



## FOR SALE

### VENDORS HAVE PURCHASED!

Perfectly positioned within easy walking distance to Flagstaff Shopping Centre, you'll have all your everyday essentials close at hand. With public transport right on your doorstep and a wide range of schooling options nearby, this location truly delivers on convenience!

This home ticks all the boxes, making it a compelling option in a highly sought-after area.

With the vendors already committed to their next move, they're motivated to sell—offering a fantastic opportunity to secure a home with real potential and to add your own personal touches.

This 3-bedroom Lockwood home offers a spacious open-plan kitchen, dining, and living area, along with a separate bathroom and toilet, a single lock-up carport, and smart, functional living spaces designed for comfort and ease. A walk-in scullery/laundry adds extra practicality, while the layout is well-suited for entertaining, flowing seamlessly to a private backyard — perfect for kids and pets to play, or to enjoy the benefits of the established avocado tree and three garden vegetable beds.

Enjoy the convenience of city living without the hassle, just minutes to The Base, with excellent transport links at your doorstep. Families will love the zoning to sought-after schools, including Endeavour, Hukanui, Fairfield Intermediate, and Rototuna Junior & High Schools, offering plenty of great options.

For those who enjoy the outdoors, the Waikato River walks are nearby, perfect for morning strolls, cycling, or weekend relaxation, while Flagstaff Park and playground offer great options close to home.

Opportunities like this don't last long, with clear potential to make this home your own. Add value, expand your rental portfolio, or explore Airbnb options where location truly stands out.

For an info pack or 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: Specified floor and land area sizes have been sourced from Property Guru and/or LINZ. We recommend you seek your own independent legal advice.

3 BED | 1 BATH | 1 CAR

PRICE:

Asking price \$699,000

OPEN FOR INSPECTION:

May 16 at 12:00pm - 12:30pm

May 17 at 12:00pm - 12:30pm



**Leon Mitchell**

**0273894714**

leon.mitchell@lmrealty.co.nz

www.lmrealty.co.nz



Drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally and floor areas reflect this. Measurements should be verified and the buyer to complete their own due diligence.



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.

Leon Mitchell  
 0273894714  
 leon.mitchell@lmrealty.co.nz  
 www.lmrealty.co.nz

