



# FOR SALE

## OH SO CONVENIENT! OWNER OFF OVERSEAS

Privately nestled down a peaceful right of way on a freehold section of 301sqm, this immaculately presented townhouse is a true gem in the heart of Tauranga's sought-after Avenues.

Located on the south end of Devonport Road between 17th and 18th Avenues, convenience is key here! You'll love the close proximity to Tauranga Hospital, Tauranga Intermediate, local primary schools, popular cafes, and the bustling Fraser Cove and Gate Pa shopping centres—all just a stone's throw away.

Step inside and be greeted by the light-filled, open-plan living and dining area, perfectly complemented by its seamless flow to a sunny north-facing deck and garden. Whether it's your morning coffee in the sun or hosting family and friends, this sheltered patio offers the perfect setting. The fully fenced lawn and garden provide a secure space for children and pets to play.

The well-appointed kitchen serves as the hub of the home, with plenty of bench space and all the appliances you'll need. Both bedrooms are generous doubles, and the spacious separate laundry offers versatility—ideal as an office, hobby space, or additional storage.

After 8 wonderful years, the owner is ready for an exciting new chapter in Australia, and her bags are already packed! This home is a perfect fit for first-home buyers, hospital workers, retirees, professional couples, or savvy investors looking to secure a property in this prime Avenues location.

Act quickly—properties like this are snapped up fast!

2 BED | 1 BATH | 1 CAR

PRICE:  
Asking price \$735,000

OPEN FOR INSPECTION:  
N/A



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