



**SOLD**

**THINK SMARTER WITH THIS GATE PA STARTER**

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Tucked well back from the street at the end of a petite cul de sac, this elevated haven is positioned to capture views of the distant Kaimai Ranges. The recently refreshed property is aptly oriented for westerly sun and has plenty of indoor and outdoor spaces suitable for kids and pets. All the elements for aspiring first home buyers and savvy investors are on offer here including proximity to shops, schools, and services.

The 1990s constructed home features durable, impact resistant Triboard engineered panel wall system with the archetypal full height door frames creating a loftier sense of space. Newly carpeted and recently given an uplifting refresh with interior repaint, the home's simple and seamless layout accommodates open plan living with ranch slider flow to wraparound decking. This is just the spot to throw the steaks on the barbecue and recline on deckchairs with your favourite thirst-quencher and watch the sun's final descent below the Kaimais horizon. A light and cheerful dining area with wall mounted heat pump flanks the tidy kitchen comprising of useful cabinetry capacity and sporting new rangehood above electric cooker and tiled splashback. Three bedrooms share a bathroom with heated towel rail and separate toilet while the laundry has its own nook beside a back door to the yard.

A freestanding garage incorporates workshop and there's parking for a couple more cars on the driveway of this fully fenced, freehold 422

PRICE: \$640,000

OPEN FOR INSPECTION: N/A

