

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



Trademe:

[5590034687](https://www.trademe.co.nz/property/5590034687)

<https://listed.co.nz/property/255>

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 roomy rumpus and a large workshop for DIY, currently used as a gym with an infrared sauna, complete the picture.

Alan Grace

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PROPERTY INFORMATION

Description:	5 Bedrooms, 3.5 Bathroom, 2 undercover Carparks
Floor Area:	337m ²
Land Area:	2279m ²
Legal Description:	Fee Simple: Lot 2 Deposited Plan 59326; NA16D/863
Capital Value:	\$1,650,000 (objection lodged; previous CV \$1,775,000)
Local Council Rates:	\$4,921.19/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

