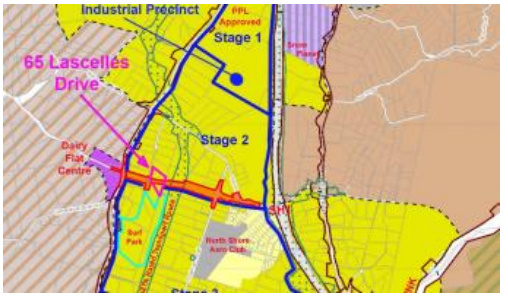


65 Lascelles Drive, Dairy Flat







Lifestyle Living into Road Frontage Industrial

4 3 3 3.50ha

The property has a large Home & Income layout, with a private established tree belt, gardens and pond, plus a large double Barn and Workshop, creating a great place to Live or Rent out.
A comfortable lifestyle will be had here in the main home, with warm and inviting open-plan living spaces, four good sized bedrooms, three bathrooms, one with a Sauna built into it, along with a large Family room and outdoor deck areas front & back.

The 2-bedroom minor dwelling will be a delightful residence for extended family. The substantial barn, comes complete with a Bar and Ballet studio set-up in one part, that could also be used as a Home-based Business Work Studio as well.

This site has a Unique upside with the Auckland Transport (AT) Designation for an Arterial Road from the Dairy Flat Centre to the

Price	Contact Agent
Property Type	Residential
Property ID	792
Land Area	3.50 ha
Floor Area	325 m2

Agent Details

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09 448 5299

Wilks Road Motorway connections, that has started construction. NZTA are building the Rapid Transport Route, a Busway and AT would likely be looking to build this Main Arterial connection road to the Motorway as soon as the Motorway south facing ramps and nearing competition.

Infrastructure timing and AT Land requirement for the road will create Two Road Frontage sites that also connect onto the Surf Park, that is currently under construction and pursuing a PPC to add 500 Residential Units, that will help bring Live Zoning of Stage Two in the near distance from now.

Act Now - contact the Sole Agent & Land Development Specialist, Rod Macfarlane for a copy of the Information Memorandum and a site visit.

PLEASE NOTE- "This property is in part designated for a future road by Auckland Transport. A plan showing the extent of the designation is attached. This property has been placed on the market to support an application for a whole property purchase order to be made to the Environment Court under s185 Resource Management Act 1991 (RMA). The designation has blighted the value of the property, but no allowance can be made for this as s185(3) RMA requires the property to be marketed at its full current market value ignoring the depressant effect of the designation on value. Should you require any advice on the effect of the designation please note: A - As Real Estate Agents, we are neither qualified to give any such advice nor are we authorised by the vendors to make any warranties or representations on their behalf as to the designation. B - You should consult your solicitor should you require any advice on the effect of the designation."

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.