



# FOR SALE

## CASH FLOW WITH FUTURE GROWTH IN KAWERAU

This tidy two-bedroom home offers more than meets the eye, with a sunny conservatory, large flat section, excellent garaging, extra sheds, and even a dog shelter.

With a rental appraisal of \$420–\$450 per week, Healthy Homes certification, and an impressive 7% gross yield, it delivers reliable returns from day one. There's also clear potential to add further value by converting the garage or adding an ancillary unit (subject to consent).

While the numbers make sense for investors, first-home buyers will also find great value here. The affordable price point, generous section, and practical layout provide space to grow and improve over time.

Beyond the property itself, Kawerau is on a strong growth trajectory. Major timber industry investment, new logistics infrastructure, and world-class geothermal resources are underpinning long-term economic and housing demand. Just 45 minutes from Rotorua, 35 from Whakatane, and 50 from Tauranga, the town combines central convenience with natural beauty, a relaxed lifestyle, and a welcoming community.

This is a well-rounded opportunity offering immediate income, strong yield, and excellent long-term potential in one of the Bay of Plenty's most affordable markets.

Contact Kara today on 021 025 97042 to secure your future in Kawerau!

2 BED | 1 BATH | 0 CAR

PRICE:

Enquiries Over \$299,000

OPEN FOR INSPECTION:

Dec 7 at 1:00pm - 1:30pm



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iSell Property