



FOR SALE

SO CONVENIENT, PRIVATE & PEACEFUL

The vendor's next move is already in place and this is an opportunity that demands immediate attention. Positioned at the very end of the driveway, this charming 1970s brick-and-tile unit offers the perfect blend of privacy and convenience. You'll enjoy peaceful living while being moments from everything the Avenues is known for.

Inside, the light-filled open-plan living area flows easily to the kitchen, where the benchtop provides the ideal spot for casual meals. Two double bedrooms offer comfortable accommodation, and the separate laundry adds everyday practicality.

Parking is a real advantage here, with a single garage plus two off-street car parks, an exceptional benefit in such a central location.

From here, you can walk to all essential amenities, shops, cafés, medical services, the waterfront and more, making everyday life effortless.

Move in and enjoy as is or take the opportunity to modernise and add your own personal touch. The owner is motivated to sell, with an offer already in place on a dual property with family.

Don't miss your chance to secure a perfectly positioned home in this highly sought-after Avenues location.

To download Property Files please follow this link: <https://propertyfiles.co.nz/property/900990003>

Please be aware that this information has been sourced from third parties including REINZ, Property Smarts, Property-Guru, councils and other sources and we have not been able to independently verify the accuracy of the same.

2 BED | 1 BATH | 1 CAR

PRICE:
Enquiries Over \$599,000

OPEN FOR INSPECTION:
Jan 25 at 12:00pm - 12:30pm



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