



119 Koromiko Road Gonville

Gonville, Splendid Opportunity.

A three bedroom home in Gonville. It looks tiny from the street, but this is a large home. Yes it needs plenty of work, but these are as rare as hens teeth.

Come in thru the front door, to the right is a large living room, to the left a big kitchen with dining area and a bathroom. Down the hall two double. Downstairs is another large bedroom, plus a room partially fitted out as a bathroom, a possibility here for this to be completed? A tandem garage, and a work shop area.

The laundry is outside the kitchen under the covered porch / pergola. The rear section is fully fenced.

3 1 2

FOR SALE

Sold

VIEW

pinnacle.ljhooker.co.nz/2Y9HQ5

CONTACT

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LJ HOOKER PINNACLE | ROYAL OAK

(09) 625 8007

Photos are limited, we wish to respect the privacy of the tenant. They have given permission for those attached.

This home is close to several schools, public transport, the hospital and the shopping centre.

A renovator's dream. The exterior needs lots of attention and then painting. We have included here photos showing the extreme need for paint. The interior could do with some modernising, and new carpets and paint. The wooden windows are a feature of this property, they need some attention.

RV \$285,000 LV \$103,000

Rates WDC \$2591.30 HRC \$229.72

Land area 460 SQM

Floor area 160 sqm

Offers Over \$270,000 will be considered. This house is listed below CV, and represents an excellent opportunity for an investor to add value and reap rewards in the form of a very sharp return. Certainly several times more than can be achieved leaving your money in the bank.

Insulation statement attached.

For more in depth information and to be able to download files, go to ljhooker.co.nz

Rental Appraisal.

Current rent is \$260 pw, appraised rent is \$350 to \$380 pw, new appraised rent after improvements \$450 to \$500 pw (from an independent Property Manager)

With this property and any property we sell, we recommend a building inspection, a LIM and legal advice.



More About this Property

PROPERTY ID	2Y9HQS
PROPERTY TYPE	Residential
LAND AREA	460 m ²
HOUSE SIZE	160.00 m ²
INCLUDING	Toilets (1), Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden

Licensed Real Estate Agents (REAA2008)

LJ Hooker Pinnacle | Royal Oak - Real Estate Associates Ltd

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DISCLAIMER

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