



200 Carrington Road

Mount Albert, Auckland

TOWNHOUSE R, 17/200 Carrington Road



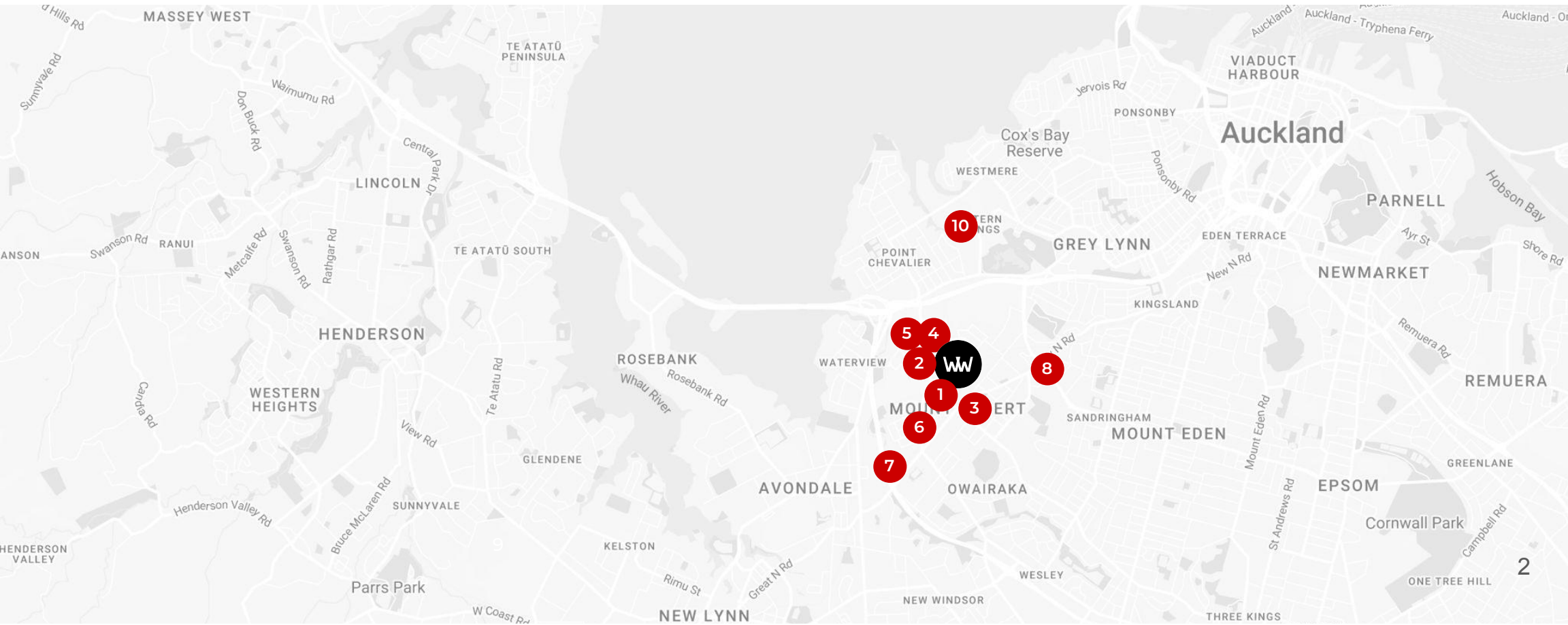
WILLIAMS
CORPORATION 
The Residential Property Developer

Location

Beyond the stylish facade, indulge in the convenience of the Mount Albert location. Explore nearby parks, reputable schools, and the vibrant local community. With easy access to transport links, including the train station, Auckland's city center is within reach, providing a perfect balance between suburban tranquility and urban connectivity.

WHAT'S NEARBY

- | | | | |
|---|---|----|--|
| 1 | CARRINGTON ROAD BUS STOP 40m | 6 | MOUNT ALBERT TRAIN STATION 500M |
| 2 | BRAEMAR RESERVE 40M | 7 | PAK'N'SAVE SUPERMARKET 1.5KM |
| 3 | MOUNT ALBERT VILLAGE 300M | 8 | MOUNT ALBERT COMMUNITY AND LEISURE CENTRE 1.6KM |
| 4 | GLADSTONE PRIMARY SCHOOL 300M | 9 | WESTFIELD ST LUKES MALL 2.3KM |
| 5 | UNITEC INSTITUTE OF TECHNOLOGY AND SPORTS CENTRE 500KM | 10 | AUCKLAND ZOO 2.7KM |



Welcome to **200 Carrington Road**

Discover modern living at 200 Carrington Road, where a community of 34 brand-new homes beckons in the premium Auckland suburb of Mount Albert.

This move-in ready home, complete with all-new appliances, is meticulously crafted with quality materials, promising an investment that will impress for years to come. The timeless black and white cladding adds a touch of elegance to the stylish exterior, reflecting the commitment to both aesthetic appeal and lasting quality.

Step into a residence designed for contemporary comfort, featuring open-plan living spaces that seamlessly flow into a private outdoor area. With multiple bedrooms and thoughtfully designed spaces, this home caters to the diverse needs of today's lifestyle.

Make 200 Carrington Road your haven, where modern living meets timeless elegance. Seize this opportunity to secure a home that not only fulfills your immediate needs but also promises a sophisticated and enduring investment for the future. Schedule a viewing today and witness the epitome of contemporary living in one of Auckland's most sought-after suburbs.







Townhouse R

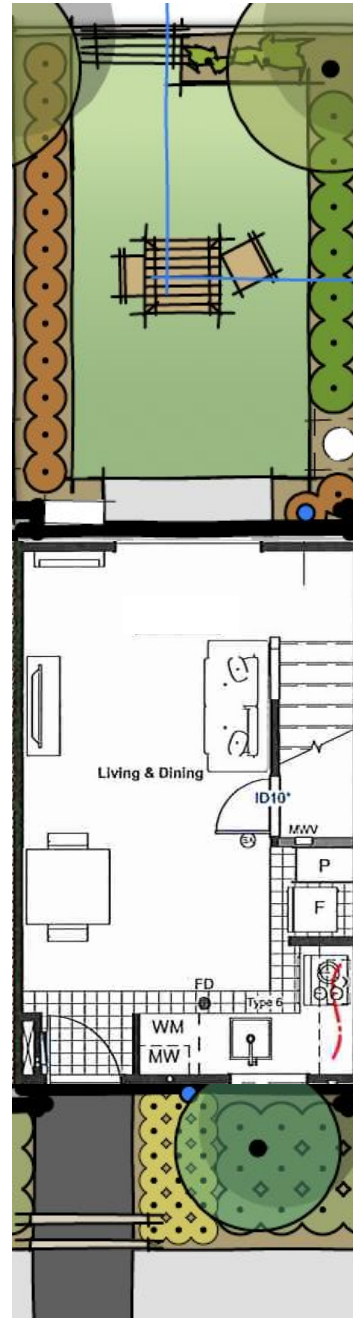
What this townhouse can offer you.

Bedrooms	2	Internal	84m ²
Bathrooms	2	Site	61m ²

Step into modern elegance with this thoughtfully designed home. The ground floor seamlessly combines practicality and convenience.

Ascend to the first floor, where an open-plan layout maximizes space and offers a canvas for your personal style. The kitchen, living area, and balcony flow seamlessly, creating a harmonious living space. Step onto the beautiful balcony to further enjoy the modern living experience.

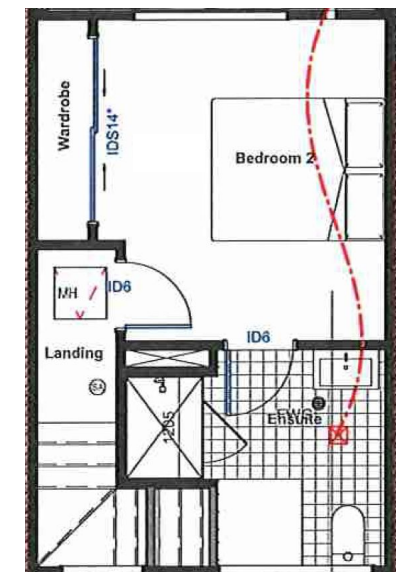
Venture to the third floor, where two double bedrooms each boast spacious slider-accessed wardrobes. Each bedroom has its own allocated toilet, with one serving as an ensuite accessible from the room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Site Plan



The plans, illustrations, measurements and/or descriptions in this Landscape Plan, and in this Information Pack, are indicative only and subject to change during the course of the development. For example, changes may be made to the final landscape plan including the location of plants, the species of plants and the location of fixtures, fittings, structures or similar as a result of any resource consent or building consent or as required during the course of the development. Any areas or dimensions shown in respect of any lot area are subject to final survey.

Rental Appraisals



Ohana Property Offer

Property location:

200 Carrington Road, Mount Albert, Auckland 1025, New Zealand
(2 Bed, 2 Bath)

\$175

Average Nightly Rate

\$235-299

Peak Season and Public Holidays

\$199

Weekend Rate

85-90%

Estimated Occupancy

Conservative Estimates

\$1,147.50

Gross Weekly Estimate (at 90% occupancy)

\$59,014.23

Gross Yearly Estimate (at 90% occupancy)

Compensation

1st month is free

13%

Management Fee + \$95 compensation for Ring security, Amazon Music, Coffee, Consumables and Cleaning Products.

\$25-\$35

Linen Hire Fee Per stay

Property listed on:



Short Term Rental Appraisal



Property Location:

200 Carrington Road,
Mount Albert Auckland

Average Nightly Rate:

\$180

Rental Highlights:

2 Bedroom 2 Bathroom
Full kitchen facilities
Outdoor courtyard

Peak Season/Events and Functions/Holidays:

\$220

Estimated Occupancy per month:

85-90%

Gross Weekly Estimate:

\$1071

Gross Yearly Estimate: (based on 85% occupancy)

\$55,692

these homes are within walking distance to local Schools and shops. The Mount Albert Train Station and Bus Stop are just around the corner, or you can take a short drive to the Northwestern Motorway

Carebnb Management –

- ✓ Management fee **15% +GST**
- ✓ Power and internet are paid **in full** by the owner.
- ✓ Monthly consumables charge **\$150 max** (charged based on percentage of occupancy)
- ✓ Rental numbers are based on Christchurch Central, high demand areas of similar property sizes. Numbers are indicative only.

Booking platforms –



☎ 021 451 607

✉ office@carebnb.nz

🌐 carebnb.co.nz



5 Step Purchase Process

- 1** Contact your Williams Corporation Client Consultant or via the Website or Facebook to confirm availability of the specific property.
- 2** Once the property has been selected, you will then be guided through the signing process of an approved Real Estate Institute of New Zealand and Auckland District Law Society form of Agreement for Sale and Purchase of Real Estate ('Agreement').
- 3** Upon the Agreement being signed by all parties and then dated, you have 5 working days to conduct due diligence and obtain finance. During the 5 working days, you need to correspond and obtain advice from your lawyer, accountant, finance broker etc. Should any queries arise, Williams Corporation are here to assist you. Simply provide the information — you'll be surprised by all the ways we can help. If you are not satisfied, you may cancel the Agreement, for whatever reason, with no questions asked.
- 4** If you are satisfied, the Agreement will be confirmed, then the required deposit becomes due and payable.
- 5** Once the property is completed and settled, Williams Corporation will be proud to provide you with your new property.



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development.



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The Residential Property Developer