



# FOR SALE

## A HOME THAT FEELS EASY TO LIVE IN

Life feels straightforward here, and some of that comes down to the location. Vege Boys is just around the corner, the dairy is close by, and there are plenty of convenient options if you don't feel like cooking.

The home itself adds to that ease of living. You can drive straight into the single internal-access garage and head inside out of the weather. Internal access like this also provides peace of mind, particularly in the evenings. If you're entering on foot, the fenced front garden and lawn offer a pleasant buffer from the street and a welcoming entry.

Inside, the living and dining area greets you as you walk through the front door and is more generous than you might expect. It's a light-filled space with good proportions, giving you flexibility in how you set it up - a proper dining table, a comfortable lounge area, and still room to move. The sun filters in nicely, making it a warm and inviting place to spend time during the day. The modern kitchen sits at the far end, connected yet slightly defined from the living space. With tiled flooring, plenty of bench space and ample storage, it's practical and easy to maintain.

Both bedrooms are genuine doubles, each with a built-in wardrobe. Two additional hall cupboards ensure storage is well catered for. The bathroom includes both a bath and a shower, complemented by tiled flooring, and the separate toilet with its own handbasin adds everyday convenience.

The laundry is positioned at the end of the garage and is well set up with generous cabinetry. Two heat pumps and an HRV system help keep the home warm and dry.

Out the back, you'll find a garden shed and a vege patch - with rhubarb already looking ready for a crumble.

Extremely tidy, low-maintenance, and comfortable, this home makes everyday living simple in a location that really works. Come and see it for yourself - arrange a viewing and feel how naturally it fits into daily life.

2 BED | 1 BATH | 1 CAR

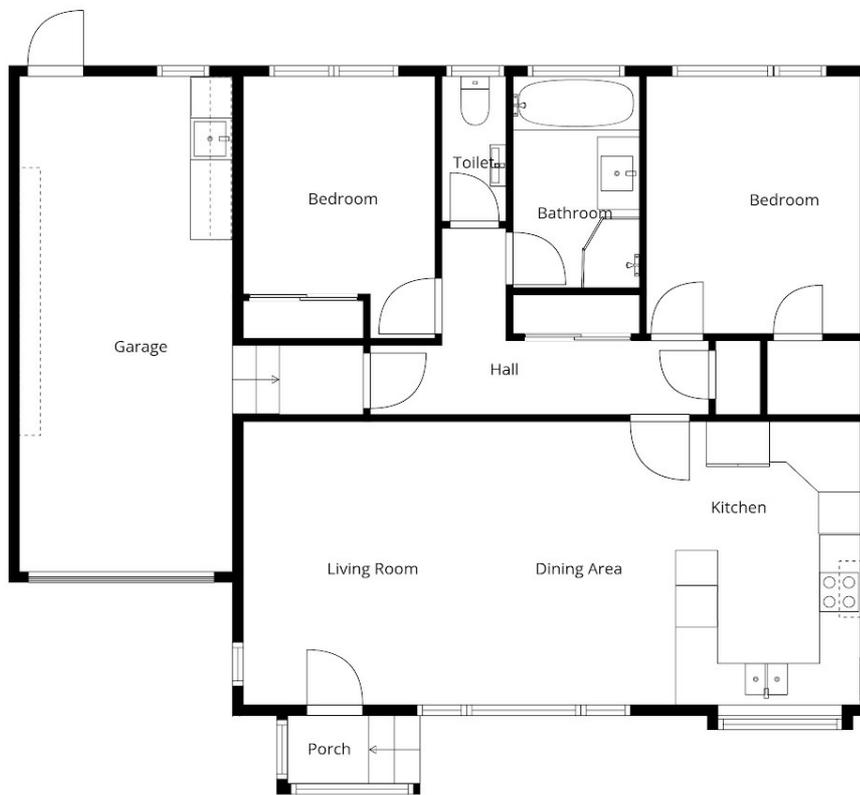
PRICE:  
Asking price \$489,000

OPEN FOR INSPECTION:  
Apr 19 at 1:30pm - 2:00pm



**Shane and Julie Robinson**  
**021953676**

teamrobinson@thecollectiverealty.co.nz  
[www.thecollectiverealty.co.nz](http://www.thecollectiverealty.co.nz)



Sizes And Dimensions Are Approximate, Actual May Vary

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.