



# FOR SALE

## AT HOME ON ATKINS WAY

Welcome to your new home.

Step into the perfect blend of modern comfort and peaceful tranquility at 6 Atkins Way, where this well-appointed 3-bedroom home offers an exceptional lifestyle opportunity in sought-after Ohauiti. Nestled on a generous 604 square meter section, this 165 square meter residence presents an ideal sanctuary for families seeking space, convenience, and the charm of Bay of Plenty living.

The thoughtfully designed layout encompasses three comfortable bedrooms, a well-positioned bathroom, and a welcoming lounge area that creates the heart of family life. A dedicated office space provides the perfect setting for those working from home or students needing a quiet study area. Air conditioning ensures year-round comfort, while the practical double garage provides secure parking for two vehicles with additional off street parking available on the spacious section. Every square meter of the 165 square meter floor plan has been maximized to deliver comfortable, functional living.

This fabulous home features the following:

- Three good sized bedrooms for family comfort
- Spacious Single bathroom positioned for household convenience
- Comfortable open plan kitchen and lounge area perfect for family gatherings
- Dedicated office space ideal for remote work or study
- Air conditioning for climate control throughout the year
- Double garage providing secure parking and storage
- Additional off street parking space for extra vehicles or boat storage

The expansive 604 square meter section provides ample outdoor space for children to play and gardens to flourish.

Ohauiti's unique position as the "place of little wind" offers residents convenient living just minutes from urban conveniences. Within a 10-minute drive of central Tauranga, you'll enjoy easy access to the city's amenities while being only a few minutes from the Toi Ohomai Institute of Technology, making this location particularly appealing for families and professionals alike.

3 BED | 1 BATH | 2 CAR

PRICE:  
Enquiries Over \$845,000

OPEN FOR INSPECTION:  
N/A



**Monica and Gregory Young**  
**0220859297**  
mag@athomerealty.co.nz  
athomerealty.co.nz