



# 6 Governor Road Northland

**Potential Plus in Northland! BEO \$925,000**

With character and potential this Northland gem is currently configured as two flats and could be a golden opportunity for home and income buyers to establish themselves in a sought after location. Savvy investors will also recognise just what is on offer here with two income streams and the potential to add further value. Upstairs is currently rented at \$650 pw with two large double bedrooms and a smaller single bedroom that could also be an office/study. The living area is a good size and enjoys a wide outlook and the well appointed kitchen looks over the private and sheltered rear courtyard. Downstairs is self contained with one bedroom and is currently rented at \$285 pw. The location is superb with easy bus or walking access to the CBD, the Botanic Gardens and VUW and if you need to park the car there's a single garage at street level.

**BEO\$925,000**

Visit [johncallam.com/6-Governor-Road](http://johncallam.com/6-Governor-Road) for more information.



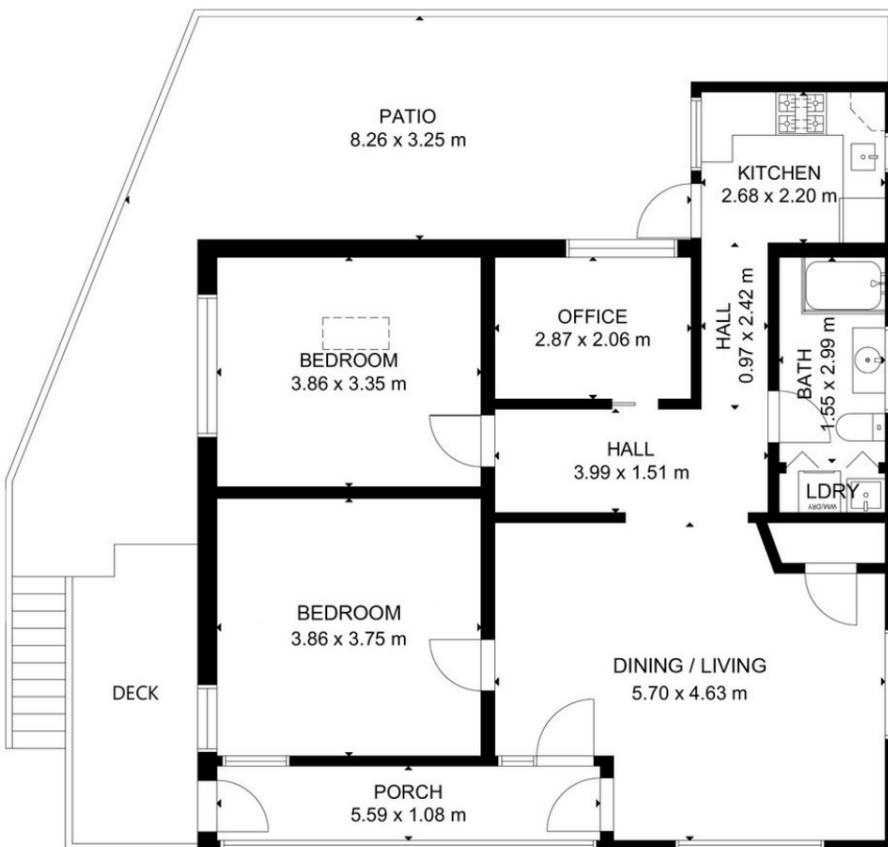
Legal Description LOT 1 DP48770\*  
 Floor Area 122 sqm (approximately)\*  
 Land Area 400 sqm (approximately)\*  
 Rateable Value \$1,120,000\*  
 WCC Rates \$3739.19 pa\*  
 \* Source—Property Guru, WCC

**For Sale by Tender:**  
**Closing: 12pm Thursday 12th May 2022**  
**At: Ray White City Office, 77 Thorndon Quay**



If you are interested in knowing the current market value of your home or investment property feel free to call, text or email me for an up to date market report on your property.

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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Upstairs Floor Plan



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Spacious living area with polished timber floors and character windows taking in the outlook



Generous double bedroom with character windows and a skylight



View looking out across the trees toward the Kelburn Viaduct



Looking from the living area through to the front entrance porch and one of the bedrooms



Single bedroom or study/office overlooking the sheltered rear courtyard



Entrance to the upstairs flat showing the tiled sun porch entrance and looking back toward the rear courtyard



Looking across the living area to the smaller 3rd bedroom or study. Good built in storage in the living area



Good sized kitchen with good natural light and back door opening out to the rear courtyard. There is a gas hob and electric oven



Looking from the back corner of the house toward the upstairs flat entrance



Large double bedroom with character windows and great natural light



Bathroom with shower over bath and also incorporating the laundry



Looking up from the street to the house

