



HIDDEN GEM IN JUDEA

Lovely cosy two bedroom, brick and tile unit. Landscaped gardens, single garage with internal access.

Sunny aspect with great out-look over Brookfield and on towards Gordon Carmichael Reserve.

Just needs a little “polish” to make it sparkle!



\$459,000

**7b Cambridge Road,
Judea**

Web ID# WB1218

Steve Moyes

M: 027 576 9781

E: steve@westbay.nz





Property Information

Property Address	7b Cambridge Road, Judea
Legal Description	Flat 1 and Garage 1 DPS 18793 Lot 3 DPS 14180 SA17C/510
Land Value	\$154,000
Capital Value	\$279,000
Capital Valuation Date	July 2015
Rates	\$2,200.20
Year Built	1974
Exterior Construction	Brick
Roof	Concrete tile
Joinery	Aluminium
House Area	TBC
Land Area	1/2 share of 853m ² approx
Bedrooms	Two
Bathrooms	One
Garaging	One
Chattels	Stove, Fixed floor coverings, Curtains, Light fittings, Electric garage door opener with remote, Range hood, TV Aerial, Garden Shed



**Follow us Today on
Facebook & Twitter!**



fb.me/westbayrealestateNZ



twitter.com/WestbayNZ

HEALTH AND SAFETY NOTES:

All parties must be registered to inspect this property and comply with the Health and Safety at Work Act 2015.

- Report any incidents, accidents or near misses while on the property.
- Wear suitable footwear, where appropriate, and take extra care on wet, slippery or uneven surfaces. Running is prohibited.
- Do not touch or operate any electrical or other machinery without consent while on the property.
- Children must be supervised at all times and for the purpose of safety it is prohibited for any visitors to use any of the sellers equipment, recreational or otherwise.
- No smoking on the property (this property is a smoke free zone to all visitors)
- In the event of an emergency assemble outside the front of the property.
- All inspections of this property are based on an "as is where is" basis. The agent is unable to guarantee all aspects of risk management disclosure when some risks are unknown or undetected at this point. You enter this property at your own risk.

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly Westbay Real Estate Limited is merely passing over this information as supplied to us by the vendor or the vendor's agents. We cannot guarantee it's accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law Westbay Real Estate Ltd does not accept any responsibility to any person for the accuracy or use of the information herein.

**THINKING OF SELLING?—COMPARE OUR RATES:
2.95% TO \$400,000 2% THEREAFTER, \$500 ADMIN + GST**

