



**SOLD**

## CHARM, CONVENIENCE & CHANDELIERS!

Tucked away on a quiet back section on Tutchen Street, just off Eleventh Avenue, this freestanding townhouse combines peace, privacy and city convenience. In the heart of the sought-after Avenues, it's a serene retreat within easy walking distance of cafés, shops and supermarkets, or stroll to the Aquatic Center and waterfront walkways - perfect for retirees, families and professional couples.

### Arriving home

Pull up and discover this private sanctuary. Fully fenced and landscaped, the grounds offer a green escape and a sense of calm, creating a welcoming first impression the moment you arrive.

### Living here

North-facing, sun-filled living spaces flow effortlessly onto a flat lawn and garden - a safe, sunny haven for children and pets to play or for relaxed outdoor entertaining.

### At the heart of the home

The original kitchen retains a charming 1970's vibe and has been lovingly maintained - ready for an astute buyer to refresh or transform into a modern showpiece.

### Space to relax

Generous double bedrooms provide comfort and privacy, while a thoughtful layout and excellent storage throughout make everyday living practical and easy. Separate shower, bathroom, toilet and laundry areas ensure convenience and family-friendliness.

### Outdoor extras

The fully fenced lawn and garden offer space to enjoy, unwind and entertain, while maintaining low-maintenance living in a central city location.

### Why you'll love it

Charm, convenience and a private feel combine in a home that's ready for immediate possession. With owners committed to selling, this opportunity is ready for you to move in now.

To download Property Files please follow this link: <https://propertyfiles.co.nz/property/937110004>

Please Note: Some images may have been digitally enhanced for marketing purposes; and

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

PRICE:  
**\$720,000**

OPEN FOR INSPECTION:  
N/A



**Jude McIsaac**  
**0275982678**  
jude@eastrealty.co.nz  
East Realty