



**SOLD**

## RENOVATED HOME AND RES 2

This is the kind of property that gives you choices, and not just small ones.

At face value, it's an appealing permanent material home that's already had thoughtful upgrades, making it an easy step for a first-home buyer. Then there's the land. Zoned Residential 2, the section creates real options for a builder or developer. There's scope to extend the existing house, add a second dwelling, or consider a two and three-bedroom townhouse configuration (subject to council approval), utilising access from the existing side path.

Inside, original features complement the updates. Ornate ceilings and leadlight windows remain, while new flooring including wool carpet laid last year, drapes and interior repainting give the home a fresh feel. Feature wallpaper also adds personality and style throughout.

The primary bedroom is particularly generous, and all three bedrooms include built-in wardrobes. The bathroom is tidy and functional, with shower over bath, vanity and toilet.

At the back of the home, the modern kitchen, dining, and living flow together in one open space, with a Kent wood burner adding warmth through winter. French doors open onto a sunny deck, extending the living area - perfect for entertaining or simply relaxing at the end of the day.

If you prefer less lawn to manage, the current owner is happy to reinstate fencing to create a more contained, low-maintenance section - ideal for homeowners or a rental (Healthy Homes compliant). There's even a handy shed to keep your outdoor gear neatly tucked away.

Tainui has long been a popular place to live. You're within walking distance of Bayfield High School, Tahuna Intermediate School, Tainui School, early childcare centres, the beach, the golf course, and the Musselburgh shops.

This property doesn't steer you toward just one outcome. You can live in it and enjoy it as it is, extend the house, or explore longer-term development potential. A visit is the best way to see which direction suits you best.

Collectively marketed by Team Robinson - four people working for you

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
**\$500,000**

**OPEN FOR INSPECTION:**  
**N/A**



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