



# FOR SALE

## SENSATIONAL ON SYLVANIA

Welcome to your new home!

Nestled in the heart of Matua, this delightful 2-bedroom home on Sylvania Drive presents an exceptional opportunity for first-home buyers, or savvy investors seeking a foothold in one of Tauranga's most sought-after suburbs. With its compact yet functional 81 square meter layout and single garage, this property combines comfortable living with the convenience of established neighborhood amenities.

This fantastic home features the following:

- 2 Good sized bedrooms
- 1 Spacious bathrooms
- Separate Laundry
- Spacious and light Open plan kitchen and living
- Single separate garage
- Fully fenced section
- Low maintenance gardens
- Healthy Homes Compliant

Great tenants already in place, currently on a periodic tenancy. Rental appraisal and other information available on request.

This property is not just a house, it is a home – a place where you can make memories, build a future, and create a lifetime of happiness. Add to that its prime location where you'll have access to top-rated schools, shopping centers, doctors and the highway is just minutes away.

Makes for a wonderful family home as well as a great investment opportunity.

Contact Monica and Gregory for more information

2 BED | 1 BATH | 1 CAR

PRICE:  
Enquiries Over \$600,000

OPEN FOR INSPECTION:  
Jun 28 at 1:45pm - 2:15pm



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