



# FOR SALE

## PRICE REDUCED - MUST BE SOLD!

The Vendors are highly motivated to see a result as they have relocated and our instructions are clear... this property must be sold!

Climb the ladder with this cute and easy-to-maintain two-bedroom home, an excellent choice for those looking to secure their first home or add this gem to your investment portfolio as it is currently tenanted with wonderful tenants.

Stepping inside, the open plan concept offers a cosy layout with a bright and inviting living area and indoor-to-outdoor flow to the spacious and private deck for those summer BBQs with family and friends, presenting two generously sized bedrooms, a full bathroom, and a separate laundry for family convenience and easy access to the backyard. The single covered carport and additional off-street parking is a bonus with the low-maintenance living offering more freedom to enjoy your weekend travels.

Whether you're looking for a comfortable first home, an easy-care downsizer, or a solid rental investment, this well-presented home is a fantastic opportunity and walking distance to the local Primary School.

Just 7 minutes to The Base and 13 minutes to the CBD, the location is convenient for an easy commute.

LM Realty is here to do business with all agents and their buyers, talk to us for more details.

For an info pack or a private viewing, call Leon 027 389 4714 or Chane 021 204 3133.

\*Note: Specified floor and land area sizes have been sourced from Property Guru and/or LINZ. We recommend you seek your own independent legal advice.

2 BED | 1 BATH | 1 CAR

PRICE:  
Asking price \$480,000

OPEN FOR INSPECTION:  
Aug 23 at 12:00pm - 12:30pm



**Leon Mitchell**  
**0273894714**  
leon.mitchell@lmrealty.co.nz  
www.lmrealty.co.nz