important factors for both renters and owners. A private and secure property can attract quality tenants and provide peace of mind. Great Forest Lake Location: The property's location in Forest Lake, with its proximity to Te Rapa, The Base shopping centre, CBD, and arterial routes, is a strong selling point for convenience and potential property value appreciation. Ideal Long-Term Investment or Future Residence: This property offers flexibility as both a longterm investment and a future residence. You can continue to earn income from the Airbnb management until the tenancy expires and then decide to move in or lease it for long-term rentals. Inspections are limited to times between bookings. For more details and your appointment to view, phone me now. Tony Godden 021945525





Tony Godden

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