



**SOLD**

## VERY TIDY HOME, LARGE SECTION AND WITH AMAZING TENANTS

Welcome to comfort and convenience at this well presented three-bedroom home on Esk Crescent, perfectly positioned in the heart of Tokoroa. This home showcases the charm and character that comes with established properties, while offering excellent potential for buyers seeking a solid foundation with room to develop and enhance to their own taste.

This home presents beautifully, with modern conveniences enhancing daily living. While the well-appointed kitchen features quality appliances for comfortable cooking. The property provides excellent security and privacy, ideal for families with children or pets, while the large garage is a bonus to those who live there.

The standout feature is the generous outdoor space - a rare find that offers incredible potential for the buyer. The large 978 m2 section provides endless possibilities for those with vision, whether you're looking to create extensive gardens, add outdoor entertainment areas, install a pool, or even explore subdivision opportunities subject to council approval.

Tokoroa offers an exceptional lifestyle with its unique blend of small-town charm and modern conveniences. Known for its iconic Talking Poles scattered throughout the town, Tokoroa celebrates its diverse cultural heritage and artistic flair. The town sits perfectly positioned in the centre of a triangle between Rotorua, Waitomo, and Taupō, with over 45 recreational lakes within an hour's drive.

Call Wayne today to book your private viewing.

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

**PRICE:**  
**\$380,000**

**OPEN FOR INSPECTION:**  
**N/A**



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