

Private Sale: 116 Wood Bay Rd, Titirangi, Auckland NZ



**116 Wood Bay Road
Titirangi, Auckland**

Sale by Negotiation

Bedrooms: 5 Bathrooms: 3.5 Carparks: 2



View:

Saturday and/or Sunday
11.30 – 12.00 [check online]

**Extended Family Living
Sun & Sea Views**

Near the beach, covering 337 square metres with over half an acre of land including gorgeous bush and established trees, this roomy renovated sunny 70s hilltop home is a must see. It has plenty of space for the kids and pets to play in the gardens; beautiful picturesque views from every window; all-day sun; sea views over the Manukau harbour and across to One-Tree Hill. A large workshop for DIY and a roomy rumpus, currently used as a gym with an infrared sauna, complete the picture.

Trademe: [5106997192](https://www.trademe.co.nz/property/5106997192)
<https://listed.co.nz/property/255>

Alan Grace
027 31 61 614
alan88nz@yahoo.com

Private Sale: 116 Wood Bay Rd, Titirangi, Auckland NZ

Titirangi, Auckland

116 Wood Bay Road

PROPERTY INFORMATION

| | |
|-----------------------------|---|
| Description: | 5 Bedrooms, 3.5 Bathroom, 2 Carparks |
| Floor Area: | 337m ² |
| Land Area: | 2279m ² |
| Legal Description: | Fee Simple: Lot 2 Deposited Plan 59326; NA16D/863 |
| Capital Value: | \$1,775,000 |
| Local Council Rates: | \$4,495.41/year |
| Rental Appraisal: | \$800/week-\$850/week (old estimate) |
| Nearby Schools: | Titirangi School (Decile 10), Green Bay High School (Decile 8), Green Bay Primary School (Decile 7), Glen Eden Intermediate (Decile 7) |
| Construction: | Mixed Material Wall, Steel Roof |
| Building Age: | 1970-1979 |

