



# FOR SALE

## FRESHLY MODERNISED – ROOM TO GROW

Freshly modernised and instantly inviting, this is a home where space, comfort and easy living come together beautifully.

### Arriving home

This welcoming home offers space, flexibility and comfort from the moment you arrive. Set on a fully fenced, private section, it's a home that works effortlessly for families, entertainers and those thinking ahead.

### Living & entertaining

Two separate living rooms provide excellent versatility, allowing everyone to spread out or come together with ease. At the heart of the home, the modern kitchen with stone benchtops is both stylish and functional, perfectly positioned to connect with the living spaces and outdoor entertaining.

### Accommodation

The 3 double bedrooms are spacious, with the master enjoying the convenience of a walk-through wardrobe to the semi-ensuite family bathroom, with a separate toilet adding everyday practicality, and while there is currently one bathroom, there is clear potential to add a second, with space readily available for those looking to enhance value and extra appeal over time.

### Outdoor living

Designed for easy enjoyment, the covered outdoor entertaining area with louvred pergola creates a sheltered space for year-round use. The lawn offers plenty of room for kids and pets to play, complemented by fruit trees and privacy.

### Garaging & parking

The spacious double garage includes internal access and carpet, making it ideal for flexible use beyond vehicle storage. There is also off-street parking for extra vehicles.

### Motivation & opportunity

The vendors are relocating, this is a standout opportunity to secure a modernised, well-located home offering immediate comfort with future potential.

To download Property Files please follow this link: <https://propertyfiles.co.nz/property/961610003>

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

### PRICE:

Asking price \$995,000

### OPEN FOR INSPECTION:

Feb 15 at 12:00pm - 12:30pm



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