



# SOLD

## URGENT SALE – MUST BE SOLD!

The clock is ticking - this immaculate townhouse in sought-after Braemar Villas must be sold. The vendor has their eye on another property and time is running out.

Tucked away in a peaceful enclave, this beautifully presented home combines sun-soaked living, effortless style, and resort-style amenities - all just minutes from the Bethlehem Town Centre.

Step inside and discover high ceilings, fresh LED lighting, and a heat pump for year-round comfort. The open-plan living, kitchen, and dining areas flow seamlessly outdoors to a sunny deck perfect for entertaining as the sun sets. A cleverly integrated office nook offers the ideal space for working from home.

With three bedrooms and two bathrooms spread across two levels, there's room for everyone. The spacious upstairs master suite offers a peaceful retreat with a walk-in wardrobe and semi-ensuite, while downstairs bedrooms open onto a private, fully fenced courtyard framed by lush landscaping and fishpond - the perfect space for relaxing.

Lovingly maintained, this home was fully reclad with aerated concrete and double glazing in 2019 - giving you peace of mind and move-in-ready confidence.

The double internal access carpeted garage fits two vehicles or ideal for extra storage. And when it's time to lock up and leave? You can travel worry-free.

You'll also enjoy exclusive access to a resident-only swimming pool and tennis court - your own slice of resort living at home.

Zoned for Bethlehem School, Otumoetai Intermediate, Otumoetai College, and Tauranga Boys' and Girls' Colleges - and close to shops, cafes, and key amenities - this location is hard to beat.

The vendor is on the move - are you? Act now to secure this exceptional home. Opportunities like this don't wait.

To download Property Files please follow this link: <https://www.propertyfiles.co.nz/P-1220788>

## 3 BED | 2 BATH | 2 CAR

PRICE:  
\$677,500

OPEN FOR INSPECTION:  
N/A



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