

SOLD



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**Glenholme** 86A Lytton Street

## Generously appointed in Glenholme

3  2  2 

Are you looking to simplify your life - a spacious low maintenance, lock up and leave townhouse with the potential to add value and situated close to the central business district could be just the answer? Ideal for a retired couple, busy executives or young family that don't want to be tied to big grounds. A five minute commute to Eat Street and only minutes to the Redwoods. This three bedroom duplex townhouse of two is surprisingly spacious (168sqnm more or less), the master (Continued overleaf ...)

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## Property Information:

**Property Address:** 86A Lytton Street

### Legal Description:

Firstly an estate in fee simple as to an undivided half share in all that parcel of land containing 946 square metres (more or less) being Lot 2 on Deposited Plan DPS 65997 and Secondly an estate in Leasehold under Lease number L B171401.3 being Flat 2 on Deposited Plan DPS 66054. Both the first and second estates being comprised and described in Certificate of Title SA53B/60 (South Auckland Registry).

**Capital Valuation:** \$5,200,002,017

**Land Valuation:** \$265,000

**Year Built\*:** 1990-99

**Roof:** Concrete Tile

**Joinery:** Aluminium

**House Area\*:** 168m (more or less)

**Bedrooms:** Three

**Bathrooms:** Two

**Garaging:** 2

### Continued:

bedroom has an en-suite and walk in robe, and direct access to a private deck. The open plan lounge and dining are generous in size, the lounge opens out to a private fully fenced courtyard. The kitchen is well appointed and has excellent storage. Double

### Chattels:

Blinds, Drapes, Light Fittings, Fixed Floor Coverings, Dishdrawer, Freestanding Electric Stove, Rangehood, Heatpump, HRV System, Electric Panel Heaters x5, Heated Towel Rails x2, Washing Machine Taps, Auto Garage Door Opener and Garden Shed x2



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