

45A CLARKE STREET, GATE PA, TAURANGA, BAY OF PLENTY 3112



**SOLD**

## COMPLETE THE WORK, REAP THE REWARD - BRING OFFERS!

Nestled in the heart of Gate Pa, is a charming 3-bedroom home, which offers a canvas for personalization, with renovations underway awaiting your creative touch to finalise them. The kitchen and bathroom have had a makeover, and the ceiling, walls and underfloor are insulated. Step inside to discover a welcoming formal living room adorned with a cozy gas fire, perfect for snug winter evenings. The main attraction lies in the open-plan dining and kitchen area, boasting ample space for culinary adventures and seamless flow onto a private deck, ideal for hosting gatherings or simply enjoying alfresco meals.

Situated on a freehold section, this property features practical amenities such as gas connection, a spacious carport and private off-street parking, ensuring convenience and security for your vehicles. Its prime location provides easy access to nearby schools, shops, the city centre, and even the hospital.

Don't miss this opportunity to shape the home into your own sanctuary in one of Gate Pa's most sought-after up and coming locations.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$575,000

**OPEN FOR INSPECTION:**  
N/A



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THIS PLAN IS INDICATIVE ONLY. ACTUAL MAY VARY.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.