

52 Taramea Street

Avondale



2 - 3 Bedrooms



2 - 2.5 Bathrooms



1 Carpark



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Avondale



2-3 Bedrooms



2-2.5 Bathrooms



1 Carpark

Nestled near the shores of the Waitemata Harbour in the charming suburb of Avondale, Taramea Street provides an ideal blend of leisure and convenience. The Northwestern Highway is conveniently situated, making it only a 15 minute drive into the heart of the CBD.

Taramea Street also offers easy connections to various transport options, including buses and trains. For everyday convenience, the local supermarket is just 7 minutes away and only 5 minutes from Avondale's vibrant Farmers Markets. 7 minutes gets you to LynnMall offering over 130 retail stores, eateries and entertainment including a cinema and the Brickworks dining precinct.

Westfield St Lukes is also close by providing additional amenity and entertainment. Take your pick of nearby picturesque walks like Oakley Creek Waterfall and Heron Park Coastal Walks. Surrounded by multiple parks and reserves, such as Eastdale and Riversdale Reserve along with Western Springs, Taramea Street also provides a great selection of recreational areas to exercise and enjoy.

52 Taramea Street

Avondale

Townhouse	Bed	Bath	Parking	Floor Area	Lot
1	3	2	1	83	131
2	3	2	1	76	129
3	3	2	1	79	93
4	3	2	1	86	97
5	3	2	1	86	102
6	3	2.5	1	78	94
7	2	2	1	67	72
8	3	2.5	1	77	74
9	3	2.5	1	76	90
10	2	2	1	66	57
11	2	2	1	66	57
12	2	2	1	66	57
13	2	2	1	66	72
14	3	2.5	1	81	106
15	2	2	1	69	69
16	2	2	1	69	69
17	2	2	1	69	94

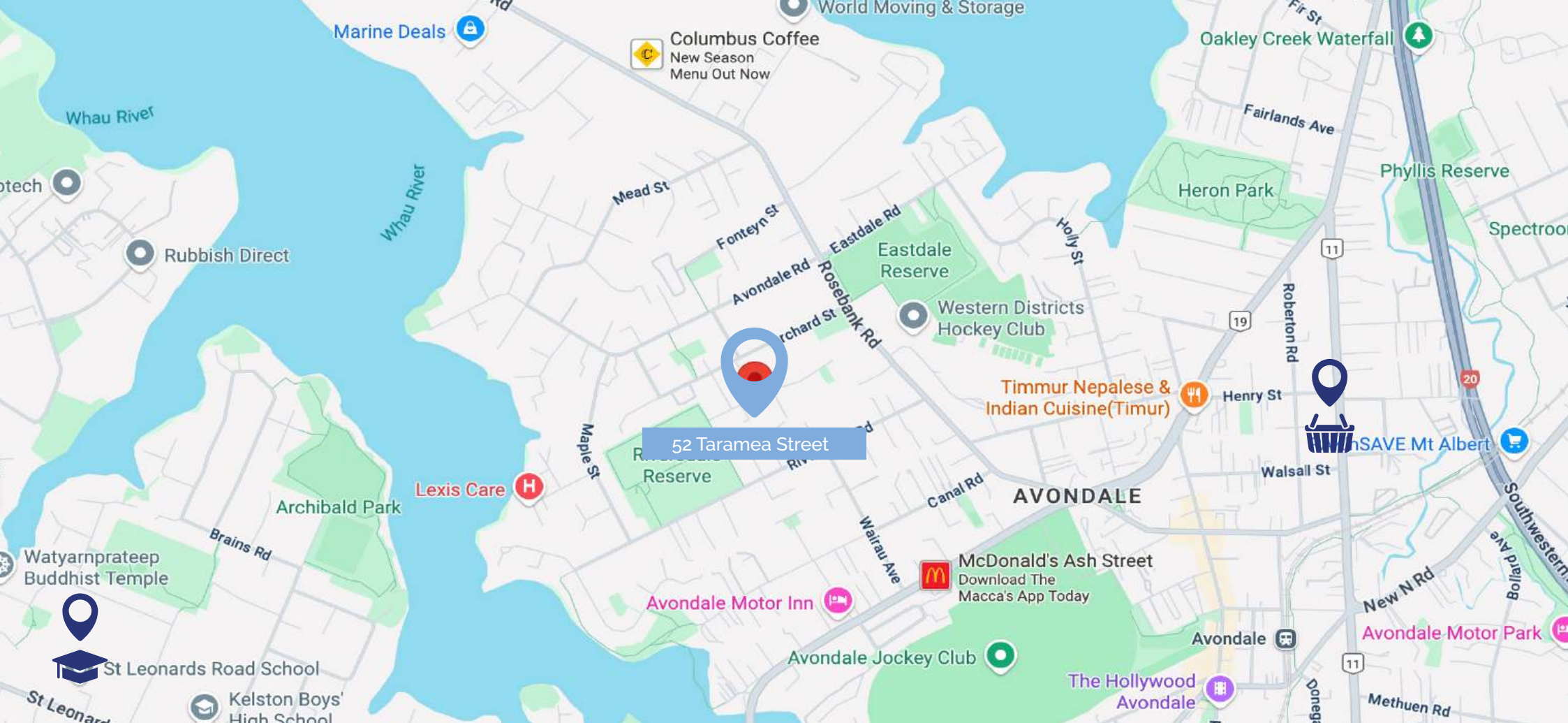
Land Description
Freehold

Building Guarantee
10 year structural and
weathertightness warranty



Key Features

- Fee-simple freehold title
- Designated off street carparking
- Master ensuite
- Fisher & Paykel appliances
- Fujitsu heat pump & led lighting
- Brick and Axon panel exterior
- Double glazed aluminum joinery
- Ceramic tiles & solution dyed carpet
- Fully landscaped private yard



Location

-  7 Minutes to LynnMall
-  6 Minutes to Avondale train station
-  7 Minutes to PAKnSAVE Mt Albert
-  2 Minutes to Eastdale reserve
-  5 Minutes to Avondale farmers market
-  1 Minute to Riversdale reserve



Interior Highlights

- Private and fully landscaped backyard's which are an all-day sun trap
- Off street carparks
- Free hold title (no body corp)
- Solid construction with brick and high-quality weatherboard
- Renowned developer and builder with an extensive track record
- Double glazed
- Privacy louvers
- Concrete slab foundations

Exterior Highlights

- Private and fully landscaped backyard's which are an all-day sun trap
- Off street carparks
- Free hold title (no body corp)
- Solid construction with brick and high-quality weatherboard
- Renowned developer and builder with an extensive track record
- Double glazed
- Privacy louvers
- Concrete slab foundations



Landscape Plan

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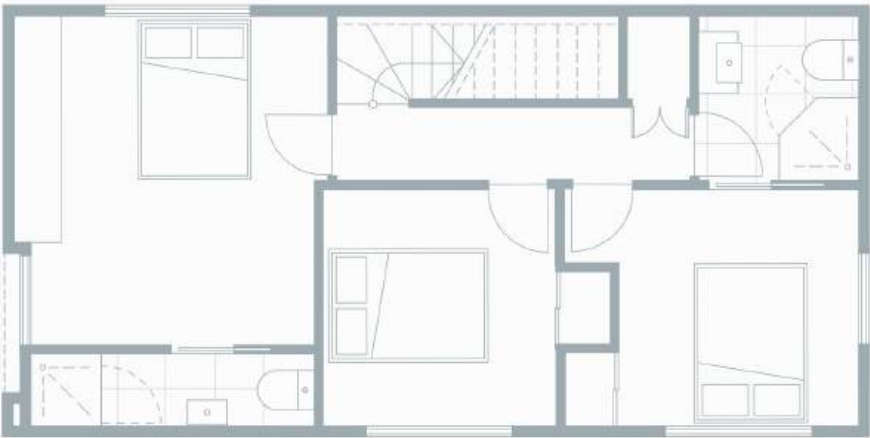


Townhouse 1

Approx floor area	83
Approx gross lot size	131
Number of bedrooms	3
Number of bathrooms	2
Carparking	1



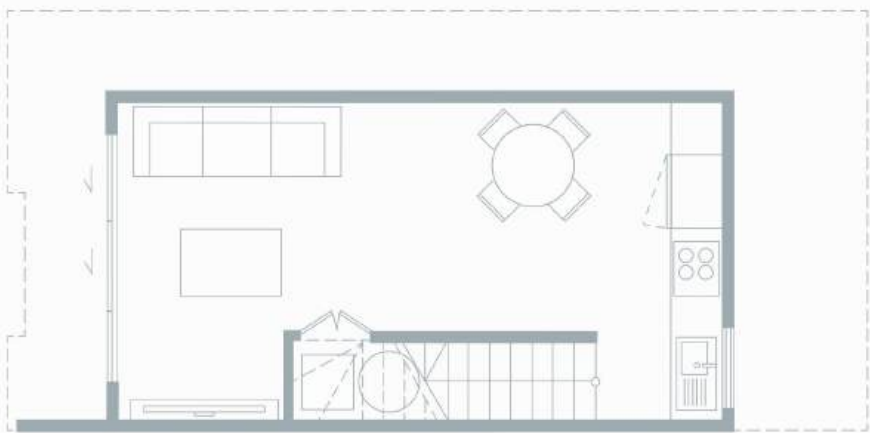
Ground Floor



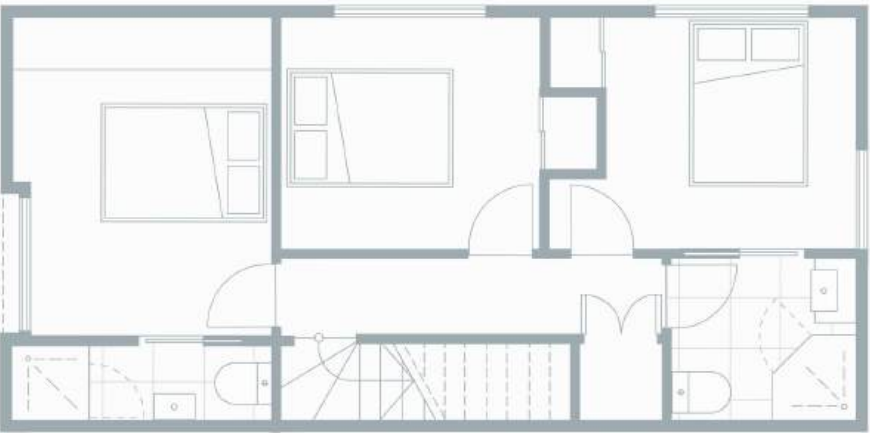
First Floor

Townhouse 2

Approx floor area	76
Approx gross lot size	129
Number of bedrooms	3
Number of bathrooms	2
Carparking	1



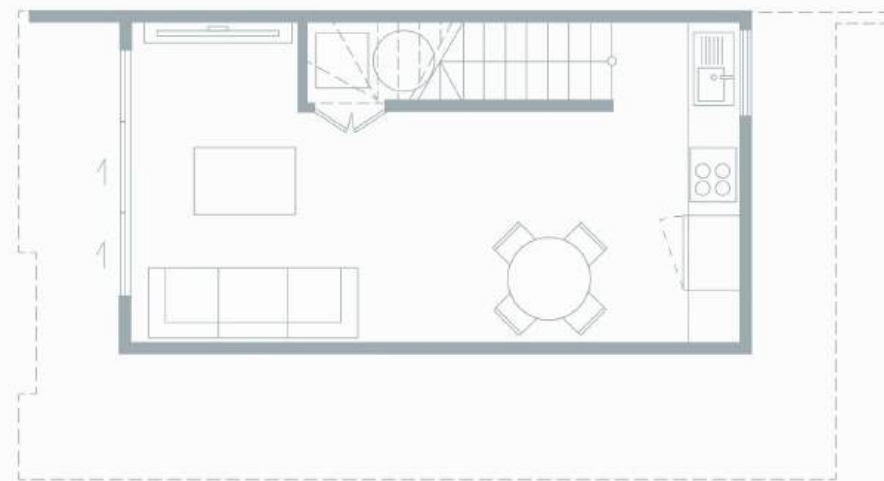
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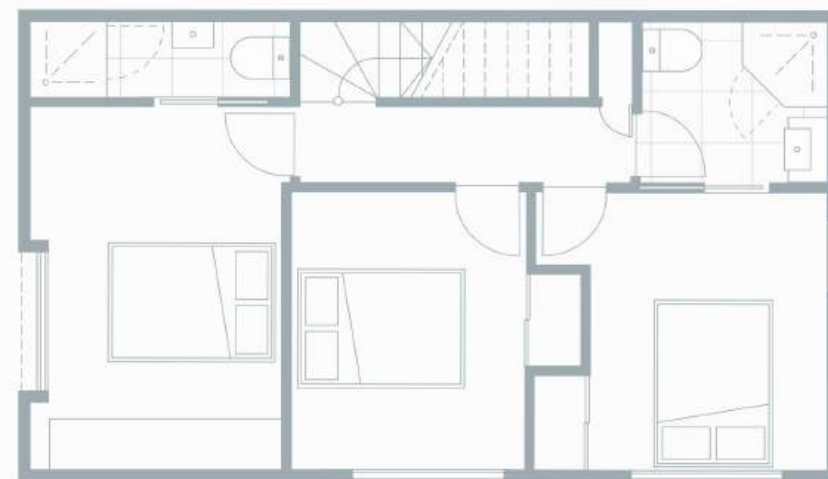
First Floor

Townhouse 3

Approx floor area	79
Approx gross lot size	93
Number of bedrooms	3
Number of bathrooms	2
Carparking	1



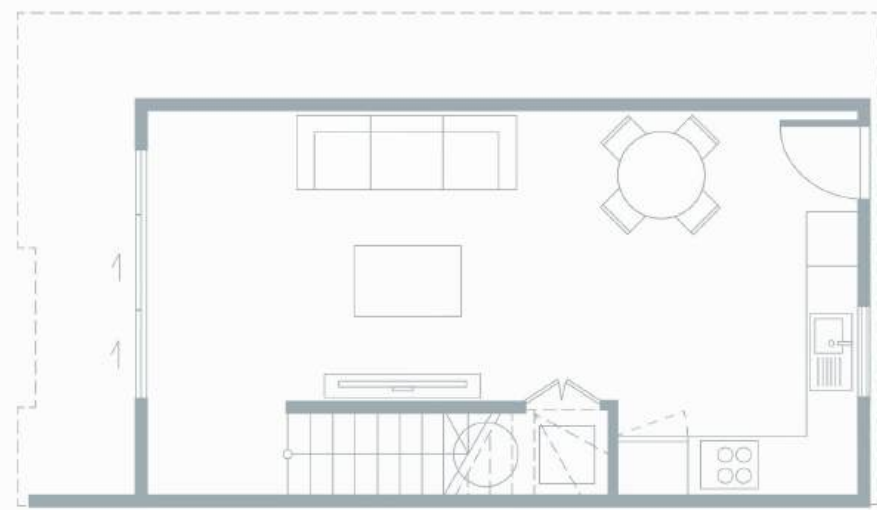
Ground Floor



First Floor

Townhouse 4

Approx floor area	86
Approx gross lot size	97
Number of bedrooms	3
Number of bathrooms	2
Carparking	1



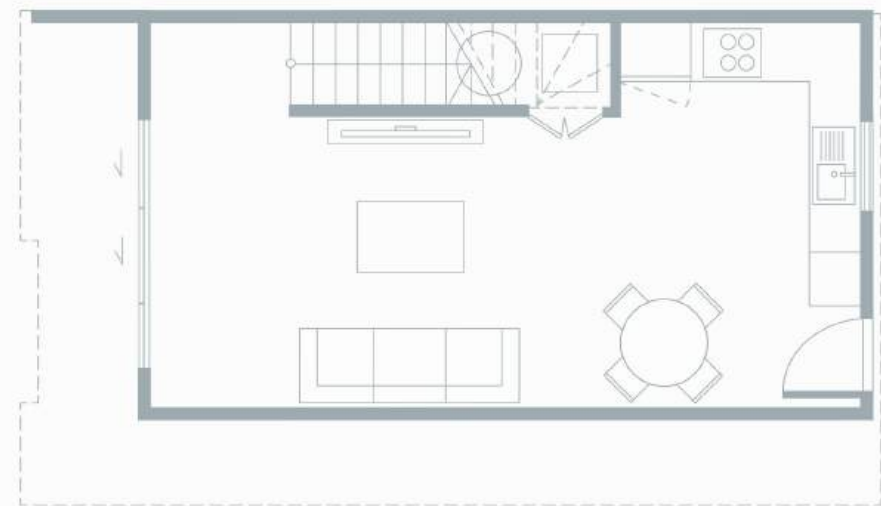
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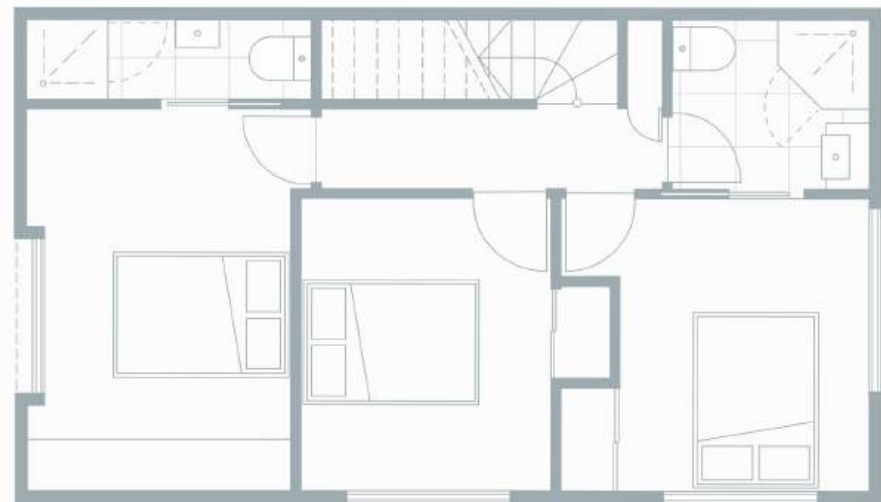
First Floor

Townhouse 5

Approx floor area	86
Approx gross lot size	102
Number of bedrooms	3
Number of bathrooms	2
Carparking	1



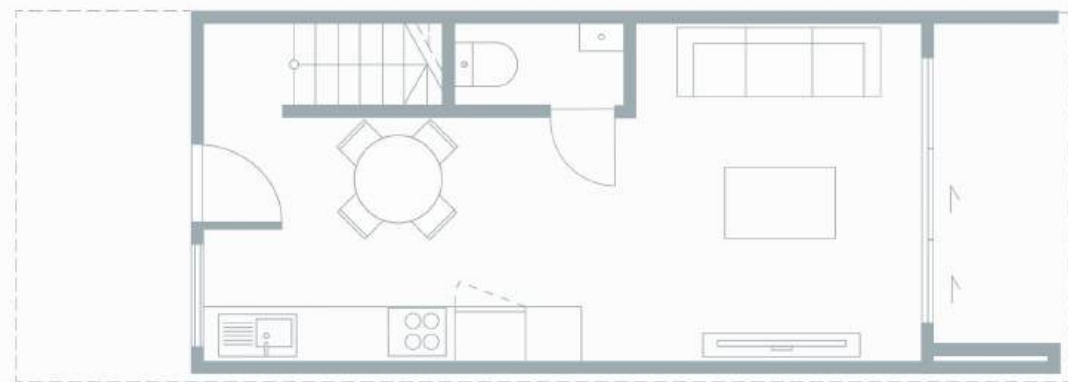
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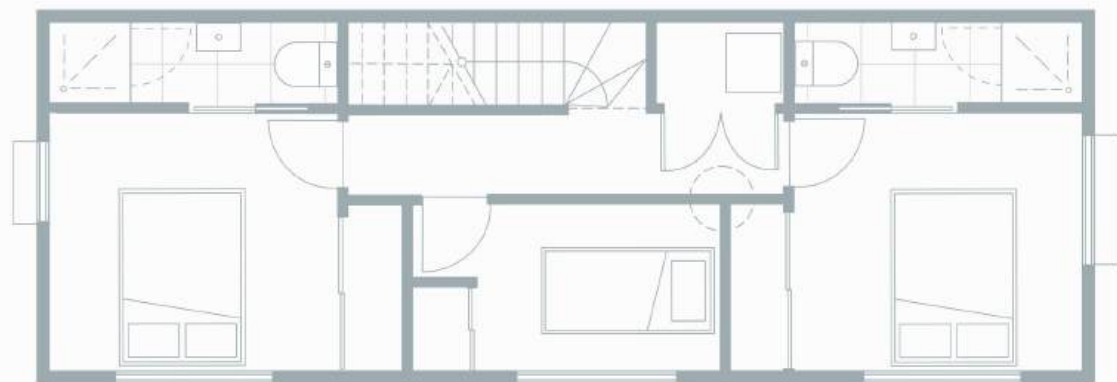
First Floor

Townhouse 6

Approx floor area	78
Approx gross lot size	94
Number of bedrooms	3
Number of bathrooms	2.5
Carparking	1



Ground Floor



First Floor

Townhouse 7

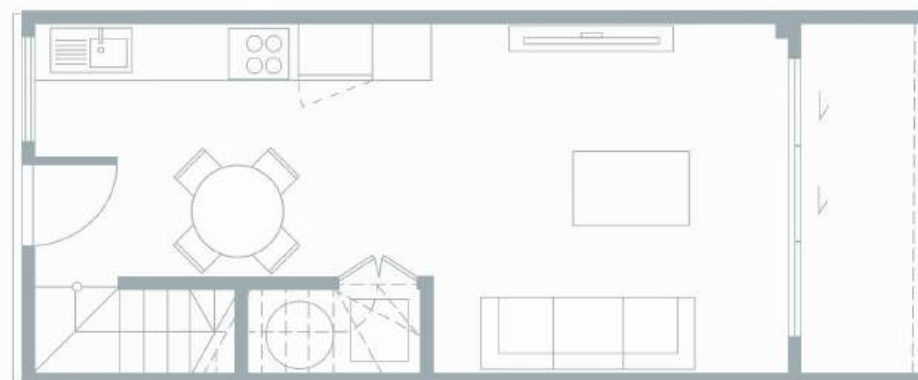
Approx floor area	67
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Approx gross lot size	72
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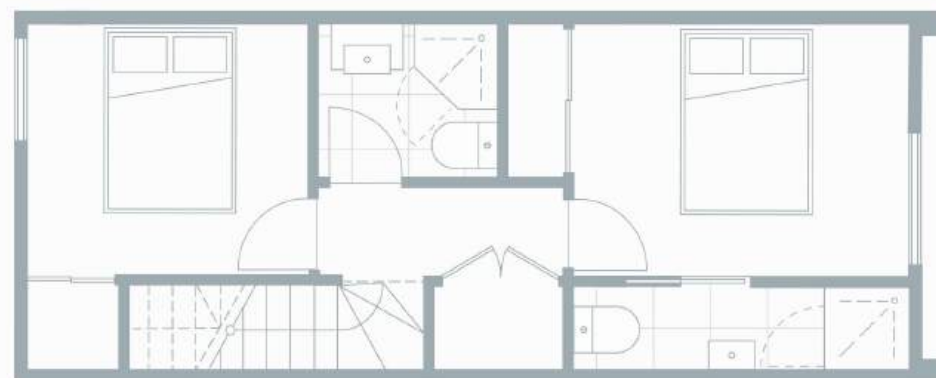
Number of bedrooms	2
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Number of bathrooms	2
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Carparking	1
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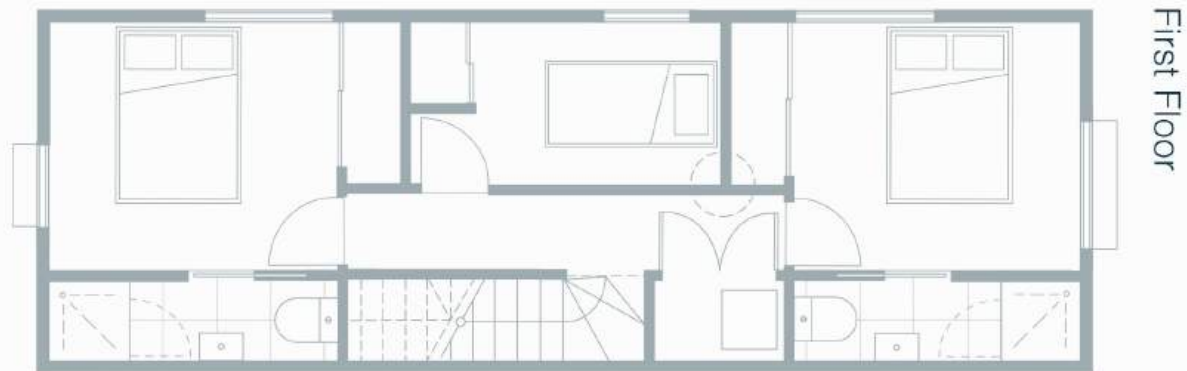
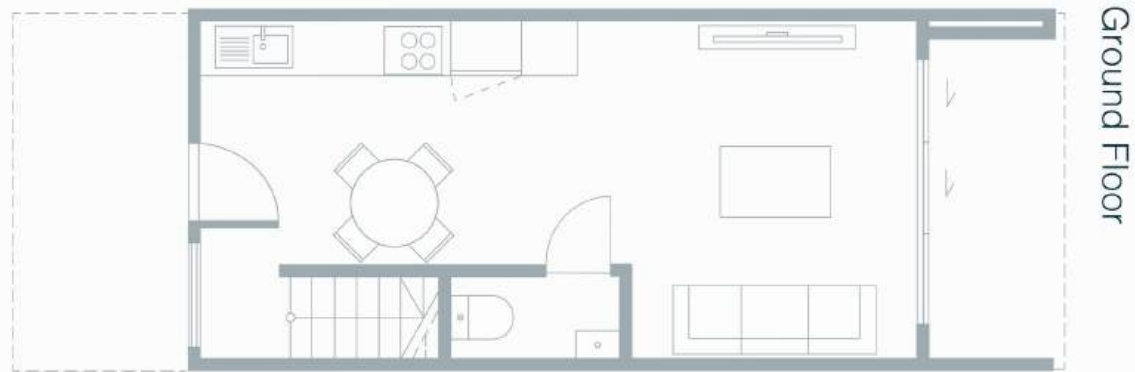
Ground Floor



First Floor

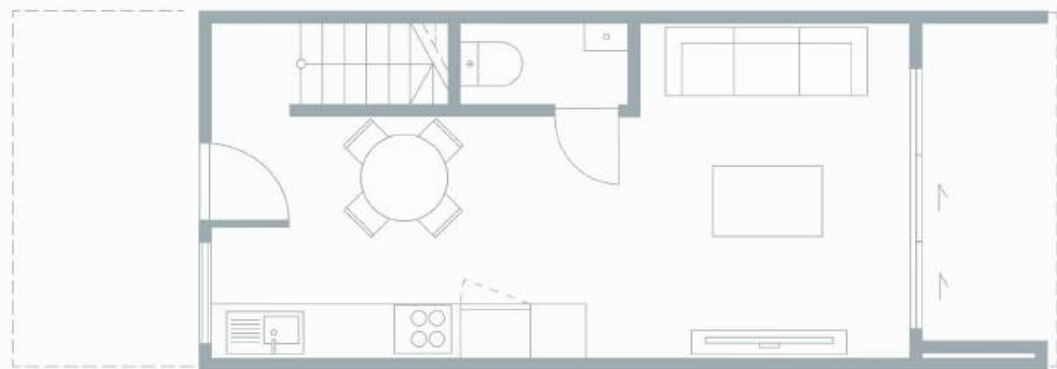
Townhouse 8

Approx floor area	77
Approx gross lot size	74
Number of bedrooms	3
Number of bathrooms	2.5
Carparking	1

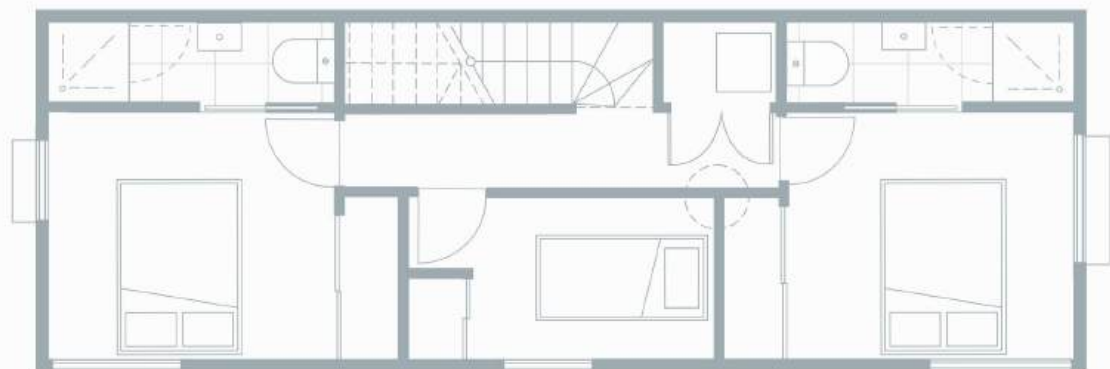


Townhouse 9

Approx floor area	76
Approx gross lot size	90
Number of bedrooms	3
Number of bathrooms	2.5
Carparking	1



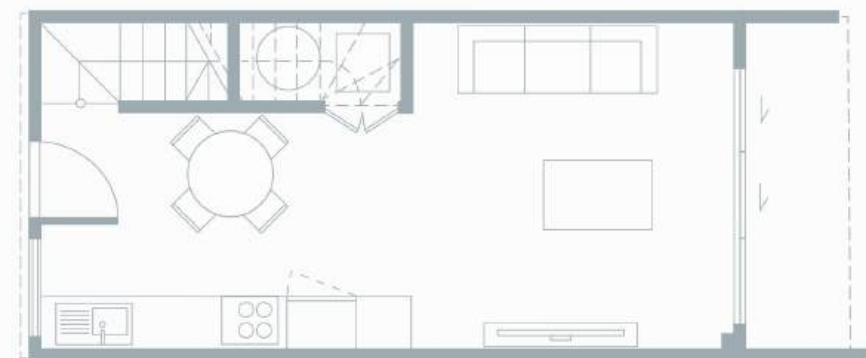
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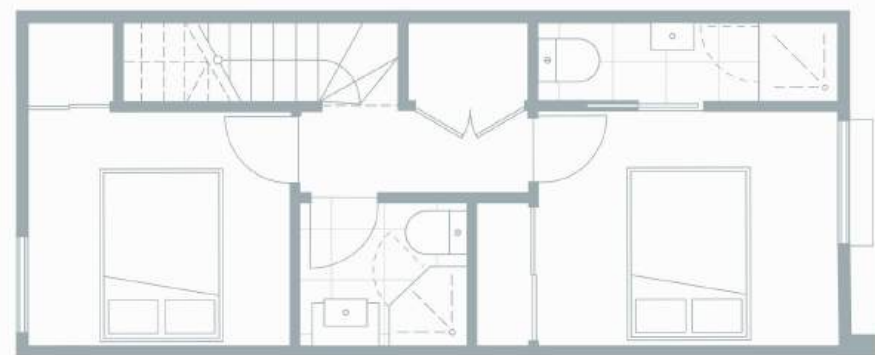
First Floor

Townhouse 10

Approx floor area	66
Approx gross lot size	57
Number of bedrooms	2
Number of bathrooms	2
Carparking	1



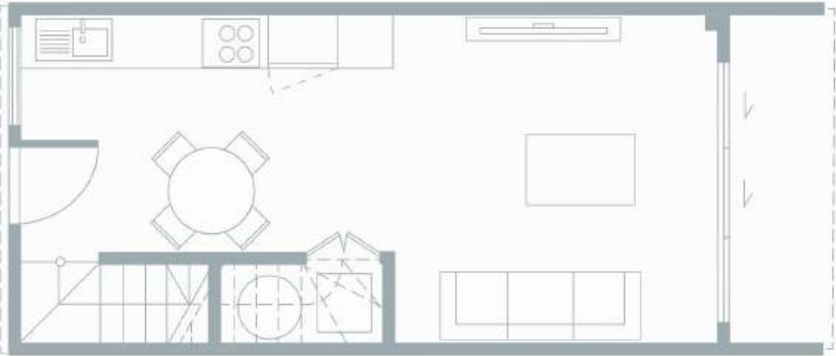
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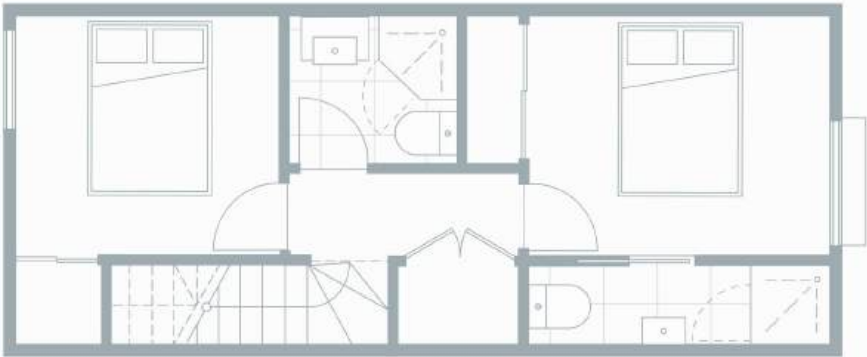
First Floor

Townhouse 11

Approx floor area	66
Approx gross lot size	57
Number of bedrooms	2
Number of bathrooms	2
Carparking	1



Ground Floor



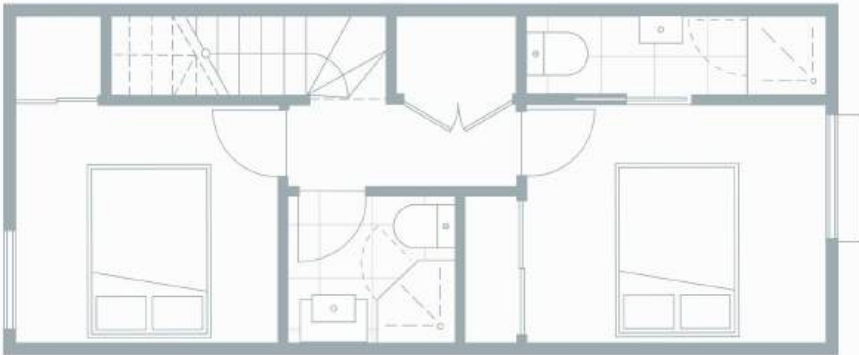
First Floor

Townhouse 12

Approx floor area	66
Approx gross lot size	57
Number of bedrooms	2
Number of bathrooms	2
Carparking	1



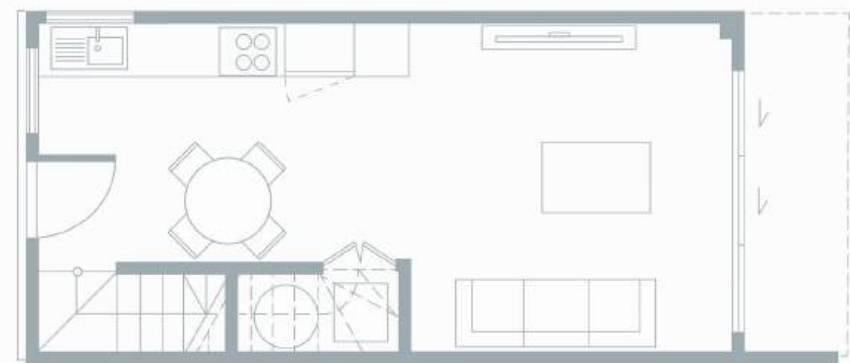
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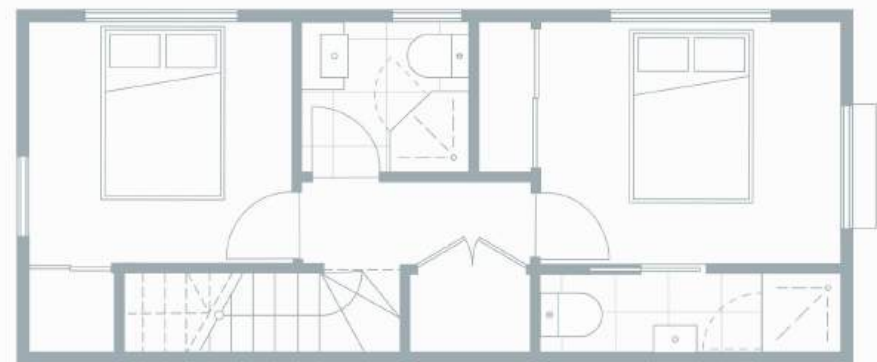
First Floor

Townhouse 13

Approx floor area	66
Approx gross lot size	72
Number of bedrooms	2
Number of bathrooms	2
Carparking	1



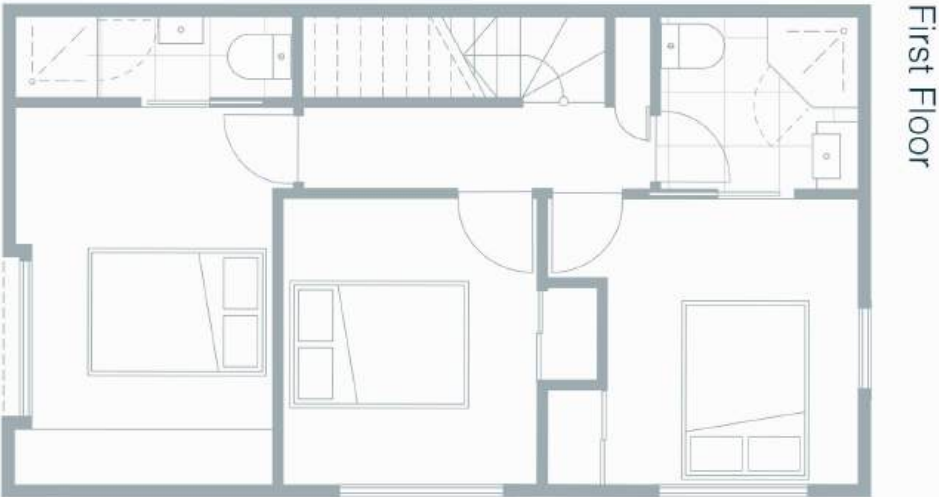
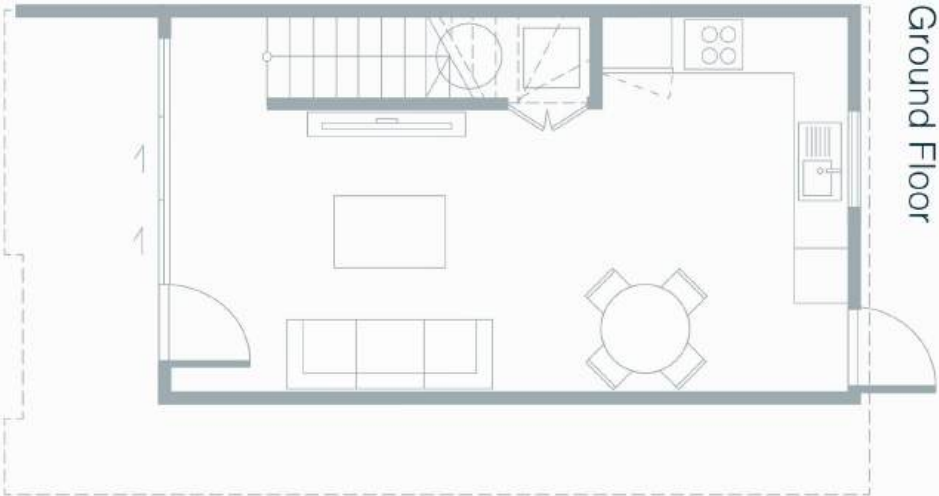
Ground Floor



First Floor

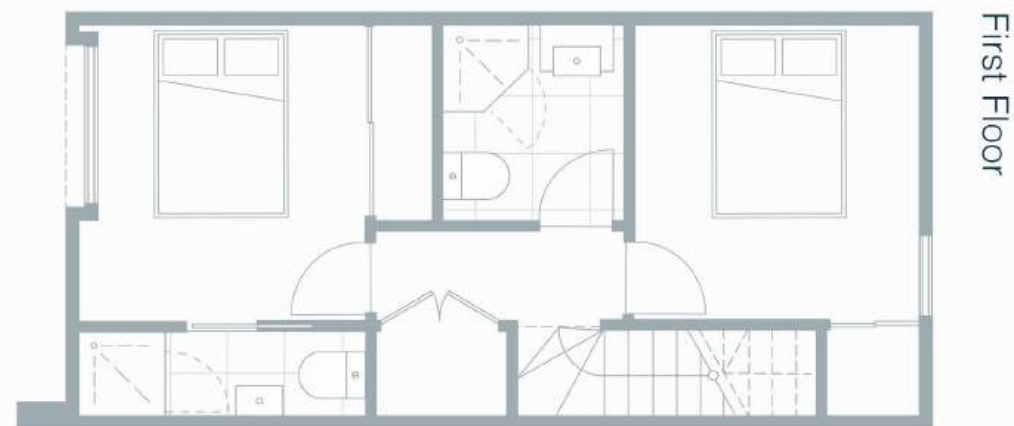
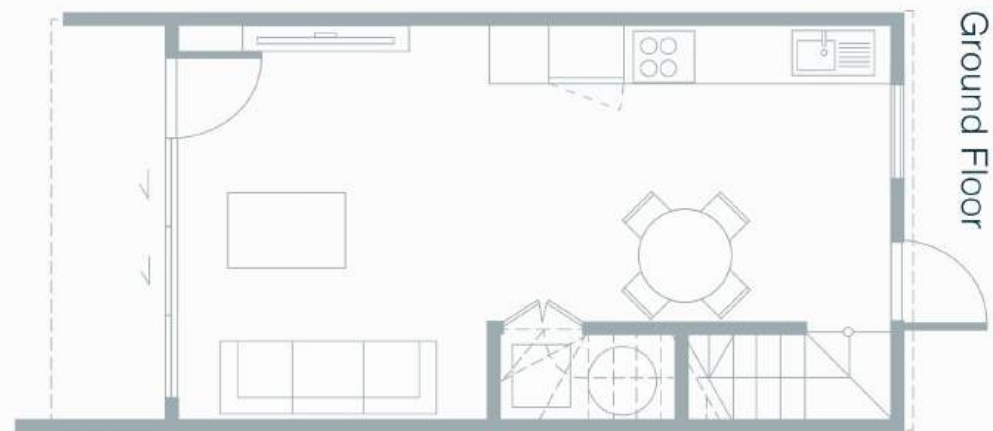
Townhouse 14

Approx floor area	81
Approx gross lot size	106
Number of bedrooms	3
Number of bathrooms	2.5
Carparking	1



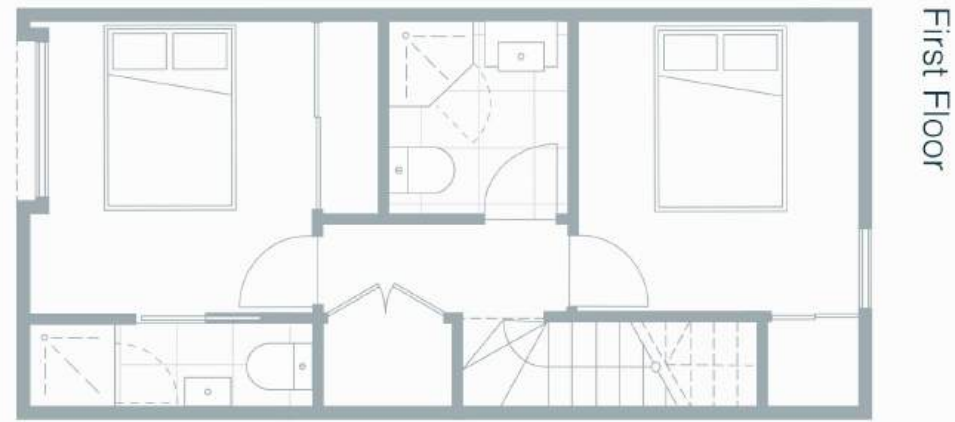
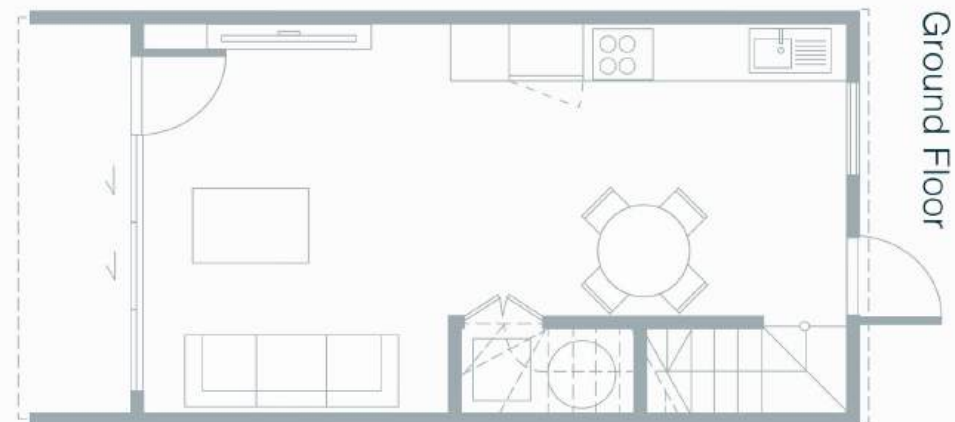
Townhouse 15

Approx floor area	69
Approx gross lot size	69
Number of bedrooms	2
Number of bathrooms	2
Carparking	1



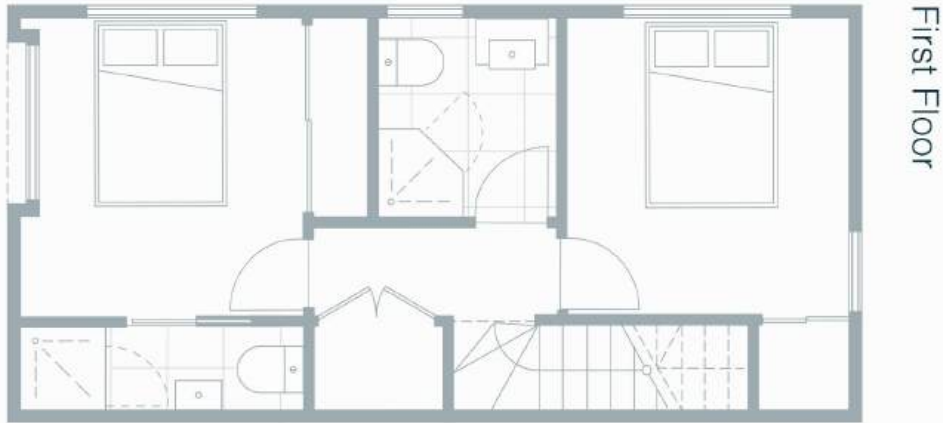
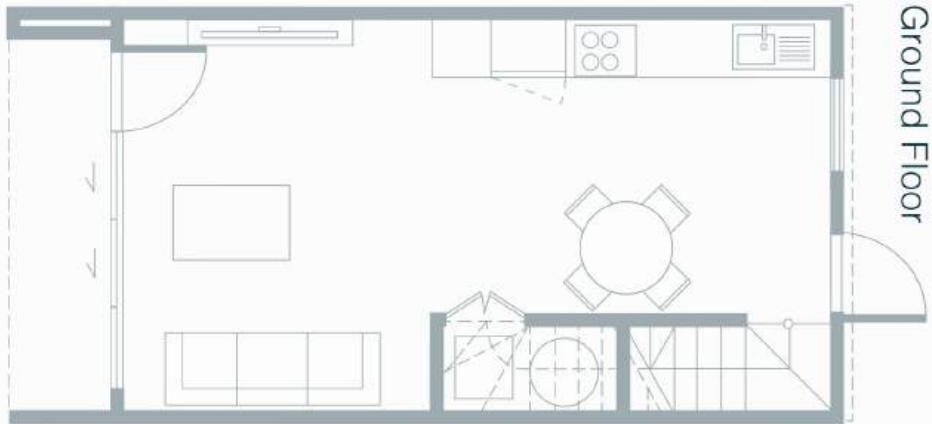
Townhouse 16

Approx floor area	69
Approx gross lot size	69
Number of bedrooms	2
Number of bathrooms	2
Carparking	1



Townhouse 17

Approx floor area	69
Approx gross lot size	94
Number of bedrooms	2
Number of bathrooms	2
Carparking	1







WS

How To Buy With Whitestone Group

Step 1.

Get in touch with the Whitestone Group team, and we will work with you to identify suitable property options for your situation and requirements.

Step 2.

Once we have identified your favourite property, we will help you fill out an offer for us to present to the vendor.

Step 3.

If your offer is accepted, we will convey this to you and your due diligence period will begin, this is the time period where we help you conduct due diligence regarding the property and your finance to make sure you are happy to proceed.

Step 4.

Once the contract goes unconditional and you have paid the deposit, you have purchased the home! This is cause for celebration as the purchase is complete!



Finn Cable

Director

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About Whitestone Group

Whitestone Group is a licensed real estate agency specialising in the sale of townhouses, both existing and off the plans. We pride ourselves on exceptional service, delivering the best possible outcomes for our clients.

Whether you're a first home buyer or an investor, we specialise in helping our customers into the perfect home, and structuring the ideal purchase, no matter how complex your personal situation. With years of experience selling for some of New Zealand's most reputable developers, we bring a wealth of knowledge and expertise to every transaction.

Using our team of the best property professionals, including mortgage brokers, lawyers, accountants, and property managers. We go above and beyond to help our clients achieve their property goals.

As a trusted advisor, we are committed to building long-term relationships and helping our clients achieve their property goals. With Whitestone Group, you can expect an unparalleled level of service and support throughout your property journey.

Whitestone Group Limited Licensed REAA 2008



Shaneel Singh

Director

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