



## FOR SALE

### CLASSIC KIWI BACH WITH GREAT POTENTIAL

This is your chance to own a slice of Awakino in a quiet cul-de-sac – a classic Kiwi bach ready for someone with vision and elbow grease. There's work to do, but there are some solid features and the potential is huge.

- Spacious open-plan living, dining, and kitchen area
- Ranch slider opens onto a large deck with built-in seating – perfect for summer BBQs
- Extra-deep double garage with internal access and electric door
- Fully fenced, flat quarter-acre section with established trees – ideal for kids, pets or future plans
- 3 bedrooms plus a smaller room – perfect as an office, sunroom or fourth bedroom
- Supplied by nearby village spring water, plus a tank on-site

Love the outdoors? You're close to the Awakino River, popular for whitebaiting and river adventures. The iconic Awakino Hotel (with pub and restaurant) is even closer, and Mokau's cafes, takeaways and local butcher are a short drive away. Beautiful blacksand beaches stretch for miles nearby, offering plenty of opportunity for surfcasting, longlining, surfing, long walks and exploring.

Settle in full-time or enjoy weekend escapes – with the bowling green across the street and the sound of the river nearby, this is a rare find in a sought-after location.

Bring your tools, roll up your sleeves, and make it yours. Opportunities like this don't come about often. Being sold as is, where is.

3 BED | 1 BATH | 2 CAR

#### PRICE:

Price by Negotiation

#### OPEN FOR INSPECTION:

N/A



**Jarred Hancox**

**0272544626**

jarred@realty.co.nz

[www.atrealty.co.nz](http://www.atrealty.co.nz)