



# FOR SALE

## ONE HOME TOO MANY - MOVE IN TODAY!

Imagine your family living in this wonderfully functional home in a prize location in the heart of Otumoetai. This home offers the perfect blend of versatility, style, and peace of mind with its durable plaster-over-brick and titanboard cladding. The solid construction is reinforced by concrete flooring on the second level, ensuring a home built to last.

Designed to adapt to every stage of family life, the layout boasts four bedrooms (two upstairs and two downstairs) and three bathrooms, making it ideal for young families, teenagers, or multigenerational living. There's even room for a home office or extended family, ensuring everyone can enjoy their own space harmoniously.

The open-plan living and dining area flows effortlessly to a spacious north-facing deck, perfect for year-round entertaining. A freshly updated kitchen with a new stone benchtop, combined with a fully repainted interior, gives the home a bright, modern feel.

Located within the sought-after Pillans Point School zone and close to Otumoetai Intermediate and College, this property is perfectly positioned for a growing family. With double garaging, workshop space, and a large flat parking area, there's room for all your toys—be it a motorhome, boat, or extra vehicles.

The low-maintenance section and expansive deck free up your weekends for family time, socialising, or exploring Tauranga's best spots.

Immediate possession is available with extremely motivated sellers who no longer need this property.

Act now—this family home is ready and waiting!

**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
Asking price \$1,195,000

**OPEN FOR INSPECTION:**  
Feb 23 at 1:00pm - 1:30pm



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# 63A Grange Road, Otumoetai



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.