



## FOR SALE

### DELIGHTFUL AVENUES TOWNHOUSE – YOUR NEXT CHAPTER AWAITS

Nestled on the ever-desirable Edgecumbe Road, this charming brick and tile townhouse offers easy living in the heart of the sought-after Avenues. Positioned between 13th and 14th Avenue, this property boasts proximity to Tauranga Hospital, Boys' College, and zoning for the esteemed Tauranga Primary School - all within walking distance.

Set on a low-maintenance 327sqm freehold section, this home combines convenience, style, and practicality. The heart of the home is its spacious open-plan living, dining, and kitchen area, seamlessly extending to a private courtyard - the perfect spot for BBQs and outdoor entertaining.

The fully fenced section ensures a safe haven for children and pets, while the three generously sized double bedrooms cater to a range of buyers. Whether you're a first-home buyer seeking space for flatmates, a retiree desiring a lock-and-leave lifestyle, a savvy investor, or a family eager to settle near top-notch schooling, this home ticks all the boxes.

With its superb location and undeniable potential, this is an opportunity not to be missed. Our motivated owners are ready for their next adventure - are you ready to begin yours?

Contact Jude today to secure your slice of the Avenues!

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

**PRICE:**  
Asking price \$885,000

**OPEN FOR INSPECTION:**  
N/A



**Jude McIsaac**  
**0275982678**  
jude@eastrealty.co.nz  
East Realty