



# FOR SALE

## NORTH SIDE, 3BR BRICK HOME, CUL DE SAC, GARAGE

Step into this impressive three-bedroom family home perfectly positioned on Marlborough Place in the north of Tokoroa, where comfort meets convenience. This well-appointed residence sits on a generous 658 square metre fenced section, offering both privacy and security for the whole family to enjoy.

Inside, you'll discover a thoughtfully designed floor plan featuring three comfortable bedrooms with built-in wardrobes and fresh new flooring throughout the house that adds a modern touch to every room. The brand new bathroom serves the home efficiently and is designed to be low maintenance and easy to clean, perfect for busy families. The welcoming lounge provides the perfect space for family gatherings and relaxation. Modern conveniences include air conditioning to keep you comfortable year-round and fibre internet connectivity to keep you connected to the world.

The outdoor spaces truly shine at this property, with a fantastic deck perfect for morning coffee or evening entertaining. The outdoor entertainment area extends your living space seamlessly, making it ideal for hosting barbecues with friends and family. A delightful surprise awaits in the well established fruit trees (plum, lemons, grape vine) dotted around the property, offering seasonal fresh produce right at your doorstep. The fenced section provides excellent security and privacy, while still offering plenty of room for children and pets to play safely.

Practical features include:

- Single garage (which has a mechanic pit)
- Almost fully fenced 658m<sup>2</sup> section ensuring privacy and security
- Built-in wardrobes in bedrooms for optimal storage
- Air conditioning for year-round comfort
- Brand new, low maintenance bathroom that's easy to clean
- Fresh new flooring throughout the interior
- Established fruit trees providing seasonal fresh produce
- Fast internet ready for modern connectivity needs

Located in Tokoroa, you'll be living in a town rich with character and community spirit. This historic township, established in 1917, sits beautifully in the centre of a triangle formed by the

**3 BED | 1 BATH | 2 CAR**

### PRICE:

Asking price \$489,000

### OPEN FOR INSPECTION:

N/A



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