



## FOR SALE

**PRICE REDUCED - ALL OFFERS BY 30TH JAN!**

3 | 1 | 1

Vendors plans have changed and has reduced the price significantly - you won't find a better priced 3 bedroom home on the market!

Whether your starting up, slowing down or needing to relocate, this is the perfect sized home for a single, couple or small family and having been lovingly renovated, there's nothing to be done here but move in and enjoy.

Cleverly designed, the open plan kitchen/dining and living space provides a really social atmosphere, yet still offers plenty of storage. Leading out from the living is a fully decked and compact fenced yard making it an excellent spot for entertaining friends and super low maintenance.

Upgraded insulation, a heatpump and smartvent system plus gas hot water all work together to create a warm and dry home and 2 double bedrooms and a 3rd single share the stunning renovated bathroom.

One of the most surprising features of the home is the bonus man cave basement running the full length of the house. This provides two excellent lock-up storage and workshop areas and there's even extra off street parking for a boat or second vehicle provided alongside the

PRICE: Enquiries Over \$600,000

OPEN FOR INSPECTION: N/A



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.(Rev NZ#1)

Ben Cooper | 0212557751 | ben@changerealestate.co.nz | [changerealestate.co.nz](http://changerealestate.co.nz)