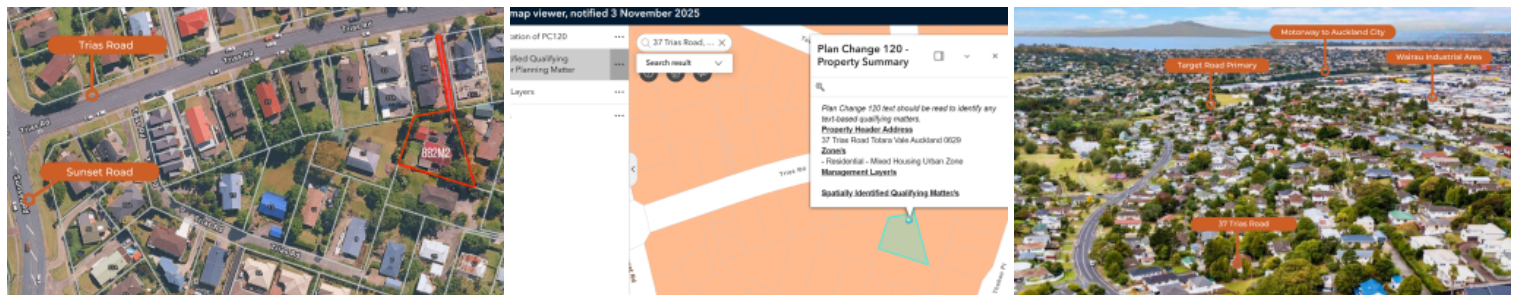




37 Trias Road, Totara Vale



## RC-Approved 4 Standalone Homes

3 1 882 m<sup>2</sup>

Positioned just off Sunset Road on an elevated 882m<sup>2</sup> (more or less) site, this property offers the perfect mix of location, lifestyle, and development potential. With Resource Consent already secured for four standalone homes, this is a ready-to-go project in one of the North Shore's most connected suburbs.

### Property Highlights:

- Zoned Residential - Mixed Housing Suburban
- 882m<sup>2</sup> of elevated land with a gentle to sloping contour - ideal for building
- Resource Consent approved for 4 separate dwellings
- Existing 3-bedroom home offering immediate rental income
- PC120 - Proposed Plan Change - Residential - Mixed Housing Urban Zone

### Top Location Features:

<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	569
<b>Land Area</b>	882 m <sup>2</sup>

### Agent Details

Judy Cao - +64 27 729 4697

### Office Details

Mars Realty  
Suite 3 227A Dairy Flat  
Highway Albany, Auckland City,  
AUK, 0632 New Zealand  
09 448 5299



- Zoned for Target Road Primary School - a well-regarded local school just minutes away
  - Near Rewa Reserve - enjoy nearby green space and walking tracks
  - Superb motorway access - SH1 and SH18 just minutes away for fast travel across the North Shore and into the CBD
  - Public Transport Options - easy bus connections to Albany, Takapuna, and Auckland CBD
- Close to Wairau Valley shops, cafes, and amenities - everything you need within reach

Currently tenanted, tenants are moving at end of year, now's the time to book your viewing.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.