



**SOLD**

## CHARMING THREE BEDROOM HOME OR GREAT INVESTMENT

IMPORTANT NOTICE := OPEN HOME CANCELLED - SUNDAY 19 APRIL 12:15PM - PLEASE CONTACT AGENTS FOR VIEWING OPTIONS

Nestled in the heart of Judea, this exceptional 3-bedroom home on Waihi Road presents a rare dual opportunity - a fantastic investment property currently tenanted at \$625 per week, or your perfect family sanctuary with abundant space for children and pets to thrive. With 90 square meters of thoughtfully designed living space, this residence combines comfort and functionality in one of Tauranga's most sought-after suburbs.

### \*\*Outstanding Investment Returns\*\*

Currently generating \$625 per week in rental income, this property offers investors immediate cash flow with the flexibility to continue the existing tenancy arrangement or explore future opportunities. The strong rental yield reflects Judea's growing popularity and the property's desirable features, making it an excellent addition to any investment portfolio.

Step inside to discover a well-appointed layout featuring three generous bedrooms and a full bathroom, perfect for families seeking space to grow or investors capitalizing on strong rental demand for larger homes. The home boasts contemporary air conditioning, ensuring year-round comfort regardless of the Bay of Plenty's changing seasons.

The fully fenced property creates a secure playground where children can explore freely and pets can roam safely. This expansive outdoor area offers endless possibilities for family gatherings, weekend barbecues, or simply watching the kids play in their own private backyard.

Practical features abound with secure single garage accommodation plus an additional carport, providing excellent vehicle storage and workshop potential. Whether you're storing family vehicles, recreational equipment, or need workspace for hobbies, this property caters to diverse lifestyle needs.

This home features;

- Three comfortable bedrooms

3 BED | 1 BATH | 1 CAR

PRICE:  
\$520,000

OPEN FOR INSPECTION:  
N/A



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