



FOR SALE

CHARACTER GEM WITH INCOME POTENTIAL

Step into the perfect fusion of timeless charm and modern convenience with this fully renovated 1940's weatherboard home. Brimming with character yet offering all the comforts of a new build, this stunning property is ready for its next owner. The vendors have already built and are eager to move, presenting a prime opportunity for discerning buyers.

Nestled on a private, low-maintenance freehold section, this thoughtfully updated 4-bedroom, 3-bathroom property boasts double glazing and full insulation, ensuring year-round comfort. The spacious open-plan living area seamlessly extends to a secluded outdoor haven complete with a large outdoor fireplace and spa pool providing the perfect setting for entertaining or relaxing with family.

Adding to the appeal is a versatile sleepout studio, conveniently attached to the generous double garage. Ideal for extended family, guests, or a potential Airbnb income stream, this flexible space offers endless possibilities to suit your lifestyle.

Situated in the sought-after Avenues, this home places you within easy reach of arterial routes, city shopping, Tauranga Hospital, supermarkets, and top schools like Tauranga Boys College.

With the vendors motivated to move to their new home, now is your chance to secure this contemporary character home.

Don't miss out, contact us today!

4 BED | 3 BATH | 2 CAR

PRICE:
Enquiries Over \$1,075,000

OPEN FOR INSPECTION:
N/A



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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.