



## FOR SALE

### MODERN STYLISH 2BRM TOWNHOUSE IN HISTORIC LINWOOD

Copy and paste this link into your browser to access the property files:  
<https://www.propertyfiles.co.nz/40NorwichStreet>

Snap up this stylish two-bedroom, two-storey townhouse in the heart of Linwood. With its own car park, sun-soaked courtyard and low-maintenance design, it's perfect for first-home buyers or investors alike. Built in 2022 and currently rented with fantastic tenants, this property can be a quick tenanted addition to your property portfolio or a great first home for those starting out on the property ladder.

Inside you'll find open-plan living downstairs with a modern kitchen, large lounge, guest toilet, and seamless flow to the outdoors. Upstairs, two generous bedrooms and a full bathroom complete the picture.

#### Key features:

- 77sqm across two levels
- 2 bedrooms, 1.5 bathrooms
- Heat pump for year-round comfort
- Dishwasher included
- Dedicated off-street car park
- Private, fully fenced 125sqm section

#### Lifestyle highlights:

- Walk to Eastgate Shopping Centre
- Quick trip to the city or New Brighton Beach
- Excellent transport links and local amenities
- Close to parks, schools, dining—and nearby public swimming pools for family fun and fitness

Whether you're starting out, downsizing, or investing, this Norwich Street townhouse delivers modern comfort, everyday convenience and a lifestyle that ticks all the boxes.

Contact Campbell for more information or to book a viewing outside of the scheduled open homes - 021 515 085.

2 BED | 1 BATH | 1 CAR

#### PRICE:

Enquiries Over \$545,000

#### OPEN FOR INSPECTION:

N/A



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