



# SOLD

## MOVE IN READY! MOTIVATED VENDORS!

Welcome the New Year with a home that offers space, comfort, and exciting future potential. Tucked away in a quiet cul-de-sac, this well-presented property delivers the perfect balance of easy living and opportunity, ideal for those ready to make their next move or take advantage of the investment potential on offer.

With a freshly painted exterior and thoughtful layout, the home features three bedrooms and a spacious open-plan living, enhanced with heightened ceilings and an abundance of natural light. The warm, inviting living area flows effortlessly into the dining and kitchen space, ideal for everyday living and effortless entertaining, leading to views from your deck. The kitchen offers ample storage and practicality, ensuring plenty of room with a breakfast bars for added family convenience.

Set on a generous 760sqm freehold section, the possibilities are here. Create your dream outdoor entertaining area, explore future expansion, or simply enjoy the freedom of space. A centrally located bathroom adds family-friendly convenience, while the separate laundry with direct backyard access offers practicality and a single stand-a-lone garage for your car, toys or storage space.

Perfectly positioned for families and first-home buyers, the property is zoned for Te Awamutu Primary School, Te Awamutu Intermediate, and Te Awamutu College. Whether you're stepping onto the property ladder, starting fresh in the New Year, or securing a solid investment in a sought-after location.

Contact us for the full information pack including a rental appraisal, Vendor supplied LIM etc, or start the ball rolling with a private viewing, call Leon 027 389 4714 or Chane 021 204 3133.

LM Realty is here to do business with all agents and their buyers, talk to us for more details.

\*Note: Floor and land area sizes have been sourced from Property Guru and/or LINZ. We recommend you seek your own independent legal advice. Please contact us for further disclosure details.

## 3 BED | 1 BATH | 1 CAR

PRICE:  
\$560,000

OPEN FOR INSPECTION:  
N/A



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