



**SOLD**

## TOP-NOTCH ON TWENTYSECOND AVENUE

Welcome to your new home!

If you are looking for a fabulous first home or a great investment, then this one is for you.

This amazing home features the following:

- Cozy Lounge for comfortable living
- 3 well-appointed bedrooms
- Modern kitchen with dishwasher
- Air-conditioned living spaces
- Single carport plus additional parking for 2 extra vehicles
- Fully fenced section
- Great outdoor entertainment area

This well loved home has been in good hands with the current owners who have added special touches such as new carpets, some kitchen upgrades and more, making it ready for new owners to move in and enjoy.

The fully fenced section offers excellent security and privacy, perfect for families with children or pets. The dedicated entertainment area creates an ideal setting for hosting friends and family, whether it's summer BBQs or weekend gatherings.

And climate comfort is assured year-round with the inclusion of air conditioning, ensuring your family stays comfortable through all seasons.

Families will appreciate the close proximity to Gate Pa shopping center, Gate Pa School, and Tauranga Girls College which is just a few steps away, providing excellent secondary education opportunities.

The property's central location in Tauranga ensures easy access to all the Bay of Plenty has to offer. The neighborhood has a vibrant, family-friendly atmosphere that makes it perfect for both young families and professionals.

This delightful home represents an opportunity to secure your place in one of Tauranga's most convenient and historically rich suburbs. Whether you're starting out, scaling down, or looking for a great investment property, this home offers the perfect blend of comfort, convenience, and community.

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

**PRICE:**  
\$635,000

**OPEN FOR INSPECTION:**  
N/A



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