



# FOR SALE

## PREMIUM ADDRESS - BUILDERS DELIGHT

Only a short stroll to St Mary's School, this split-level home is perfectly positioned in one of Tauranga's most desirable neighbourhoods. Sitting on a low-maintenance section, it offers a fully fenced private courtyard and garden, ideal for relaxed living.

Inside, you'll find three spacious double glazed bedrooms and two bathrooms, with the kitchen at the heart of the home, conveniently located between the separate living areas. The main lounge features a cosy gas fireplace, perfect for gathering on cooler evenings and the dining area, ideally suited as a family room, is flooded with sunlight and both areas flow outside. Double garaging with internal access adds everyday ease.

An added bonus? The home enjoys views across the inner harbour, providing a serene backdrop to daily life.

The owner is downsizing into a retirement village and has priced the property to sell, taking into account the monolithic cladding. The property file includes both a building inspection report and an invasive moisture test for your review, ensuring full transparency for buyers.

Whether you're an experienced builder searching for your next investment or a visionary buyer ready to transform a property, this home offers a unique opportunity in a premium location. Bring your ideas, creativity, and style - the potential here is only limited by your imagination.

To download Property Files please follow this link: <https://www.propertyfiles.co.nz/P-1417556>

Please be aware that this information has been sourced from third parties including Reinz, Property Smarts, Property-Guru, regional councils, and other sources and we have not been able to independently verify the accuracy of the same. Land and Floor area measurements are approximate and boundary lines as indicative only.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
Asking price \$750,000

**OPEN FOR INSPECTION:**  
Aug 24 at 12:00pm - 12:30pm



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