



New Lynn



## RC Approved - 11 Townhouses In New Lynn!

Superior yield & design, with an expansive 1,006m<sup>2</sup> (more or less) site, large 5 meter ROW which has allowed the project to be RC approved for 11 townhouses with a 3 level design.

The site is ready for clearance, enabling a smooth and swift start to construction. The property boasts full site access with road frontage, and its elevated urban outlook provides a stunning setting for the new homes. The mixed marketing approach includes 1, 2, and 3 bedroom options, catering to a diverse range of buyers, from first home buyers and families to working professionals and savvy investors.

The property is perfectly positioned near the train station and a vibrant shopping district, making it an ideal investment for developers. Situated within the future walkable catchment of New

1,006 m<sup>2</sup>

**Price** \$1,450,000 + GST

**Property Type** Residential

**Property ID** 634

**Land Area** 1,006 m<sup>2</sup>

### Agent Details

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### Office Details

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Lynn, this area is rapidly becoming one of Aucklands most sought-after suburbs, offering a blend of urban convenience and suburban charm.



The combination of large usable land, prime location, and stunning architectural design makes this an unparalleled investment opportunity.

Fixed Price: \$1,450,000 + GST

Land CV (Council Valuation Land Only): \$1,750,000 per council website.

Price to Land CV: 96%

Contact Asli Can today on 027 366 7776 [asli@marsrealty.co.nz](mailto:asli@marsrealty.co.nz) to secure this prime real estate and embark on a profitable development journey.

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