### 1 FYVIE AVENUE **TAWA**











# **FOR SALE**

## ADD YOUR OWN PERSONAL FLAIR AND DESIGN

To be sold by deadline sale (by 21 Oct) - if not sold prior

Nestled at the northern end of Tawa on a generous 911 square metre section, this 250 sqm three-bedroom, two-bathroom 1970's family home at 1 Fyvie Avenue offers the perfect blend of comfortable living spaces and outdoor entertainment.

With three good sized bedrooms and two full bathrooms this home offers convenience for busy family routines.

A tandem garage provides secure parking and storage, completing the practical elements of this ideal family home.

The dedicated outdoor entertainment area provides the perfect setting for year-round gatherings and its elevated position captures the 180 degree urban valley views.

- · Outdoor entertainment area perfect for hosting friends and family
- Tandem garage with internal access and additional storage space
- Two separate living areas offering flexible family arrangements
- · Elevated balcony capturing expansive urban/valley views
- Large rumpus room downstairs, great for hobbies, kids play area etc

Tawa offers an exceptional lifestyle and is renowned for its excellent transportation links, providing quick and convenient access to Wellington's CBD - often faster than many inner-city suburbs. Families will also appreciate a strong educational foundation, with numerous primary schools within walking distance and the well-regarded Tawa Intermediate & College serving older students. The area boasts excellent childcare options and is known for its family-friendly community atmosphere.

For daily conveniences, local shopping centres and the nearby Dress Smart outlet provide retail therapy close to home, and only 3 mins drive to Transmission Gully Motorway giving quick access to Wellington city, Hutt Valley and the Kapiti coast..

Tawa's extensive network of walking and cycling trails, including the scenic Porirua Stream trail, provides recreation opportunities right on your doorstep. The suburb creates a natural amphitheatre that residents have come to love.

Whether you're seeking a forever home where children can grow and flourish, or a property

## 3 BED | 2 BATH | 2 CAR

#### PRICE:

Deadline sale. Deadline date 21/10/2025

OPEN FOR INSPECTION: N/A



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**1 Fyvie Avenue** Tawa

Measurements are indicative only

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.

