



**SOLD**

## PICK OF THE BUNCH AND PACKS A PUNCH

Concealed down a long-shared driveway in its own sunny and secluded haven, this freehold property offers new beginnings for first home buyers. Already Healthy Homes Standards compliant, investors may see this as a great addition to their portfolio and with a low maintenance section, retirees and downsizers could consider this their natural next step. In a lovely leafy neighbourhood close to excellent amenities, this superb 2011 built home is vacant so will flexibly fit in with your own settlement goals.

The neat and tidy two bedroom 123 sqm (approx.) home is partially double glazed and clad in attractive grey vertical Linea weatherboard with a covered front deck and double garage. A carpeted open plan living and dining area with floor mounted heat pump has easy flow to outdoor areas for barbecues and alfresco entertainment. The refurbished kitchen is a modern and spacious zone with timber look laminate flooring, stainless steel appliances and an abundance of storage for all the essentials. A central hallway is the conduit for two bedrooms fitted with double wardrobes and which share a sizable family bathroom combining shower, vanity and toilet. Plenty of storage and internal access leads to the double garage which integrates the laundry where ranch sliders connect to the patio and utility area.

The flat, gated and fenced 415 sqm (approx.) section has enough lawns to satisfy the family pooch while the vege beds and a lock up potting shed are in situ if you're a green thumb gardener who wants to grow your own salad ingredients. The stormwater retention tank comes into its own for garden irrigation back up and there's plenty of off-street parking for extra vehicles. Minutes from schools, Greerton shopping precinct and Gate Pa New World junction with picturesque Yatton Park close for bike rides, doggie walks and nature rambles. Well located also for the golf course and swimming pool with nearby Tauriko and the city centre handy for commuters.

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

**PRICE:**  
**\$700,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Nicole Barrett**  
**0211290673**  
nicole.barrett@yourpropertyhq.co.nz  
[yourpropertyhq.co.nz](http://yourpropertyhq.co.nz)



YOUR PROPERTY 

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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.

Nicole Barrett  
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[yourpropertyhq.co.nz](http://yourpropertyhq.co.nz)

