



SO AFFORDABLY PRICED

You will certainly consider securing this elevated warm and sunny three bedroom home.

The open plan living opening from lounge and dining areas to a 'wrap around' deck enjoys wide elevated views to the north west. The separate laundry opens to the rear. There is a large single basement garage. Potential here to add your flair and to upgrade the landscaping. This property will attract good interest and is priced to sell. Located near to park/cycle ways/ Polytechnic and Ohauti Road shops.

Be quick here for this one.



\$395,000

**6c Mansfield Street
Hairini**

Web ID# WB1226

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Property Information

Property Address	6c Mansfield Street, Hairini
Legal Description	Flat 3 DPS 63931 Lot 1 DPS 59269 SA 51C/328
Land Value	\$106,000
Capital Value	\$274,000
Capital Valuation Date	July 2015
Rates	\$2,169.36
Year Built	1990's approx
Exterior Construction	Hardiplank
Roof	Iron
Joinery	Aluminium
House Area	90m ² approx
Land Area	1/4 share of 1500m ² approx
Bedrooms	Three
Bathrooms	One
En-suites	-
Garaging	Single garage
Chattels	Stove, Fixed floor coverings, Drapes, Light fittings, Rangehood, Ceiling fan

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.

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

