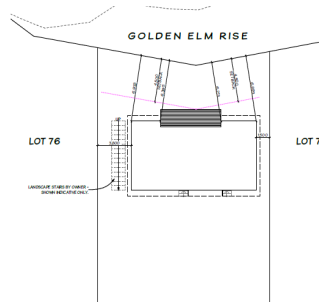
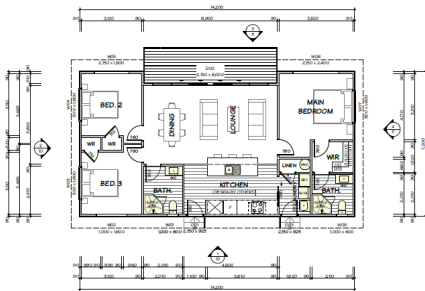


LOT 77, GOLDEN ELM RISE,  
TOI TOI, NELSON, **NELSON / TASMAN**



# FOR SALE

**INVESTMENT OPPORTUNITY- BEAT THE PRICE RISE!**

3  | 2  | 1 

With the global fuel crisis about to affect all building costs, get in quick to secure your new home at today's price!

This well designed home, featuring three spacious bedrooms and two modern bathrooms plus fantastic and secure off street parking is offering the best of everything.

Conveniently located with north - eastern aspect and overlooking the future park across the road, this home screams opportunity whether for your own dwelling or an easy care rental. The future bus stop will allow handy access to Nelson CBD and great schools and the hospital are all just a short bike or walk away.

The 125sqm home is located on a 700sqm section and with titles expected around April 2026 you could move into your new home for Christmas! And with the added potential of a secondary future access to the section from caribou lane, this could be a great Investment with future potential of either a secondary dwelling, granny flat or sleepout or even potential future subdivision (subject to Resource Consent).

Robin Goetzke | 02108177672 | [robin@changerealestate.co.nz](mailto:robin@changerealestate.co.nz) | [changerealestate.co.nz](http://changerealestate.co.nz)

