#### 228 BALMORAL DRIVE **TOKOROA**











# **FOR SALE**

### 3- BEDROOM HOUSE WITH 2 UTILITY ROOMS

Offers over \$450,000 - deadline sale on December 12th 2025 (unless sold prior)

Sitting on a generous 814 square metre section at 228 Balmoral Drive, this tidy 3-bedroom home offers the perfect blend of comfort and well-designed living space, this property presents an excellent opportunity for families, first-home buyers, or investors seeking value in one of the Waikato's most affordable markets.

Step inside to discover a practical layout featuring three comfortable bedrooms, a spacious lounge, and one bathroom, all enhanced by a DVS system ensuring year-round comfort and healthy indoor air quality. The gas heating provides efficient warmth during cooler months, while the home's practical design maximises both space and functionality across its single level. There is gas hot water meaning great pressure and plenty of it - the showers do not run out!!

The real magic happens outdoors, where the fully fenced section provides complete privacy and security. The well placed section has plenty of potential and the deck offers the perfect spot for morning coffee or evening relaxation. Garden enthusiasts will appreciate the glasshouse and garden shed, ideal for nurturing plants year-round or storing outdoor equipment.

There is also potential to further develop the utility rooms and have it as a dedicated sleepout.

#### Practical features include:

- · Garage providing secure parking for your vehicle
- Fully fenced 814m² section ensuring privacy and safety
- · DVS system for healthy indoor air quality
- · Gas heating for efficient warmth
- Established gardens with glasshouse garden shed
- Spacious deck for outdoor entertaining

Whether you're looking for a first home, a comfortable space for your growing family, or a solid investment property, this property ticks all the boxes. Rental appraisal is \$610.

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

## 3 BED | 1 BATH | 2 CAR

PRICE:

Deadline sale. Deadline date 12/12/2025

OPEN FOR INSPECTION: N/A



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