



# FOR SALE

## CHARACTER VILLA - ENDLESS POTENTIAL

Step back in time with this circa 1910 villa, a timeless treasure brimming with charm and ripe for transformation. With its blend of original features and modern updates, this home offers an exciting canvas for renovators and flippers eager to create something extraordinary.

From the moment you enter, the character captivates. Native timber floors underfoot and soaring pressed tin ceilings in the lounge, main bedroom, and entrance hallway evoke a sense of grandeur from a bygone era. The home has been updated for comfort with ceiling and underfloor insulation (where accessible), a built-in fireplace, re-wired, and the convenience of an Infinity gas hot water system.

Set in a cul-de-sac, the villa enjoys a sheltered, north-facing porch perfect for relaxation. A vibrant orange tree adds charm to the outdoor space, while the location is ideal, just a short walk to Gate Pa Shopping Centre, Tauranga Girls' College, Gate Pa Primary School, and main bus routes.

This property calls to those with a vision for blending old-world charm with modern living. Bring your tools, embrace the challenge, and create a stunning home that honours the past while embracing the future.

Your opportunity to bring this character gem back to life starts here. Contact us today to arrange a viewing!

3 BED | 1 BATH | 1 CAR

PRICE:

Asking price \$595,000

OPEN FOR INSPECTION:

N/A



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