



# FOR SALE

## FREEHOLD PRIME LOCATION WITH HARBOUR VIEWS

Nestled in the heart of the Avenues, one of Tauranga's most sought-after neighborhoods, this is a rare opportunity to secure a home that combines convenience, lifestyle, and untapped potential. 22B Sixth Avenue was last on the market nearly 30 years ago, now is your chance to live just a short stroll from the waterfront, parks, supermarkets, medical centres, restaurants and Tauranga Primary School.

This freehold townhouse provides all the benefits of a lock-and-leave apartment, with the added freedom to create your dream space, without the hassle of body corporate fees or rules. Spread across two levels, the elevated home boasts tranquil inner harbour views down picturesque Sixth Avenue, offering a charming outlook that compliments the property's potential.

For those with a passion for renovation, this is an exciting opportunity to transform the home into a modern, inner-city retreat. Alternatively, it's move-in ready as a cosy family home or an excellent investment property.

The ground floor offers flexibility with a spacious multipurpose room- ideal for a home office, hobby space, or a small business setup. A large single garage features extra room for storage - whether for kayaks, bikes or a workshop. Internal access and a solid concrete floor between the two levels showcase the home's enduring, reliable construction.

Upstairs are two bedrooms, including a generously sized main bedroom, along with a bathroom, separate toilet, and an open-plan living and dining area. The well equipped kitchen provides potential for modernisation and opens onto a private, secure back lawn. With enough room for kids/ pets to play and the opportunity to create an outdoor entertainment space.

This much-loved home is perfect for families, retirees or professionals looking to make their mark.

Call Jude today for a private viewing or see you at an upcoming open home. This incredible opportunity won't last long!

2 BED | 1 BATH | 1 CAR

PRICE:  
Asking price \$875,000

OPEN FOR INSPECTION:  
Feb 23 at 2:00pm - 2:30pm



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