



Legal Description: Lot 4, DP 98906, CT NA53D/676

Rates: Auckland Council \$1,938.56

CV: \$880,000 Land: \$550,000
Improvements: \$330,000

Age: 1910's approx

Land: 463m² approx

Heating: 2x Gas Fires & Gas Central Heating

Chattels: Cooktop/Oven, Fixed Floor Coverings,
Blinds, Curtains, Drapes, Light Fittings,
Waste Disposal, Dishwasher, Rangehood,
Extractor Fan x 2, Heated Towel Rail x 2,
Burglar Alarm, Garage Door Opener x2,
Fridge/Frezer, Watering System,
Treehouse, Sandpit.

Excluded Chattels: Light fittings in both living & dining areas

Schools: Remuera Primary 0.7km, Remuera
Intermediate 0.1km, Auckland Grammar
3.2km, Epsom Girl's Grammar 2.4km.



3 AVICE STREET, REMUERA



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Gorgeous Villa with Modern Benefits



Licensed under the REAA 2008



3 AVICE STREET, REMUERA

Gorgeous Villa with Modern Benefits

This north facing villa is simply gorgeous! The owners have done a great job of modernizing the home, creating a fantastic flow whilst retaining the features every villa lover seeks. There are 3 well proportioned double bedrooms - 2 with built-in wardrobes and master with ensuite and walk-in wardrobe. The living and dining areas added to the original home with a sympathetic flair and attention to detail are truly impressive. They are spacious, light and airy. Bi-fold windows slide back to bring the outdoors indoors. The modern chef's kitchen flows directly onto a seated deck area and patio dining space making al fresco dining a joy. A well appointed study flows off the living area. The sunbathed level back yard is perfect for children to play, while adults entertain their friends, separated but not isolated. All this in a quiet cul-de-sac of quality family homes within walking distance to Remuera Village, Remuera Primary and Intermediate and minutes from motorway on-ramps. Double Grammar Zone. A must view.

3  2  2  1  1 

Auction: 10.30am, 24th August, L4,
Kitchener St, City Rooms (unless sold prior)
View: Saturday & Sunday 1 - 1.30
www.barfoot.co.nz/459177