

102 MANHATTAN HEIGHTS, GLENDENE, AUCKLAND



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Lock it in or lose it

Positioned in the Heights of Glendene, this house provides options for both home buyers looking to enter the property ladder and investors looking for income.

In a cross lease title, this two level home shares half of the 659m² lands with the back house and has a generous floor area of 140m².

The ground level offers a spacious living room opening out to a large sunny deck and the partially fenced garden, the dining room is separate from the living area, and the standard kitchen is good-sized. There is a large sunroom at the east side of the house providing a flexible use for the kid's homework or perhaps a work from home scenario.

3 bedrooms are upstairs all with wardrobes, the bathroom comprises both a tub and a shower box and the toilet is separate.

A double garage is attached to the property with a space for laundry.

Location is key - walk 200 meters to Tirimoana Reserve and a short drive to West City Mall, the train station, and motorway access to the wider Auckland region. Schools are well catered for with popular Tirimoana Primary close by and Rutherford College in Te Atatu Peninsula.

This is a home in a popular neighbourhood and friendly tenants currently pay \$630 per week.

Buy it or you'll be disappointed missing out!



3 bed



1 bath



2 car

30% Trade : **NZ\$798,000 (Cash) | NZ\$342,000 (Trade)**

\$1,140,000

Contact Garth Cutfield for further enquiries: 021636212



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