



FOR SALE

PRICE REDUCED - MOVE IN READY!

Positioned in a quiet cul-de-sac, this home offers the perfect blend of comfort, convenience and potential. Well-presented throughout with a freshly painted house exterior the home features three bedrooms and a spacious open-plan layout, designed to suit everyday living with elevated views.

Set on a generous 760 sqm freehold section, this home opens the door to endless possibilities, whether you're dreaming of creating an outdoor entertaining space, expanding the home, or simply enjoying the room to move and grow. The living area is filled with natural light, creating a warm and inviting atmosphere that flows seamlessly into the dining and kitchen space. The kitchen offers ample storage, making meal prep and organisation simple, whilst providing the perfect space to entertain family and friends. The generous bathroom is centrally located for easy family convenience, along with a separate laundry room with direct access to the back yard. The single garage is perfect for those wanting covered parking or additional storage, with off-street parking being a bonus.

It's also a great choice for first home buyers, being zoned for Te Awamutu College, Te Awamutu Primary School, and Te Awamutu Intermediate. Whether you're starting out, or seeking a well-maintained investment in a great location, this home offers potential, comfort and charm in equal measure, and definitely a fantastic find in the heart of Te Awamutu.

Contacts us for the full information pack including a rental appraisal, Vendor supplied LIM etc, or start the ball rolling with a private viewing, call Leon 027 389 4714 or Chane 021 204 3133.

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

Please contact us for further disclosure details.

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

3 BED | 1 BATH | 1 CAR

PRICE:

Asking price \$569,000

OPEN FOR INSPECTION:

N/A



Leon Mitchell

0273894714

leon.mitchell@lmrealty.co.nz

www.lmrealty.co.nz



Drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors.
 All dimensions are measured internally and floor areas reflect this. Measurements should be verified and the buyer to complete their own due diligence.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.