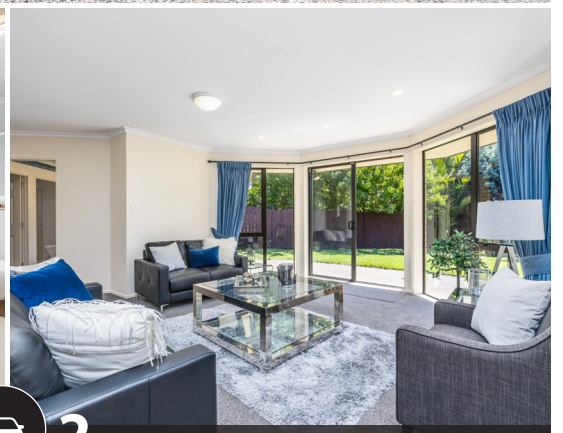
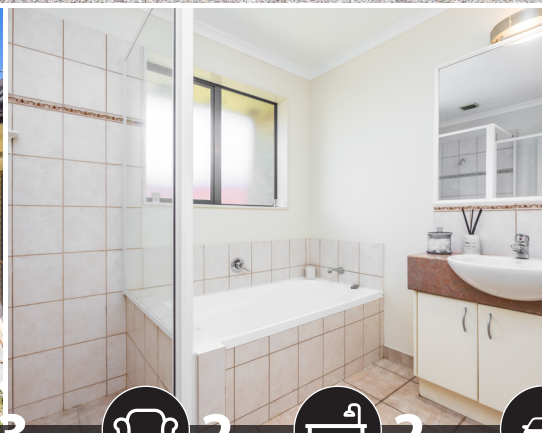
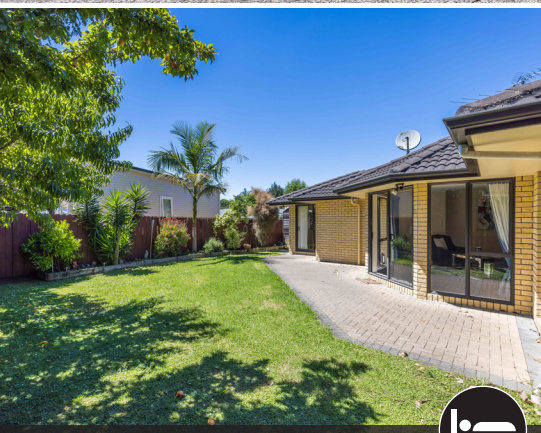


# OVERSEAS VENDOR! AUCTION DAY IS SALE DAY

EXCLUSIVE



BEDROOM



LIVING



BATHROOM



GARAGE



## 7A Shepherds Road, Papakura, Auckland

Nestled along a private driveway in cul-de-sac setting, this charming brick and tile family home offers seclusion, comfort, and convenience. Within a short distance from the harbour's edge, this well presented home serves as a secure haven for the entire family to enjoy.

View on [www.trademe.co.nz](http://www.trademe.co.nz) REF # SDRE185





### 3D FLOOR PLAN

- Brick and tile home
- Private cul- de sac setting
- Large open plan living
- Fully fenced section
- Close to Papakura and Takanini shopping
- Easy care section
- Tiled bathrooms
- Fully insulated
- Two heat pumps
- Healthy homes compliant

### PROPERTY FEATURES

- Fixed floor coverings
- Light fittings
- Curtains / Blinds
- Heat pump
- Cook top
- Wall oven
- Garden shed
- Home ventilation system
- Dish washer
- Range hood
- Waste disposal
- Heated towel rail
- Alarm
- Garden shed
- Garage door remote (x2)

### CHATELS

Land Value:	<b>\$660,000</b>	Lot:	<b>2</b>
Improvements Value:	<b>\$290,000</b>	DP:	<b>201580</b>
Capital Value:	<b>\$950,000</b>	Floor Area:	<b>165m<sup>2</sup></b>
Rates:	<b>\$2,550.11</b>	Land Area:	<b>453<sup>2</sup></b>
		Age:	<b>2000's</b>

### LEGAL DESCRIPTION

**Method of Sale: Auction ( Online)**  
**Wednesday 28th February @ 12pm**



**View on TradeMe**  
**REF # SDRE185**

For property reports and additional resources relating to this property please go to [selldirect.co.nz](http://selldirect.co.nz) or contact our Licensed Negotiator

### CONTACT

**Andrew Wells 027 728 7965**  
**[sellassist@selldirect.co.nz](mailto:sellassist@selldirect.co.nz)**

### METHOD OF SALE



### Looking To Save Money On Agent Commission?

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