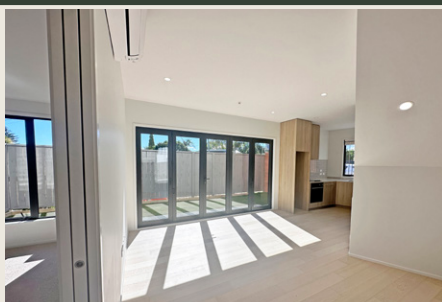
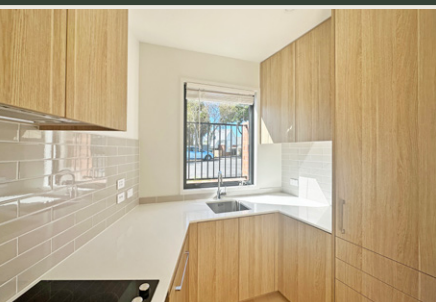


# THE ALBERTON

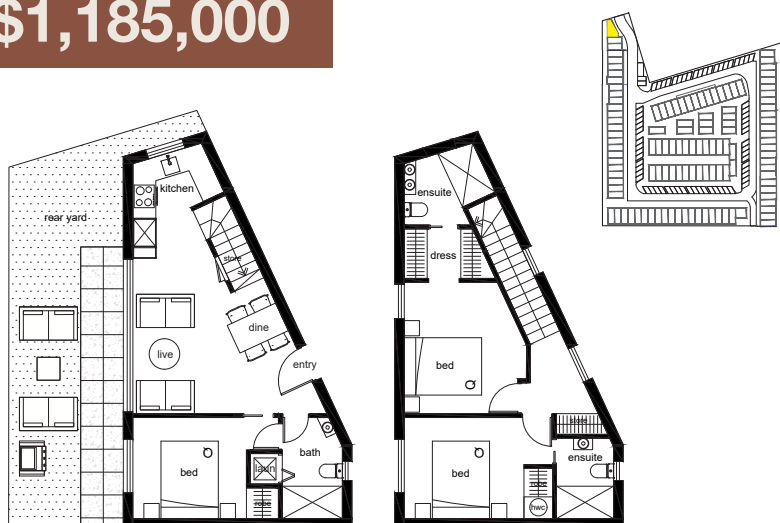
## Architectural Premium 3 Bed Unit with Large Yard Unit 1 - 90m<sup>2</sup> + 37m<sup>2</sup> Yard



### MT ALBERTS LATEST URBAN COMMUNITY



**\$1,185,000**



Lower floor

Upper floor

### BESPOKE DESIGN OFFERING PLENTY OF LIGHT AND SPACE

- Freehold Strata Title Residences
- North facing unit
- Flexible open plan living spaces
- Large Yard - North Westerly Facing
- 3 Bed, 3 Bath
- 1 Carpark (1)
- 2x Heatpumps

Thick concrete/ blockwork intertenancy walls  
with gib finish to superior acoustics

**1/124 TAYLORS ROAD, MOUNT ALBERT, AUCKLAND**

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# THE ALBERTON

## Dual Key - 2 X Apartments

Unit 7 - 73m<sup>2</sup> + 6m<sup>2</sup> Deck + 17m<sup>2</sup> Yard



**PRICED  
TO SELL  
\$968,000**



## IDEAL LOCK AND LEAVE OR INVESTMENT PROPERTY

- Fully managed with **guaranteed 5% net return** for 2 years\*
- **Rates and body corp fees covered** by vendor for 2 years
- **Tenant in place at settlement** – vendor entity leases
- **Monthly rental income** paid directly to you
- Fully furnished units with whiteware and furniture
- Rental estimates based on Barfoot & Thompson data
- **Available at list price** under investment package

7/124 TAYLORS ROAD, MOUNT ALBERT, AUCKLAND

DISCLAIMER: \*5% net return is calculated after outgoings and is based on the Barfoot & Thompson rental assessment (B&T assessment \$1075 x 52 = \$55,900 less BC and rates (\$7,460) net rental = \$48,440/ 52 weeks = \$932/pw paid to the Landlord. \$48,440/ \$968,000 = 5% net return. As calculated at the time of the offer - May 2025. Capital and rental values rise and fall according to market conditions. It is highly recommended that Property purchasers consider on a 10-12 year investment horizon. Every Precaution has been taken to establish the accuracy of the material herein at the time of printing; however, no responsibility will be taken for any errors/omissions. Prospective purchasers should not confine themselves solely to the content of this material and acknowledge that they have received recommendation and had reasonable opportunity to seek independent legal, financial, accounting, immigration, technical and other advice. Sizes stated are measured in accordance with the clauses contained within the Sale and Purchase Agreement. All soft furnishings shown in the images are not included in the purchase price: included but not limited to decorative items such as cushions, rugs, books, art and other textiles displayed in the photos and are not included in the sale.



# THE ALBERTON

## 2 Bedroom + Flexible Space + Garage

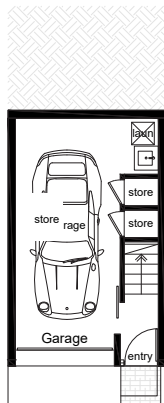
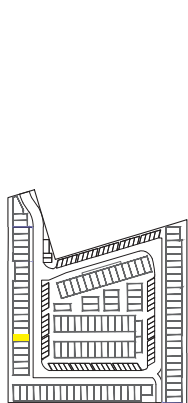
Unit 17 - 98m<sup>2</sup> + 19m<sup>2</sup> Yard



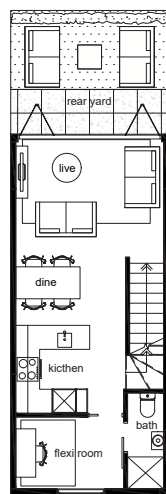
### MT ALBERTS LATEST URBAN COMMUNITY



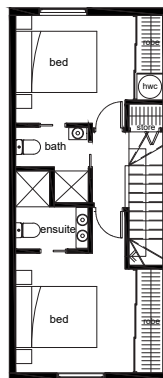
**\$1,085,000**



Lower floor



Middle floor



Upper floor

## PREMIUM TERRACE HOME WITH GARAGE

- Freehold Strata Title Residences
- West Facing Yard
- Flexible open plan living spaces
- Internal Garage

Thick concrete/ blockwork intertenancy walls with gib finish to superior acoustics

**17/124 TAYLORS ROAD, MOUNT ALBERT, AUCKLAND**

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# THE ALBERTON

## 2 Bedroom + Flexible Space

Unit 35 - 73m<sup>2</sup> + 16m<sup>2</sup> Yard



### MT ALBERTS LATEST URBAN COMMUNITY



**\$975,000**



### IDEAL LOCK AND LEAVE OR INVESTMENT PROPERTY

- Freehold Strata Title Residences
- Sunny North Facing Yard
- Flexible open plan living spaces
- Underfloor heating to upstairs bathrooms
- Carpark #20

35/124 TAYLORS ROAD, MOUNT ALBERT, AUCKLAND

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# THE ALBERTON

## 2 Bedroom + Flexible Space

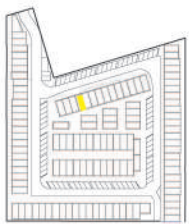
Unit 82 - 74m<sup>2</sup> + 16m<sup>2</sup> Yard



### MT ALBERTS LATEST URBAN COMMUNITY



**\$895,000**



### IDEAL LOCK AND LEAVE OR INVESTMENT PROPERTY

- Freehold Strata Title Residences
- East Facing Yard
- Flexible open plan living spaces
- 2x Heatpumps

Thick concrete/ blockwork intertenancy walls with gib finish to superior acoustics

82/124 TAYLORS ROAD, MOUNT ALBERT, AUCKLAND

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