



FOR SALE

MOTIVATED VENDOR - ALL OFFERS CONSIDERED

Three bedrooms plus two outside rooms with lots of potential - Suitable for a large or extended family!

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 sharing one bathroom, a separate toilet, and a spacious lounge, 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 designed section has plenty of potential and the deck offers the perfect spot for morning coffee or evening relaxation. Garden enthusiasts will appreciate the glasshouse, which is ideal for nurturing plants or for growing your own vegetables. The garden shed provides a space for storing tools and outdoor equipment.

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
- A 25m² modern detached garage with two versatile rooms, suitable for a studio, workspace, home gym, games room, or potential to become a permitted sleepout.

Whether you're looking for a first home, a comfortable space for your growing family, or a solid

3 BED | 1 BATH | 1 CAR

PRICE:

Asking price \$434,000

OPEN FOR INSPECTION:

N/A



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