



## FOR SALE

### BRILLIANT BROMLEY BEAUTY

Welcome home to Unit 2, 4 Bromley Road, perhaps the best opportunity on the market right now for a starter home in a desirable city fringe location. This property is perfect for investors looking for an entry level rental to bolster their portfolio or a first-home buyer seeking a cute starter with scope to add some cosmetic improvements. Offered to the market for the first time in 20 years, when you see the generous room sizes and sunny yard, you'll understand why this cutie is such a keeper!

Bromley is a sound rental investment location, 36% of people who live in Bromley are renters. We have been provided multiple rental appraisals of \$500+ per week for this property, which would result in a gross rental yield of 6.6%, significantly higher than the median rental yield in Bromley (4.4%).

Step inside from the timber decking to find a surprisingly expansive open plan kitchen living dining space, the pastel green kitchen cabinets give the space a great pop of colour that brightens the room. Sunny in the summer with floor to ceiling windows and warm in the winter with a modern heat pump in the centre of the living space, this is a home which ensures year round comfort. Down the hallway you'll find three good sized double bedrooms, a central bathroom and separate laundry room.

The single car garage and fully fenced yard area takes care of the rest of the amenities buyers look for to make homes like this stand out from the rest. Not only do you have everything you need in this home, but outside this is a location which can't be beat. The garden reserve across the road gives the street a lovely, open feeling, complete with a mini skate ramp. This is a desirable spot for families with Bromley School a stones throw across the park. At the other end of the road is a bar & restaurant, petrol station, and from there you're barely a few minutes to Linwood Pool, the Woolston Club & Eastgate Shopping Centre.

Hop in the car (but not for long!), less than 10 minutes drive and you'll be in the city centre, there really is no alternative for convenience and this home has that in spades. South New Brighton beach is an even shorter drive away, positioning this perfectly for those looking for that city to surf lifestyle.

Homes this affordable do not last long in the market, call Campbell today on 021 515 085 for viewing information.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
Enquiries Over \$440,000

**OPEN FOR INSPECTION:**  
N/A



**Campbell Venning**  
**021515085**  
campbell@venningproperty.co.nz  
Venning Property