



## FOR SALE

### INVESTMENT OR FIRST HOME OPPORTUNITY

Every home has a story and this one is ready for a fresh new chapter. If you've been dreaming of a place where you can roll up your sleeves, bring your vision to life, and build real value along the way, this could be just the opportunity you've been waiting for.

Tucked away in a handy Welcome Bay location, this 3bedroom home is tidy, and absolutely liveable with loads of potential for someone ready to give it a fresh new look. Step inside and you'll find an easy layout to work with an openplan kitchen, dining, and living area at the heart of the home, creating a space that makes everyday living easy and connected.

Outside, the fully fenced 414m<sup>2</sup> section offers space for kids or pets to play, plus there's room to create a garden or outdoor living area just the way you like it. A single garage and offstreet parking tick the boxes for practicality, while the location is close to schools, preschools and local shops means convenience is on your side too.

Yes, she needs a little love, a makeover inside and some attention outside, but that's where the opportunity lies. Move in and take your time, or jump straight into the project and watch this home transform into something special.

Whether you're a first home buyer with a bit of vision, a savvy renovator, or someone looking to create a space that truly feels like you, this is your chance to start something exciting. Move in now, update as you go, and turn this into your perfect first home.

The price is negotiable ..... Let's talk  
Call me today to arrange your viewing and see the potential for yourself.

3 BED | 1 BATH | 1 CAR

**PRICE:**  
Price by Negotiation

**OPEN FOR INSPECTION:**  
Jun 22 at 11:30am - 12:00pm  
Jun 29 at 11:30am - 12:00pm



**Matt Wineera**  
**0274951536**  
matt.wineera@realty.co.nz  
[www.atrealty.co.nz](http://www.atrealty.co.nz)