

18 Downing Street,
Hoonhay



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**6th Largest Agency
In New Zealand**

*according to listings market share

Glenn Pascoe

020 415 40340

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FORM FUNCTION, AND FLAIR



Grab your first home now and feel connected to the heartbeat of the city. Those that are in the know, know that Hoon Hay, is an area to be investing in.

The home itself offers a relaxed, single-level living in a quiet well-established street. While connectivity to pretty much everything the city has on offer is key here you will definitely enjoy the easy care 413m² freehold section and the space this good sized 110m² floor home offers.

It is family friendly with three-bedrooms, one bathroom, two toilets, and the separate two car garage with room for 2 off street parks. Make no-mistake most modern homes count the garage floor in the size of the house, but with this setup

you add it on. At the center of the home, a thoughtfully arranged, modern updated kitchen connects with the dining area and opens out to an inviting deck, creating an easy flow for everyday living and entertaining. The flow through to the lounge offers a comfortable retreat, complete with a heat pump, while a separate laundry enhances daily convenience.

The three bedrooms are well proportioned. A light, properly appointed functional bathroom simply works for the size of the home.

Outdoors, the easy-care section and sunny deck offer a welcoming space to relax. This is a home that doesn't fight you. Don't delay call now!



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PROPERTY INFORMATION

18 Downing Street



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18 Downing Street, Hoon Hay

Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.

Land Value

\$295,000

Land Area

413m²

Capital Value

\$610,000

Floor Area

110m²

Rates

\$3,716.75

Year Built

1950

Legal Description

LOT 2 DP 753721

Rating Valuation

1 August 2025

Disclaimer: I am merely passing over this information as supplied to me by the client or by the clients agents., or other 3rd parties.

I do not guarantee its accuracy and reliability as I have not checked, audited, or reviewed the information and all interested parties are advised to conduct their own research, seeking legal advice, as required.



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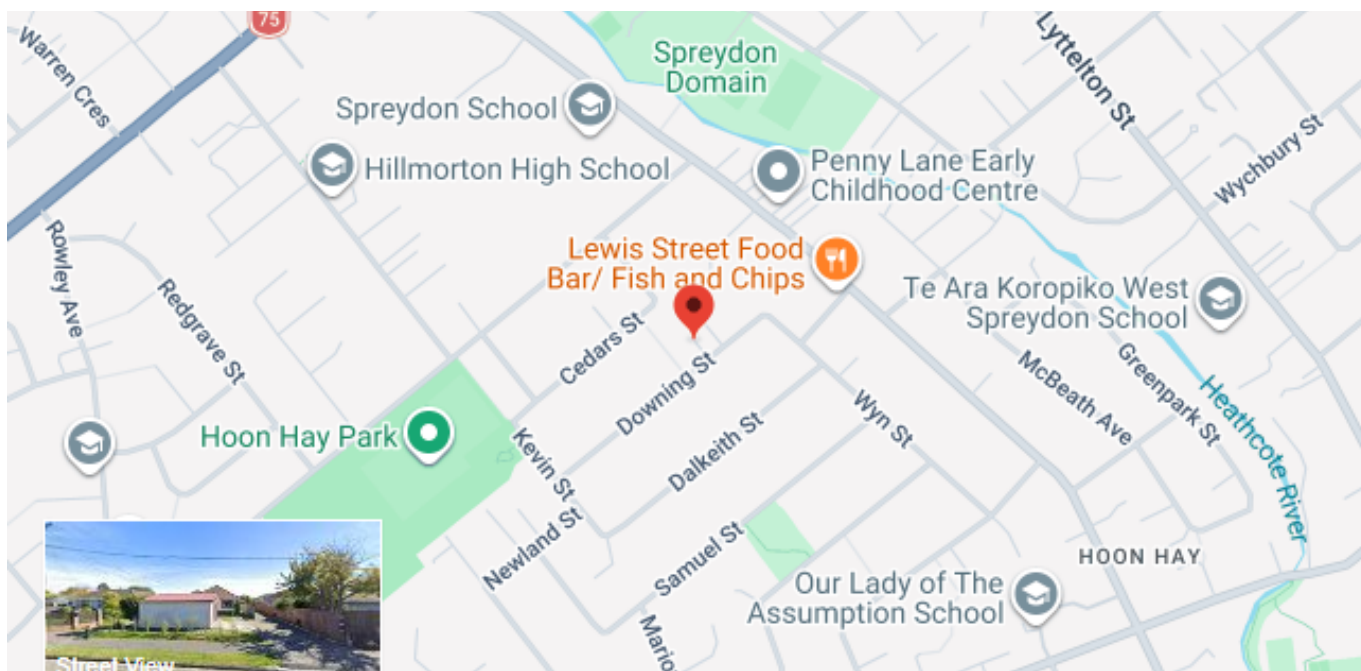
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This independent website shows who's saving you the most. Put in the approximate value of your home...you'll be shocked! Then give me a call...as I do you even better.

<https://calculate.co.nz/real-estate-commission-calculator.php>

Hi, I'm Glenn.

Here's what my clients say about me:

Easy process from start to finish! (5 Stars)

Glenn was proactive from the beginning and made the process easy to manage from start through to finish. He appreciated our timeline and worked with us to arrange things in a way that have helped us seamlessly transition to the next chapter in our life. We are very grateful! Has been a helpful advisor through the process and would recommend him to people looking to buy or sell. - Michael Sunderland (Vendor)

Focused on getting me a good sale (5 Stars)

Glenn worked hard to get me a sale that worked for me. He was very helpful and worked his network and other leads to get offers that he knew would work for me. His communication was clear and regular. I highly recommend Glenn.- Stephen Lorimer (Vendor)

Honesty and Transparency (5 Stars)

I was lucky enough to work with Glenn for the purchase of my first home. I was very anxious about the process and the big decision I was about to make, but Glenn has been very transparent, genuine, and real all throughout the process. He never sugar coated the facts, and it has been objective and concrete in giving me his perspectives and advice, which is appreciated in times of fake faces all around. Highly recommended for whomever needs a little push, and some great advice. - Giovanni (Buyer)

**Smarter Marketing.
Smarter Service.
Smarter Value.**

Glenn Pascoe

Smarter Choice

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