



## FOR SALE

### BUILD NOW IN LYNMORE SCHOOL ZONE

A truly exceptional residential section that ticks all the boxes for those ready to build their dream home."

"This private, fully fenced section offers the best of both worlds: peace and seclusion, yet conveniently located close to local amenities, schools, and transport links. Whether you're a family planning your forever home, or an investor looking to develop – this site is ready to go, and what makes this property stand out is that it comes with a completed geotechnical report, giving you peace of mind and saving you both time and money.

Even better, professionally designed building plans are ready and available, meaning you can break ground sooner rather than later."

This section has been prepared with future development in mind – it's flat, cleared, and all essential services are in place and easily accessible. Whether you choose to use the existing plans or bring your own vision to life, the groundwork has been laid – literally."

"Opportunities like this don't come up often. If you're looking for a private, build-ready section with all the prep work done – this is it!  
Located at 1A Melrose Avenue, Ōwhata, Rotorua

Get in touch today to arrange a viewing, request the full property pack, or to walk through the proposed building plans.

I'm Kat Flavell from iSellProperty, and I look forward to helping you take the next step to break ground on this next purchase.

0 BED | 0 BATH | 0 CAR

PRICE:  
Asking price \$365,000

OPEN FOR INSPECTION:  
N/A



**Katrina Flavell**  
**0274944646**  
kat@isellproperty.co.nz  
iSell Property