

# FOR SALE

## COZY RETREAT!

Welcome to this tastefully presented three-bedroom home, ready for you to move in and enjoy. The family-friendly layout includes three generously sized bedrooms, a separate toilet, and a bathroom. There is also a separate laundry featuring a new hot water cylinder. The inviting open-plan kitchen, dining, and lounge area flows onto a spacious north-facing deck, offering views of Mt. Ngongotaha, perfect for entertaining or relaxing in the sun.

Additional features of the home include:

- Compliant wood burner, ceiling insulation, and fresh carpet throughout.

Location highlights:

- Within walking distance to John Paul College, New World West End, and the rugby stadium
- Convenient access to public transport
- A short drive to Rotorua's CBD

The outdoor space features an easy-care, fully fenced section that ensures privacy and safety for both children and pets. Additional advantages include a single garage with a workshop and ample off-street parking.

Enjoy the raised garden beds and hanging baskets that provide greenery without requiring heavy maintenance. This quiet, sturdy property is perfect for families, first-time homebuyers, or anyone looking for a low-maintenance lifestyle.

Don't miss out on this well-positioned, warm and welcoming home. Contact Julz & Bryn today to arrange your viewing!

Please note: some of the photos have AI staging

**3 BED | 1 BATH | 1 CAR**

**PRICE:**

**Enquiries Over \$499,000**

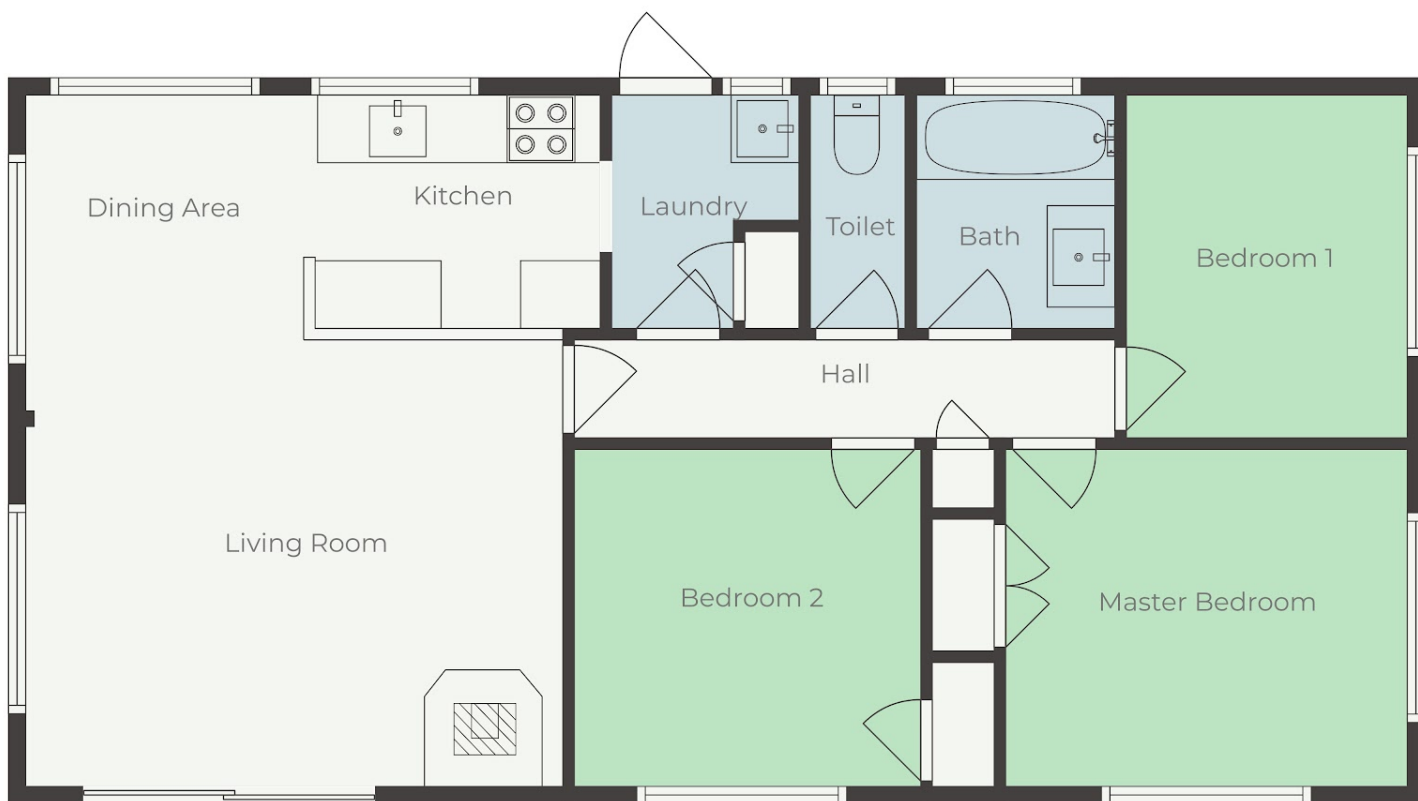
**OPEN FOR INSPECTION:**

**N/A**



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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.